



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



## **Board of Officers Meeting Agenda** Westminster Elementary School (Auditorium) 1010 Abbot Kinney Blvd, Venice, 90291 **Tuesday, April 21st, 2015 at 7:00 PM**

**BOARD MEETINGS:** The Venice Neighborhood Council holds its regular meetings on the third Tuesday of the month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. All are welcome to attend.

**TRANSLATION Services:** Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina 213.473.5391.

**POSTING:** In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact [communications@venicenc.org](mailto:communications@venicenc.org).

**PUBLIC COMMENT:** The public is requested to fill out a "Speaker Card" to address the Board on any Old or New Business item on the agenda and the Treasurer's Report. Comments from the public on these agenda items will be heard only when that item is being considered. Comments from the public on other agenda matters or on matters not appearing on the agenda but within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to one (1) minute per speaker, unless modified by the presiding officer of the Board. No new speaker cards will be accepted once Public Comment has begun.

**COMMUNITY IMPACT STATEMENTS:** Any action taken by the Board may result in the filing of a related CIS

**DISABILITY POLICY:** See last page.

**ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.**

1. **Call to Order and Roll Call (7:00PM – 1 minute)**  
Thank you to Whole Foods, Abbot's Habit, and Jessica Blumenthal for the food and refreshments.
2. **Pledge Of Allegiance (7:01PM -- 1 minute)**
3. **Approval of Outstanding Board minutes (7:02PM – 1 minute)**  
<http://www.venicenc.org/wp-content/uploads/2012/12/150317BoardMinutes1.pdf>
4. **Approval of the Board Agenda (7:03PM – 1 minute)**
5. **Declaration of Ex Parte Communications or Conflicts-Of-Interest (7:04PM -- 1 minute)**  
All Board members shall declare any ex parte communications or conflicts-of interest relating to items on this meeting's agenda.
6. **Scheduled Announcements and Presentations (7:05PM – 40 minutes)**
- A **Public Safety - LAPD Report (10 minutes):** Senior Lead Officers Peggy Thusing (25120@lapd.lacity.org), Kristan Delatori (32914@lapd.lacity.org), Gregg Jacobus, 35162@lapd.lacity.org, Lt. Lydia Leos [23216@lapd.lacity.org](mailto:23216@lapd.lacity.org), OFW Beach Detail Supervisor. Includes a monthly Venice crime report and updates on law enforcement issues in Venice.  
Intro of Captain Nicole Alberca  
- Captain Alberca to address VNC.



