



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE  
PO Box 550, Venice, CA 90294 / www.VeniceNC.org  
Email: Chair-LUPC@VeniceNC.org



## MINUTES

### LAND USE AND PLANNING COMMITTEE

*VNC Mission: To improve the quality of life in Venice*

*by building community and to secure support from the City of Los Angeles for the resources needed to achieve our goals.*

DATE: TUESDAY May 31, 2016

TIME: 6:45 – 10:45 pm

## Venice Foursquare Church

1400 Riviera Ave

LUPC Chair requests: Respect, Kindness, Civility, and Honesty

**DISABILITY POLICY:** As covered under Title II of the Americans with Disabilities Act, the Venice Neighborhood Council (VNC) does not discriminate on the basis of disability, and upon request, the VNC 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

#### AGENDA:

1. Call to Order

2. Roll Call

Name	P	A	Name	P	A
Robin Rudisill, Chair	x		Mehrnoosh Mojallali	x	
Robert Aronson, Vice Chair		x	Kathleen Rawson	x	
Ramsey Daham	x		Maury Ruano	x	
Todd Darling	x		Gabriel Ruspini	x	
Mark Kleiman	x				

3. Approval of Minutes – **no action**

<http://www.venicenc.org/committees/lupc/>

4. Approval of Agenda

5. Conflicts of Interest & Items of Special Interest from LUPC Members--All LUPC members

- a. LUPC members to declare any conflicts of interest relating to items on this meeting's agenda
- b. LUPC members to share any items of special interest

6. Sidewalk Requirement for Venice, Marc Saltzberg on behalf of Neighborhood Committee

The Neighborhood Committee of the Venice Neighborhood Council passed the following Motion at its meeting of April 28, 2016, by a vote of 9-0-1:

Resolved, the VNC Neighborhood Committee recommend' that the VNC Board shall establish the following policy:

New residential development as well as major remodels shall preserve existing public sidewalks and shall make provisions for including a public sidewalk at a later date (through appropriate setbacks and dedications) should a public sidewalk be installed where none is present at the time of construction.

PUBLIC COMMENT

**Recommended by LUPC on 5-31-16 by a vote of 8-0-0 (RD/GR):**

**MOTION:** The LUPC recommends that the VNC Board establishes the following policy: New residential development and major remodels shall preserve existing public sidewalks or shall make provisions for including a public sidewalk at a later date (through appropriate setbacks and dedications) so that a public sidewalk can be installed where none is present at the time of construction.

7. PUBLIC COMMENT on non-agenized items related to Land Use and Planning only.
8. Update on City Council's April 15, 2016 draft Short-Term Rentals Ordinance, Short-Term Rentals Education & Awareness Task Force, Dr. Judy Goldman  
<http://www.VeniceNC.org/draft-short-term-rentals-ordinance/>
9. Hearing on Construction Issues/Communications With Neighbors at 1227 Preston Way, Robin Rudisill, Chair
10. Local Coastal Program, Robin Rudisill, Chair

11. ACTIVE CASES FOR REVIEW:

- a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION, PUBLIC COMMENT & MOTION: none
- b. REVIEW/HEARING OF ACTIVE CASES:

I. 1900-1904-1906-1908-1910 Penmar Ave, East of Lincoln (not in coastal zone), [Q]RD3-1XL zone, General Plan Venice Community Plan Land Use designation: Low Medium I Residential ZI-2443: Interim Control Ordinance (ICO) for East Venice (applies to 15 Neighborhood Conservation Areas) AA-2016-315-PMLA-SL and ENV-2016-316-CE

<http://www.VeniceNC.org/1900-Penmar-Ave/>

City Hearing on Wednesday June 1, 2016, 9:30 am, City Hall, 200 N. Spring Street

Project Description: Parcel Map (PMLA) for demo of 5 habitable RSO units and 3 parking structures, & Small-Lot Subdivision of existing 11,409 sq ft lot into 3 small lots, with each lot containing a 3-story, 36' tall SFD, with 5' side yards, as required, as follows: 3,474 sq ft, 3,292 sq ft and 3,153 sq ft; six enclosed parking spaces are provided (2 spaces per dwelling); & an Advisory Agency Adjustment pursuant to LAMC Section 17.53J, to permit a lot area of 2,804 sq ft in lieu of 3,000 sq ft for one of the lots

