



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



LAND USE AND PLANNING COMMITTEE REGULAR MEETING AGENDA

When: Feb 6, 2025 07:00 PM Pacific Time (US and Canada)

Topic: VNC LUPC

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/85768622850>

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Webinar ID: 857 6862 2850

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IN CONFORMITY WITH THE OCTOBER 8, 2023, ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND BY RESOLUTION OF THE VENICE NEIGHBORHOOD COUNCIL, THIS VENICE NEIGHBORHOOD COUNCIL LAND USE AND PLANNING COMMITTEE MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

Every person wishing to address the Board must dial telephone number listed above, and enter the above Meeting Id number and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 30 seconds per speaker, unless adjusted by the presiding officer of the Board.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

1. CALL TO ORDER

Meeting called to order at 7:01 p.m.

2. ROLL CALL

<input checked="" type="checkbox"/> Corinne Baginski	<input checked="" type="checkbox"/> Todd Lorber	<input checked="" type="checkbox"/> Mark Mack
<input checked="" type="checkbox"/> Andreas Ramani	<input checked="" type="checkbox"/> Robin Rudisill	<input type="checkbox"/> Gabriel Smith
<input checked="" type="checkbox"/> Richard Stanger	<input checked="" type="checkbox"/> Michael Jensen (Chair)	<input checked="" type="checkbox"/> Steven Williams

3. APPROVAL OF MINUTES

A. Minutes from October 4, 2024 Meeting

Draft Minutes: <https://www.venicenc.org/assets/documents/5/meeting6723a8d674dba.pdf>

Motion: Approve minutes

Maker / 2nd: Robin / Corrinne

Vote: Yea: 8 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: / Absent: 1

4. DECLARATION OF CONFLICTS OF INTEREST OR EX PARTE COMMUNICATIONS

LUPC members to declare any conflicts of interest or *ex-parte* communications relating to items on this meeting's agenda. For more information, please see Fair Political Practices Commission Overview of Conflicts of Interest, available at <https://www.fppc.ca.gov/content/dam/fppc/NS-Documents/TAD/Campaign%20Documents/Conflicts%20Guide%202022.pdf>.

Member	Conflict	Ex Parte	Details
Corinne Baginsky	<input type="checkbox"/>	<input type="checkbox"/>	
Todd Lorber	<input type="checkbox"/>	<input type="checkbox"/>	

Mark Mack	<input type="checkbox"/>	<input type="checkbox"/>	
Andreas Ramani	<input type="checkbox"/>	<input type="checkbox"/>	
Robin Rudisill	<input type="checkbox"/>	<input type="checkbox"/>	
Gabriel Smith	<input type="checkbox"/>	<input type="checkbox"/>	
Richard Stanger	<input type="checkbox"/>	<input type="checkbox"/>	
Steven Williams	<input type="checkbox"/>	<input type="checkbox"/>	
Michael Jensen	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Emails from members of the public on 7A

5. GENERAL PUBLIC COMMENT (LIMITED TO ITEMS NOT ON AGENDA)

Public comment is limited to one (1) minute per speaker with a total comment time not to exceed ten (10) minutes, unless adjusted by the Chair. No comment on items appearing on the Agenda are permitted. No committee member announcements are permitted.