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- B** **Government Reports (15 minutes)** (Representatives have standing place on the agenda, but are not always available to attend)
- City Councilmember Mike Bonin, Cecilia Castillo, Field Deputy, [Cecilia.Castillo@lacity.org](mailto:Cecilia.Castillo@lacity.org) (310-568-8772)  
- Report on Venice Forward
  - Congressman Ted Lieu, Representative Janet Turner 310-496-9896 [janet.turner@mail.house.gov](mailto:janet.turner@mail.house.gov)
  - State Senator Ben Allen, Representative Sam Liu 310-318-6994, [samuelliu@sen.ca.gov](mailto:samuelliu@sen.ca.gov)
  - State Assemblyperson Autumn Burke, Rep Odysseys Bostick 310.412.6400  
[odysseysbostick@asm.ca.gov](mailto:odysseysbostick@asm.ca.gov)
  - LA County Supervisor Sheila Kuehl
  - Mayor Eric Garcetti, Westside Deputy, Daniel Tamm, ([Daniel.Tamm@Lacity.org](mailto:Daniel.Tamm@Lacity.org)) 213-978-0836
- C** **VNC Announcements (5 Minutes)**
- Report of Civic University; Melisa Diner and Joe Murphy
  - President - Mike Newhouse ([President@VeniceNC.org](mailto:President@VeniceNC.org))  
Venice BBQ - Saturday, August 5 at Oakwood Park
  - Vice President - Marc Saltzberg ([VicePresident@VeniceNC.org](mailto:VicePresident@VeniceNC.org))
  - Westside Regional Alliance of Councils- Mike Newhouse, WRAC President, Marc Saltzberg, VNC Representatives. ([Chair@westsidecouncils.org](mailto:Chair@westsidecouncils.org)),
  - Los Angeles Neighborhood Council Coalition (LANCC) Ivan Spiegel ([Parliamentarian@VeniceNC.org](mailto:Parliamentarian@VeniceNC.org))
  - VNC Representative to DWP: Dede Audet
  - Venice Chamber Of Commerce: Catherine Chevalier, President VCC ([Catherine@notmaurice.com](mailto:Catherine@notmaurice.com))
- D** **California Common Cause (10 minutes)** (Kurston Cook [kurston.cook@gmail.com](mailto:kurston.cook@gmail.com))
- Presentation by policy fellow with California Common Cause to discuss recommended reforms to the LA City matching funds program. Includes a short presentation, with a 6 minute video, and the opportunity for Q&A.
- 7. General Consent Calendar (7:45PM -- 1 minute)**  
*[All agenda items on the Consent Calendar will pass when the Consent Calendar is approved. No discussion or Public Comment is allowed on any item. Items may be removed by any board member or stakeholder. Removed items will go to the end of the agenda and be treated as regular agenda items with discussion and public comment.]*
- A** **Ratification to join Venice 4wd** (Cecilia Castillo [Cecilia.Castillo@lacity.org](mailto:Cecilia.Castillo@lacity.org))
- MOTION:** VNC supports joining "Venice Forward," a new collaboration (initiated by CD11) of nonprofit organizations, governmental agencies and Venice stakeholders who are cooperating to help promote "housing first" as a solution to the issues surrounding homelessness.



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**B Commercial Notification Motion** Melissa Diner ([melissa.diner@venicenc.org](mailto:melissa.diner@venicenc.org))

**MOTION:** The Venice Neighborhood Council recommends that OFW committee must be notified of any projects that are presented to LUPC in regards to commercial projects on OFW.

APPROVED BY OFW COMMITTEE 3/24/2015 8-1-0 Thomas Elliot motion, second Therese Dietlin

**C Support for Council File 15-0135 – Conditional Use Permit Pre-Application Fees and Hiring of Resources to Implement Inspections** Marc Saltzberg ([vicepresident@vencinc.org](mailto:vicepresident@vencinc.org))

**MOTION:** Whereas, In February 2013, the Mayor and Council authorized establishment of the Condition Compliance Unit (CCU) in the Department of City Planning (DCP) to track and monitor conditional use approvals, and

Whereas, Council File 15-0135 includes an ordinance drafted by the City Attorney to effectuate the pre-application fees recommended for the pro-active Condition Compliance Monitoring, Verification, and Inspection Program (MViP) and

Whereas, The MViP is a program to ensure compliance with the conditions placed on approved entitlements to preserve and safeguard the quality of life in our communities and

Whereas, part of the Council File is a request for approval of additional DCP staffing (seven positions) needed to implement the MViP.

Therefore Be It Resolved that the Venice Neighborhood Council supports the goals of the CCU, the use of application fees to support the CCU and enforcement operations, and the hiring of additional staff (paid for by those fees) needed to implement the MViP. A Community Impact Statement in support of Council File 15-0135 shall be submitted.

(<http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-0135>)

LINK:<http://www.venicenc.org/wp-content/uploads/2012/05/support-for-council-file-15-0135.doc>

**D SafetyFest Support** (George Francisco [george.francisco@venicenc.org](mailto:george.francisco@venicenc.org))

**MOTION:** The VNC supports the LAPD/CD11 SafetyFest proposed for May 2015.

APPROVED by Public Safety Committee 3-0 on 4/5/2015 – motion by G Francisco; second by C Carter

**E Creation of a 2015-2016 Ad Hoc VNC Election Committee** (Ivan Spiegel, parliamentarian)

**MOTION:** The VNC Board shall create an Ad Hoc Election Committee to administer the VNC Elections during the 2015-2016 Fiscal Year with the following Mission Statement as approved by the Administrative Committee: The 2015-2016 Ad Hoc VNC Election Committee shall be responsible for overseeing all aspects of the 2015-2016 VNC Elections including, but not limited to: development of local election rules; setting the timetable for and programing election events and deadlines; recruitment and orientation of candidates; election outreach; coordination with Independent Election Administrator, DONE, and the City Clerk; supervision of polling place and tabulation of ballots; and providing orientation for the newly elected Board. The Committee shall expire on June 30<sup>th</sup>, 2016.