Applicant: Antonios Simos, The Code Solutions, for AA CA Property Portfolio 3, LLC

LUPC Staff: Maury Ruano

PUBLIC COMMENT

**Recommended by LUPC on 5-31-16 by a vote of 5-0-3 (MR/RD):**

**MOTION: The LUPC recommends that the VNC Board *recommend denial of the project* as proposed, as the proposed Small-Lot Subdivision (SLS) guidelines were not followed and as the SLS is not compatible with the existing neighborhood. Additional neighborhood outreach is recommended.**

II. 720 Angelus Place, Northeast Venice Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I

DIR-2016-750-CDP-MEL and ENV-2016-751-CE

VCZSP Compliance: None (need VSO or SPP)

<http://www.VeniceNC.org/720-Angelus-Place/>

City Hearing Not Yet Scheduled

Project Description: CDP & Mello Act Compliance Determination for demo of existing single-family dwelling & construction of a new 3,044 sq ft, 25' tall single-family dwelling with a 2-car garage, on a 4,210 sq ft lot

Applicant: Ebran Holm, for 720 Angelus Place LLC

LUPC Staff: Robin Rudisill, Chair & Robert Aronson, Vice Chair

PUBLIC COMMENT

**Recommended by LUPC on 5-31-16 by a vote of 5-2-1 (RD/MR):**

**MOTION: The LUPC recommends that the VNC Board *recommend approval of the project* as proposed.**

III. 514 Santa Clara Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, CONTINUED until application and feasibility analysis are complete, likely July meeting

DIR-2016-125-CDP-MEL and ENV-2016-126-CE

**VCZSP Compliance: VSO (Applicant to provide LUPC a copy)**

<http://www.VeniceNC.org/514-Santa-Clara-Ave/>

City Hearing Not Yet Scheduled

**Project Description:** CDP and Mello Act Compliance Determination for demolition of 2 existing 1-story dwelling units and construction of a new 3-story, 5,228 sq ft single-family dwelling w/attached garage, on a 5,200 sq ft lot

**Applicant:** Jeff McConnell, Austin Peters, Peters Architecture, for Christian Salceda, Silicon Bay 514 Santa Clara, LLC

**LUPC Staff:** Kathleen Rawson & Mark Kleiman

PUBLIC COMMENT

**IV. 551 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, Project Withdrawn**

DIR-2015-3158-CDP-MEL and AA-2015-3068-PMLA and ENV-2015-3069-EAF

**VCZSP Compliance:** None??

<http://www.VeniceNC.org/551-Indiana-Ave/>

City Hearing Not Yet Scheduled

**Project Description:** Parcel Map, CDP, Mello Act Compliance Determination for the creation of a 2-lot Small-Lot Subdivision and construction of a new, 3-story single-family dwelling for each lot, with 2,018 for one SFD and 2,064 for the other SFD, totaling 4,082 sq ft, on a 3,780 sq ft lot

**Applicant:** Winston Liu, W&W Land Design Consultants, Inc., for Jennifer Yeh, J2AD Investments

**LUPC Staff:** Kathleen Rawson & Mark Kleiman

**V. 115 Park Place, North Venice Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, (LUPC member Ramsey Daham recused himself)**

**Held hearing but continued it to a future date for consideration of possible changes to project design, further explanation of Mello Exemption and circumstances of prior tenant's departure, and pending the applicant & neighbors, together with LUPC, having a Community Outreach Meeting**

North Venice Walk Streets Historic District

DIR-2015-2974-CDP-SPP-MEL and ENV-2015-2975-CE

**VCZSP Compliance:** SPP

<http://www.VeniceNC.org/115-Park-Place/>

City Hearing Not Yet Scheduled

**Project Description:** WALK STREET--CDP, SPP (VCZSP Project Compliance Permit), and Mello Act Compliance Determination for the demolition of 2 existing uninhabited residential units, & construction of a new 3,487 sq ft single-family dwelling on a 2,250 sq ft lot

**Applicant:** Sherwin Aryeh, Lion Walnut 26 LLC, for Michael Young, Breakform Design

**LUPC Staff:** Robin Rudisill, Chair

PUBLIC COMMENT

**VI. 15 Westwind St, Marina Peninsula Subarea, R3-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, Continued to June 6, 2016 LUPC meeting**