6. STAFF ASSIGNMENTS

A. Assigned Cases (Documents available on Planning Department's Case Search (<https://planning.lacity.gov>):

Address	Case No.	Description	Staff
726 Rose Ave.	CPC-2022-8746-DB-CDP-SPP-MEL-VHCA-PHP	Demo of the existing structure for the construction of a 4-story (46'-8" feet), 10-unit, mixed-use development located in the Venice Coastal Zone Specific Plan zoned C2-1	CB/SW
10 E Washington Blvd	APCW-2022-792-SPE-CDP-CUB-ZV-SPP	Addition of a 623 SF uncovered outdoor dining area to existing restaurant located in the Venice coastal zone zoned C4-1	TL/AR *planning hold
2520 S. Lincoln	ZA-2023-7556-CUB	CUB to allow on-site sale of a full line of alcoholic beverages with a proposed 2,600 sf restaurant with 91 interior seats and 762 sf of patio area with 54 seats. Hours of operation 8am to 2am daily	GS
709 Brooks	DIR-2024-249-CDP-HCA	Demolition of 2 SFDs and construction of one 2-story SFD in the front and one 2-story SFD in the rear with 5 parking spaces, with previously small lot subdivision per Case #AA-2019-6453-PMLA-SL	AR
78 Market St.	ZA-2018-3595-CU-CUB-ZV-M1	Change operating hours from 8am - 1am to 9am - 2am.	RR *planning hold
825 S Hampton	CPC-2024-2450-DB-CDP-SPPC-CUB-VHCA-MEL	Demo (e) com. blds. a new 4-story DB, mixed-use, 36,716SF building with 36 units (4VLI), 3,416SF retail/cafe, with 3 levels subterranean parking with 60 parking spaces in the Venice Specific Plan.	AR
38 Market	ZA-2024-2949-CDP-ZV-CUB-SPPC	CDP for a change of use of a non-conforming single tory manufacturing facility to restaurant with ground floor dining patio and roof deck dining area	MM
811 Ocean Front Walk	DIR-2024-3128-SPPC-MEL-HCA	MIXED USED PROJECT WITH GROUND FLOOR RETAIL AND 1 DWELLING UNIT	TL

100 E. Venice Way	ZA-2024-4416-CU2-CDP	Project proposes removal of the existing auto shop building and use of the site for valet serviced public parking.	CB
52&60 Market	APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI and APCW-2024-5238-SPPE-SPPC-CDP-CUB-WDI	(1) 282 SF addition to ground floor and 200 SF addition to second floor, a proposed 502 SF Cafe/Restaurant at the ground floor, the redesignation of two (2) existing dwelling units with no change to units (2) the construction of an arcade in the right of way (3) a 285-square foot commercial addition to the ground floor and 206-square foot residential addition to second floor	AR
657 E. Sunset Ave.	CPC-2024-5346-DB-CU3-CDP-SPPC-MEL-PHP	demolition of two (2) duplexes and the construction, use, and maintenance of a 4-story, 25 unit Density Bonus apartment project, including 6 units affordable to Very Low Income units	RR
40 E Windward	APCW-2024-4822-CDP-CUB-SPPC-SPPE	Demolition of an existing 1 story commercial building and construction of a new two story restaurant and bar with roof deck, outdoor dining with full line of alcohol service.	TL
5 E. Dudley	ZA-2014-107-CUB-LEOX	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL;LEOX-LOCAL EMERGENCY ORDER TOLLING & TIME EXTENSION	MM
440 S. Lincoln Blvd.	ADM-2024-5757-RBPA	ADMINISTRATIVE CLEARANCE UNDER THE RESTAURANT BEVERAGE PROGRAM (RBP) TO ALLOW THE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT	SW

B. New Case Assignments

Address	Case No.	Description	Staff
5 E. Dudley	ZA-2014-107-CUB-LEOX	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL;LEOX-LOCAL EMERGENCY ORDER TOLLING & TIME EXTENSION	MM
440 S. Lincoln Blvd.	ADM-2024-5757-RBPA	ADMINISTRATIVE CLEARANCE UNDER THE RESTAURANT BEVERAGE PROGRAM (RBP) TO ALLOW THE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT	SW
664 E Sunset	DIR-2024-7715-CDP-MEL-HCA	Demo 2-(E) SFD & Garage to develop 2(N) SFD & one-ADU	RR
2308 Pisani	DIR-2024-7409-CDP-MEL	To convert existing 5-car garage into an ADU and add two new attached ADUs to an existing developed site.	MM
1842 Washington Way	DIR-2024-8140-CDP-SPPC	Renovation to existing interior & exterior of a commercial/residential building, conversion of 510 sf of existing residential to retail and new restaurant in rear of the property.	TL