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**F** **Approval of 2015 Venice BBQ** (Ivan Spiegel, parliamentarian)

**MOTION:** The VNC Board approves the 2015 Venice BBQ to be held on August 8, 2015.

**8.** **Land Use and Planning Committee (LUPC) Consent Calendar (7:46PM -- 1 minute)**

*[All agenda items on the Land Use and Planning Committee (LUPC) Consent Calendar will pass when the LUPC Consent Calendar is approved. No discussion or Public Comment is allowed on any item. Items may be removed by any Board member or Stakeholder. Removed items will go to the end of agenda item 11. Land Use and Planning Committee and will be treated as regular LUPC agenda items, with discussion and public comment.]*

**Improve Approval Controls for, Transparency of, Staff Training for & Availability of City & State Coastal Exemptions,** (Robin Rudisill, LUPC Chair)

**MOTION:** The VNC Board requests that controls over approvals, transparency of the process and Staff training for both City and State Coastal Exemptions be significantly improved. Furthermore, the VNC requests that copies of both City and State Coastal Exemptions be made immediately available to, or be immediately provided to, the VNC.

Approved by LUPC 3/3/15 by a vote of 6-0-0 (RR/MK)

**9.** **Announcements & Public Comment on items not on the Agenda (7:47PM -- 10 minutes)**

*[No more than 1 minute per person – no Board member announcements permitted]*

**10.** **Old Business (7:57PM -- 20 minutes)** *[Discussion and possible action]*

**A** **Neighborhood Councils “shall monitor City services” (10 minutes)** (Robin Rudisill)

**MOTION:** The VNC Board recommends that as per the City Charter, Neighborhood Councils (NC's) shall monitor all City services, including land use and planning services, and that land use and planning-related NC recommendations shall not be treated as optional. Rather such recommendations shall be treated as a mandate as per the original intent of the City Charter change that created the NC's. Such NC land use and planning-related recommendations shall be disclosed in all City determinations in a "standing" section of City Staff Reports and City Determinations called "Neighborhood Council Recommendation." Moreover, along with those recommendations an explanation to be provided by the City decision maker if the NC recommendation is NOT factored in, or followed in, their Determination. This motion shall also be sent to WRAC for consideration by westside NCs.

**B** **Change to Coastal Exemption Review/Approval Process/Procedure (10 minutes)** (Robin Rudisill)

**MOTION:** The VNC Board requests that controls over approvals, transparency of the process and Staff training for both City and State Coastal Exemptions be strongly improved and that copies of the Coastal Exemptions be made immediately available to, or be immediately provided to, the VNC.



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Approved by LUPC 3/3

11. **LUPC (8:17PM – 40 minutes)** (Robin Rudisill on behalf of LUPC, [Chair-lupc@VeniceNC.org](mailto:Chair-lupc@VeniceNC.org)) [*Discussion and possible action*]

- A **Venice Coastal Zone Rental Housing Affordability & Availability Ordinance**, Robin Rudisill, LUPC Chair (20 minutes)

## **MOTION:**

The well-documented Los Angeles housing crisis is having an extremely negative impact on the affordability and availability of rental housing in the Venice Coastal Zone. This shortage of rental housing is being exacerbated by a high and growing concentration of commercially operated Short-Term Rentals (STRs) and de facto hotels. The recent report from Los Angeles Alliance for a New Economy (LAANE), "AirBnB, Rising Rent and the Housing Crisis in Los Angeles," has finally quantified the presence and identified impacts of the largest of the STR platforms.