DUAL PERMIT JURISDICTION COASTAL ZONE

ZA-2013-3923-CDP-SPPA and ENV-2013-3294-CE

**VCZSP Compliance:** none?

<http://www.VeniceNC.org/15-Westwind-Ave/>

City Hearing Took Place on March 31, 2016

**Project Description:** WALK STREET--CDP for the remodel & addition to an existing 2-story, approx. 3,288 sq ft, 4-unit apartment building with 2, 2-car garages, resulting in a 3-story, approximately 6,101 sq ft building with rooftop deck & 4 garages accommodating a total of 14 vehicles, on a 3,150 sq ft lot; and SPPA (Specific Plan Project Permit Adjustment) to allow a maximum height of 30'-8" in lieu of the maximum 28' allowed on a designated Walk Street

**Applicant:** Gigi Goyette, Aloha Expediting

**LUPC Staff:** Robin Rudisill, Chair

c. ACTIVE CASES NOT BEING HEARD AT THIS MEETING:

i. ACTIVE CASES PENDING LUPC HEARING/REVIEW:

20 Sunset Ave, North Venice Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, Continued to June 6, 2016 LUPC meeting

Dual Permit Jurisdiction Coastal Zone  
 North Venice Walk Streets Historic District  
 DIR-2015-3309-CDP-SPPA-SPP and ENV-2015-3310-CE  
 VCZSP Compliance: SPP

<http://www.VeniceNC.org/20-Sunset-Ave>

CITY HEARING Thursday June 20, 2016, 10:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave

**Project Description:** CDP & SPP (VCZSP Project Compliance Permit) for a remodel & 2<sup>nd</sup> story addition to a 1-story, single-family dwelling, resulting in a 2-story (with basement level), single-family dwelling with roof deck, providing 4 parking spaces, and SPPA (VCZSP Adjustment) to allow a maximum height of 30' in lieu of the permitted 28' (< 10%); with no change to the existing 2-story, detached 2-car garage & recreation room

**Applicant:** John Stein

**LUPC Staff:** Gabriel Ruspini

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

658 Venice Blvd ("Extra Space Storage" repairs of fire damage and expansion), Southeast Venice Subarea, M1-1-O zone, General Plan Land Use Plan designation: Limited Industrial, CONTINUED FROM JULY 7, 2015 MEETING

AMENDMENT to Current CDP and ZA-2015-2789-CEX and ZA-2014-1463-CEX and DIR-2015-3076-CEX and DIR-2015-3188-VSO

VCZSP Compliance: VSO (2015 vs. 2014?)

<http://www.VeniceNC.org/658-Venice-Blvd-Extra-Space-Storage/>

City Hearing Not Yet Scheduled

**Project Description:** Expansion of the facility's 2nd floor area, and the addition of parking spaces. While the zoning allows for an area of 91,998 sq ft, the 1996 project approval and CDP provide for a maximum of 85,000 sq ft. The facility was eventually built out to a little under 80,000 sq ft, though parking was included for the full 85,000 sq ft. Extra Space now proposes adding area that will reach the maximum allowed by right. Parking spaces will be added as required by the VCZSP. Because the area will exceed that allowed under the CDP, the CDP must be amended. No further action will be required as the facility will remain in compliance with all of the other conditions set forth in the CDP and project plans.

**Applicant:** James Goodman, AIA

**LUPC Staff:** Robert Aronson

934 Amoroso Pl, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I, CONTINUED FROM OCTOBER 5, 2015 MEETING as City Hearing Cancelled ZA-2015-4600-ZAA – filed December 18, 2015

DIR-2015-2907-CDP-SPP and ENV-2015-2906-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/934-Amoroso-Place/>

City Hearing Not Yet Scheduled

**Project Description:** WALK STREET--demo 148 sq ft of existing 833 sq ft SFD & demo of detached accessory garage; construct 1<sup>st</sup> floor addition of 169 sq ft, new 2<sup>nd</sup> floor of 1,463 sq ft, a roof deck and a new attached 2-car garage to the existing SFD. New Recreation Room. Total sq ft proposed is 2,317. NOTE: ADDITION OF ZAA CASE; NOT CLEAR AS TO INTENT AS PROJECT DESCRIPTION IS THE SAME AS FOR THE CDP-SPP.