1009 Abbot Kinney	ADM-2024-7798-RBPA	ADMINISTRATIVE CLEARANCE UNDER THE RESTAURANT BEVERAGE PROGRAM (RBP) TO ALLOW THE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT.	RS
131 Via Marina	ZA-2024-7198-CDP-SPPC-ADJ-MEL	CONSTRUCT A 4,783 SF, 4 STORY SINGLE FAMILY DU WITH A 3 CAR ATTACHED GARAGE.	GS
1222 Abbot Kinney	ZA-2024-6672-ZV-CDP-SPPC-ADJ-MEL	conversion of an existing single-family dwelling and ground floor retail to retail only, relocate dwelling unit to a new 366 sq. ft. live/work dwelling unit at rear of property.	RR
17-21 Jib Ave	TBD	New multiunit construction	AR

7. CASES

A. Al Fresco Dining Hinano Café

Case Number:	ADM-2024-7625-AFC
Project Description:	Alcohol service on an outdoor dining area
Staff:	n/a
Motion:	<p>Applicant requesting letter of support be sent in support of project:</p> <p>Letter proposed by Applicant Dear City Planning Department</p> <p>The Venice Neighborhood Council previously Council has Previously approved and supported the City's plan to allow businesses to have Outdoor seating and parklets. I understand that that you are looking for a specific support letter for Hinano Cafe.</p> <p>This global approval would apply to Hinano Cafe. Hinano Cafe is a City recognized Legacy business staple in the Venice community and should be allowed to continue to use the outdoor seating as it has been doing since the City started the Al Fresco program.</p> <p>Sincerely</p> <p>Move to continue</p> <p>Maker/Second: Robin / Todd</p> <p>Yea: 8 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0 / Absent: 1</p>
Planning Case:	<p>https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI</p> <p>and</p> <p>https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2024-5238-SPPE-SPPC-CDP-CUB-WDI</p>

B.

C. 1222 Abbot Kinney

Case Number:	ZA-2024-6672-ZV-CDP-SPPC-ADJ-MEL
Project Description:	conversion of an existing single-family dwelling and ground floor retail to retail only, relocate dwelling unit to a new 366 sq. ft. live/work dwelling unit at rear of property.
Staff:	Robin
Motion:	<p>The Venice Neighborhood Council LUPC recommends that the Venice Neighborhood Council supports the City’s approval of a Coastal Development Permit (CDP), a Specific Plan Project Compliance Permit (SPPC) and an Adjustment (ADJ) for the project at 1222 Abbot Kinney for the remodel of an existing single-family dwelling and ground floor retail building to be retail in the front of the property, on the condition that the 311 SF live/work unit is changed to a single-family dwelling (replacing the existing garage at the rear of the property) that is a minimum of 768 SF, the size of the original building (2-story is OK), with 2 long-term and 4 short-term bicycle parking spaces provided (long-term provided in the public right-of-way) and no car parking provided (AB 2097 exemption).</p> <p>Maker/Second: Robin / Richard</p> <p>Yea: 8 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0 / Absent: 1</p>
Planning Case:	https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2024-6672-ZV-CDP-SPPC-ADJ-MEL

8. MEETING ADJOURNED

Meeting adjourned at 9:17 p.m.

ADA Access

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three (3) business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org.

Public Posting of Agendas

Neighborhood Council agendas are posted for public review as follows:

- Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
- www.VeniceNC.com
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS) at <https://lacity.gov/government/subscribe-agendas/neighborhood-councils>.

Notice to Paid Representatives

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01, *et seq.* More information is available at www.ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Public Access of Records

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.VeniceNC.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact, Secretary@VeniceNC.org. Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.VeniceNC.org.

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