The City of Los Angeles has historically protected and preserved affordable housing mainly through the City's Rent Stabilization Ordinance (RSO). Currently, owners of RSO properties are converting residential units, including entire apartment buildings, into STRs and de facto hotels at an alarming and accelerating rate, bringing them rental rates markedly in excess of not only RSO-protected rent levels, but also higher than non RSO-protected market rental rates. Large numbers of vulnerable tenants have disappeared from RSO units in such buildings and the owners of such properties are now requesting new zoning entitlements to circumvent future RSO and Mello obligations.

Affordable housing in the Venice Coastal Zone is also supposed to be protected by the California State Law known as the Mello Act. The Mello Act does not allow the conversion of existing residential uses for purposes of non-Coastal-Dependent, non-residential uses. The City of Los Angeles has failed to adequately or correctly implement the Mello Act. Interim Administrative Procedures, adopted by the City in conjunction with the settlement of a lawsuit in 2000, have proven ineffectual. The City does not even inform tenants of their Mello Act rights.

The result of all of the foregoing is that Venice and other impacted neighborhoods are at this moment suffering a disastrous loss of affordable housing and displacement of long-term community members. Actions underway to address these problems will take time. Meanwhile, the rate of STR conversions, and of acquisitions for the purpose of conversions, is rapidly accelerating in anticipation of new City regulations. Unless immediate measures are taken, the loss of affordable housing in Venice, and particularly in the Coastal Zone, will continue removing a large segment of our population and our community character.

The Venice Coastal Zone provides existing coastal housing for low- and moderate-income persons, and thus, as per state law, the California Coastal Act of 1976 ("Coastal Act"), it is a Sensitive Coastal Resource Area, an area within the Coastal Zone of vital interest and sensitivity that must be protected and preserved. The dire urgency of the severe decline in such existing coastal housing for low- and moderate-income persons is causing, and will continue to cause, increasingly serious consequences for Venice's future as a tourist destination and as a valuable asset of Los Angeles with respect to its



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social, ethnic and economic diversity; and it is also likely to prejudice the ability of the City of Los Angeles to prepare a Venice Local Coastal Program that is in conformity with Chapter 3 of the Coastal Act.

Now therefore the VNC Board requests that Councilmember Bonin call for City to act immediately to curtail the loss of affordable housing, by the following actions:

Fully enforce existing laws prohibiting short-term rentals in residential zones and in commercial zones if the Certificate of Occupancy is for Apartment use.

Direct that adequate resources and direction be immediately provided to City departments, including especially (but not limited to) City Planning, Building & Safety, Housing and the City Attorney in order that they do the following until the City has determined its policies, rules and regulations regarding Short Term Rentals and has enacted an ordinance or ordinances to implement them:

Carefully follow the Interim Administrative Procedures for complying with the Mello Act, including but not limited to those related to handling of Mello checklists and applications, Mello Determinations, Mello Determination Appeals, and restrictions on changes of use/occupancy (aka conversions), including careful review of any currently pending changes of use and deferral of approval of any change of use requests until relevant enforcement procedures are clarified and confirmed feasible;

Clarify the definition of “feasible” as pertains to the Mello Act;

Improve the HCID standard of review procedures and documentation related to the determination of replacement affordable units to a “generally accepted” standard and implement procedural controls in order to stop current abuse of the Mello Act via loopholes and workarounds, including a final Building Permit clearance for Owners using the “Owner Occupied SFD” exemption;

Prepare and widely disseminate a “Tenant’s Bill of Rights” that covers the rights of tenants under both the Rent Stabilization and the Mello Act as well as other applicable laws, in order to control and to stop the further erosion of Venice Coastal Zone housing, especially affordable housing, and resulting permanent damage to our neighborhoods;

The City immediately and fully enforce existing Federal, State and City regulations—including orders to comply for prohibited short-term rentals and other properties in violation of laws governing land use and housing in Venice with respect to change of use/conversion of housing, especially affordable housing, into Short-Term Rentals and de facto hotels.