**Applicant:** Bill Tsui, YU2e, Inc., LOC Equities, LLC

**LUPC Staff:** Gabriel Ruspini

230 San Juan Ave, Oakwood Subarea, RD1.5-1-O zone, General Plan Land Use designation: Multiple-Family Residential Low Medium II, on hold pending historic structure analysis ZA-2015-1261-ZAA and ENV-2015-1262-CE

VCZSP Compliance: none

CITY HEARING Thursday December 10, 2015, 10:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave

<http://www.VeniceNC.org/230-San-Juan-Ave/>

**Project Description:** Zoning Administrator's Adjustment to permit 1) a front yard of 5' in lieu of the 15' front yard required, 2) a 3'-6" westerly side yard & a 2'-4" easterly side yard in lieu of the 4' side yard

required, & 3) a rear yard varying from 0' to 8' in lieu of the 15' rear yard required, all in conjunction with the proposed 1,159 sq ft addition to an existing 1,056 sq ft SFD & new 310 sq ft attached garage, on a 1,344 sq ft lot, resulting in a max height of 35'

Applicant: Brian Silveira, for Shrigley Holdings, Inc.

LUPC Staff: Gabriel Ruspini

1704-1708 Lincoln Blvd ("The Lincoln Grocery"), East of Lincoln, [Q]C2-1-CDO zone  
ZA-2016-1265-CUB and ENV-2016-1266-EAF, Continued from May 2, 2016 to date not yet determined

VCZSP Compliance: n/a as not in coastal zone but need to check CDO requirements

<http://www.VeniceNC.org/1704-1708-Lincoln-Blvd-The-Lincoln-Grocery/>

City Hearing Not Yet Scheduled

Project Description: CUB for sale of beer & wine for on-site & off-site consumption, in conjunction with a change of use from Retail (1st floor retail in 2-story single dwelling) to Restaurant, Retail & Office; Restaurant to have 499 interior sq ft with 20 interior seats, 615 exterior/patio sq ft with 36 seats, 670 sq ft market, & 57 sq ft office, with hours of operation from 7 am to 11 pm daily.

Applicant: Gary Benjamin, Elizabeth Peterson Group, Inc.

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

2003 Linden Ave, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I, Continued from May 2, 2016 to June 6, 2016 LUPC meeting

Milwood Venice Walk Streets Historic District

ZA-2015-2404-CDP-SPP-MEL and ENV-2015-2405-CE

VCZSP compliance: SPP

<http://www.VeniceNC.org/2003-Linden-Ave/>

City Hearing Not Yet Scheduled

Project Description: CDP, SPP, & Mello Act Compliance Determination for demolition of existing single-family dwelling & detached garage, construction of new, 3,175 sq ft, 27' high single-family dwelling, with attached garage, on a 3,383 sq ft lot

Applicant: Me Morales, EME Partners, for Charles Forsyth

LUPC Staff: Robin Rudisill, Chair

519-521 Boccaccio Ave, Southwest Venice Subarea, M1-1 zone, General Plan Land Use Plan designation: Limited Industry, Continued from May 2, 2016 to June 6, 2016 LUPC meeting

ZA-2014-3182-CDP-SPP-MEL and ENV-2014-3183-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/519-521-Boccaccio-Ave/>

CITY HEARING took place on May 19, 2016

Project Description: CDP, SPP, & Mello Act Compliance Determination for demolition of an existing duplex & construction of a 2-story, 29.5' high, 3,850 sq ft industrial building, with 11 car parking spaces (tandem, using parking lifts) & 12 bike parking spaces, on a 5,000 sq ft lot

Applicant: Allen Concepcion, Planning Associates, Inc.

LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill, Chair

2100-2106 Narcisus Court, Southwest Venice Subarea, M1-1 zone, General Plan Land Use Plan designation: Limited Industry, Continued from May 2, 2016 to June 6, 2016 LUPC meeting

ZA-2014-3186-CDP-SPP-MEL and ENV-2014-3187-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/2100-2106-Narcisus-Court/>

CITY HEARING took place on May 19, 2016

Project Description: CDP, SPP & Mello Act Compliance Determination for demolition of an existing single-family dwelling & construction of a 3,491 sq ft industrial building (as modified on the back side based on neighbor's request), with 11 car parking spaces (tandem, using parking lifts) & 8 bike parking spaces, on a 5,405 sq ft lot

Applicant: Allen Concepcion, Planning Associates, Inc.

LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill, Chair

ii. ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:

710 California Ave (SFD), Milwood Subarea – pending MELLO Determination Letter  
ZA-2014-2135-CDP and ENV-2014-2136-CE and DIR-2013-2261-VSO

VCZSP Compliance: VSO<http://www.venicenc.org/710-california-ave/>

CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014, ZA DETERMINATION ISSUED APRIL 29, 2015, APPEAL PERIOD EXPIRED MAY 13, 2015, PENDING STATE CDP APPEAL PERIOD NOTIFICATION

Project Description: Demo/new 3-story SFD, with accessory living quarters above garage

Applicant: Matthew Royce

LUPC Staff: Todd Darling & Maury Ruano

iii. ACTIVE CASES PENDING RESOLUTION/CATEGORIZATION:

1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea

NOT HEARD BY THE VNC; City hearing on October 16, 2014, City CDP issued on November 14, 2014, City appeal period expired December 1, 2014; Appealed to the Coastal Commission; Substantial Issue found by CC at February 12, 2015 Hearing; Pending continuance for de Novo Hearing.

ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE

<http://www.venicenc.org/1214-abbot-kinney-blvd/>

Project Description: CDP in the Single Permit Jurisdiction Coastal Zone and SPP for change of use fr SFD to 1,502 sq ft artist-in-residence on 3<sup>rd</sup> floor, 2,300 sq ft retail use on ground & 2nd floors, within (E) 3-story 3,802 sq ft building w/att 864 sq ft garage, located on a 2,700 sq ft lot; height = 29'9.5" (RAS/stair tower 38'), C2-1-0-CA zone

Applicant: Shannon Nonn, LionGate Global #1, LLC

LUPC Staff: Mark Kleiman & Mehrnoosh Mojallali

12. Discussion of concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues

- a. Status Update on City Planning's new process for CUB processing
- b. No new alcohol licenses "policy" (transfers & upgrades only) & ABC inspections
- c. Rose Café ABC conditions, questionable VSO re. parking (DIR-2015-96-VSO), need Neighborhood Meeting, parking to be reviewed by CP group responsible for "effectuation"
- d. Noise issues – Nuisance activities related to ABC licenses & Special Permits issued for areas adjacent to res zones
- e. "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: DEBRIEF--Sarah Blanche

13. Chair Updates & Outstanding Issues

- a. Building & Safety inspection concerns and 50% or more of structure remaining requirement; changes from duplex Certificate of Occupancy to Small Lot Subdivision SFD Certificate of Occupancy literally overnight, conversion from rental units to condos ("workarounds")
- b. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- c. Mello Act Determinations – status and ongoing changes to process, pending corrections to HCID procedures
- d. VNC De Minimis Project – do more, refine definition, incl no significant curr or cumulative effect, clarify in Bylaws
- e. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
- f. Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation – City Council Motion for Small-Lot Subdivisions on July 1, 2015
- g. LUPC/Board offsite recommendations
- h. Report on permits and demolition for 713-721 Venice Blvd and Neighborhood group request for permit review and Due Process for review of project, Robin Rudisill, Chair
- i. Review of City Planning Mello Act Checklist Errors/Impact on Decisions, including current cases 811-815 & 417 OFW
- j. Status of Determination Letters from West L.A. Area Planning Commission (APC), prepared by City Planning but not reviewed by APC prior to submission to Coastal Commission, for 259 Hampton CDP & SPP determinations, Robin Rudisill, Chair

14. Adjournment-- Meeting adjourned at approximately 10:45 pm

*In compliance with Government Code section 54957.5, the Agenda and non-exempt writings that are distributed to a majority or all of the LUPC members in advance of a scheduled meeting may be viewed at [www.VeniceNC.org/LUPC](http://www.VeniceNC.org/LUPC) or at the meeting. For a copy of any record related to an item on the Agenda, contact the LUPC Chair at [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)*