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- B** **2709 Ocean Front Walk (new SFD), (10 minutes)** North Venice Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple Family Residential--Low Medium II, Dual Permit Jurisdiction Coastal Zone (aka "Appealable Area" post LCP)  
Applicable Cases: ZA-2014-3072-CDP-ZAA and ENV-2013-2051-CE and formerly approved DIR-2013-2050-SPP-SPPA-MEL and DIR-2012-1476-VSO-MEL (6-5-12)  
CITY HEARING NOT YET SCHEDULED  
REVISED Project Description: Construction of a new 3-story, 5,400 sq ft SFD, including 500 sq ft roof deck with roof access structure not to exceed 43.95' in height, on a vacant 2,502 sq ft, 28' wide lot (demo of formerly existing 1-story, 1,218 sq ft, 1912 structure was approved by Coastal Commission De Minimis Waiver on May 29, 2012, and Mello letter issued by HCID on May 31, 2012), with 3 parking spaces, and Specific Plan Project Permit Adjustment to allow a roof height of 32.95' in lieu of required 30'. ZA Adjustment request for 3'4" side yards in lieu of 4' required.  
Applicant: Dan Brunn & Henry Ramirez  
LUPC Staff: Gabriel Ruspini
- MOTION:** The VNC Board recommends approval of the CDP for 2709 Ocean Front Walk for a new Single Family Dwelling, as REVISED by the recently added Zoning Administrator Adjustment entitlement request for reduced side yards.  
<http://www.venicenc.org/2709-ocean-front-walk/>  
Approved by LUPC 4/7/15 by a vote of 7-0-0 (RR/GR)
- C** **1217-1219 Cabrillo Ave (demo/duplex/2 condos), (10 minutes)** North Venice Subarea, RD1.5-1-0 zone, Land Use Plan designation: Multiple Family Residential--Low Medium II
- Applicable Cases: proposed ZA-2015-????-CDP-SPP-MEL and pending AA-2013-3873-PMLA and ENV-2013-3872-CE  
CITY HEARING WITH ADVISORY AGENCY (NOT ZA) TOOK PLACE ON WEDNESDAY APRIL 8, 2015, 10:40 A.M., CITY HALL  
Project Description: Pursuant to LAMC Section 17.50, request for a Preliminary Parcel Map for a 1-lot Subdivision for 2 condominiums built over 2 lots, with 2 covered parking spaces and 1 uncovered parking space per condo, for a total of 6 parking spaces, on a 4,950 net sq ft site  
Applicant: John Staff  
LUPC Staff: Robin Rudisill
- MOTION:** The VNC Board recommends that a City CDP, which includes a parcel map for 2 condos and a Venice Coastal Zone Specific Plan compliance review (SPP), be obtained prior to moving ahead to complete the project, based on which the VNC Board will make a further recommendation.  
<http://www.venicenc.org/1217-1219-cabrillo-ave/>  
Approved by LUPC 4/7/15 by a vote of 7-0-0 (RR/RD)



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## 12. **New Business (9:00PM – 40 minutes)**

*[Discussion and possible action]*

### **A Appointment of an individual to serve on the Westside regional grievance panel (10 minutes)** (Ira Koslow for REC [ira.koslow@venicenc.com](mailto:ira.koslow@venicenc.com))

**MOTION:** As relates to the Stipulation Worksheet 3. Article XI. – Grievance Process: The Board shall appoint an individual to serve on a pool of panelists for the Westside regional grievance panel. The appointee may be a Board member or stakeholder.

LINK: <http://www.venicenc.org/wp-content/uploads/2012/05/grievance-panel-motion.pdf>

### **B Approval of the Election Stipulation Worksheet (10 minutes)** (Ira Koslow for REC [ira.koslow@venicenc.com](mailto:ira.koslow@venicenc.com))

**MOTION:** The VNC Board shall approve the completed Election Stipulation Worksheet as submitted by the Rules and Elections Committee.

LINK: <http://www.venicenc.org/wp-content/uploads/2012/05/venicenc-completed-election-and-administrative-procedures-stipulation-worksheet-doc.pdf>

### **C Approval of revised VNC Bylaws (10 minutes)** Ira Koslow for REC ([ira.koslow@venicenc.com](mailto:ira.koslow@venicenc.com))

**MOTION:** The Venice Neighborhoods Council approves the revised Bylaws as submitted by the Rules and Elections Committee.

LINK: <http://www.venicenc.org/wp-content/uploads/2012/05/vnc-bylaws-for-approval-2015.pdf>

### **D Topless Sunbathing on Sand Venice Beach (10 minutes)** (Melissa Diner on behalf of OFW Committee) ([melissa.diner@venicenc.org](mailto:melissa.diner@venicenc.org))

**MOTION:** Whereas Venice Beach was founded and designed around the European culture of Venice, Italy, and

Whereas topless bathing is commonplace throughout Europe, much of the rest of the world and many places within the US, and

Whereas Venice Beach has been a safe haven for liberal views and free expression, and

Whereas historically Venice Beach allowed nude bathing,

Therefore be it resolved that The Venice Neighborhood Council supports women being afforded the same rights as men to sunbathe topless on the sands of Venice Beach.

Thomas Elliot motion, Carl Lambert Second.

APPROVED BY OFW COMMITTEE 7-0-1/ 3/24/2015





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- 13. **Treasurers Report (9:40PM - 3 minutes)** (Hugh Harrison on behalf of Budget & Finance Committee, [Treasurer@VeniceNC.org](mailto:Treasurer@VeniceNC.org)) [Discussion and possible action]

- A **Approval of March Monthly Expenditure Reports**

**MOTION:** The Venice Neighborhood Council approves the attached Monthly Expenditure Reports for March 2015.

APPROVED by Budget and Finance Committee 4-0-0 4/7/15

LINK: [http://www.venicenc.org/wp-content/uploads/2012/05/Expenditures\\_to\\_Date.March15.pdf](http://www.venicenc.org/wp-content/uploads/2012/05/Expenditures_to_Date.March15.pdf)

LINK: <http://www.venicenc.org/wp-content/uploads/2012/05/Monthly-Exp-Report.March15.pdf>

- B **Allocation of funds**

**MOTION:** The Venice Neighborhood Council allocates the following funds:

1. \$855 from Board Community Improvement Projects for Window Clings per the Public Safety Committee.
2. \$750 for a new computer.
3. \$400 for a camera and related items.

This motion was approved 4-0-0.

- C **Update on Budget Advocates and Selection of VNC Budget Representatives**

**MOTION:** The VNC Board shall select two Board members to be the VNC Budget Representatives for the 2016 fiscal year.

- 14. **Board Member Comments on subject matters within the VNC jurisdiction (9:43PM - 5 minutes)**

- 15. **Adjourn (approx. 9:48)**

**List of Venice Neighborhood Council Committees & Chairs – Volunteers Welcome**

Administrative	Mike Newhouse	Communications	Jed Pauker
Arts	Eduardo Manilla	Discussion Forum	Joe Murphy
Budget & Finance	Hugh Harrison	Business	George Francisco
Education	Bud Jacobs	Housing	Abigail Myers, Helen Stotler
Land Use and Planning	Robin Rudisill	Mass/Scale/Character	Sue Kaplan
Neighborhood	Marc Saltzberg	Parking/Transportation	Abigail Myers
Ocean Front Walk	Melissa Diner	Public Safety	George Francisco
Outreach	Sylvia Aroth	Santa Monica Airport	Laura Silagi, Abigail Myers
Rules & Election	Ira Koslow		
Environmental	Abigail Myers, Erin Sullivan-Ward, Barbara Lonsdale		

DISABILITY POLICY: As covered under Title II of the Americans with Disabilities Act, the Venice Neighborhood Council does not discriminate on the basis of disability and, upon request, the Venice Neighborhood Council will provide reasonable accommodations 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 3 business days prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at 213-485-1360 or email [NCSupport@lacity.org](mailto:NCSupport@lacity.org).