



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: MONDAY November 30, 2015

TIME: 6:30 – 10:30 pm

VERA DAVIS FAMILY SOURCE CENTER 610 California (@ Electric)

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				

- arrived at 8:10 p.m., for Item 9.B.I.

3. Approval of Minutes – see recordings and draft minutes at: <http://www.venicenc.org/committees/lupc/>

No action

4. Approval of Agenda – **Agreed to defer Agenda Item 8. until after Todd Darling's arrival (delayed due to highway traffic)**

5. Declaration of Conflicts of Interest & Items of Interest from LUPC Members--All LUPC members shall 1) declare any conflicts of interest relating to items on this meeting's agenda and 2) share any items of interest – **none noted**

6. PUBLIC COMMENT on non-agenized items related to Land Use and Planning only.

7. Amendments to the Venice Land Use Plan, Robin Rudisill

Correct the definition of Remodel (the LUP definition is not the definition for the Coastal Zone as is indicated and is also not consistent with the CEQA definition, which is for minor interior or exterior alterations, which could be measured by assuring retention of 50% of the structure)

Add SurveyLA-identified Historical and Cultural Resources

PUBLIC COMMENT

Recommended for approval by LUPC on 11-30-15 by a vote of 6-2-0 (RR/MK)

MOTION

The LUPC recommends that the VNC Board recommend approval of the following amendments to the Venice Land Use Plan:

- Definition of Remodel, page I-15**

The definition of "Remodel" shall be changed to be essentially the same as the definition used by the City of Malibu in their Local Coastal Program, as follows:

"Remodel: the upgrade or improvement of the interior or exterior faces of an existing structure without altering the existing foundation, footprint or building envelope, and removing or replacing no more than 50% of the exterior walls, in accordance with all other applicable Building Code and LAMC zoning requirements."
and

b. Policy I. F. 1. Historic and Cultural Resources, page II-28

The second paragraph shall be changed to: "The following buildings, streets, and trees have been identified through the coordinated efforts of surveys performed by the Venice Historical Society, Venice Community, State Coastal Conservancy and City of Los Angeles, including but not limited to Survey LA, as significant architectural, historical and cultural landmarks in the Venice Coastal Zone."
and

The following sentence shall be added at the bottom of the listing of significant architectural, historical and cultural landmarks in the Venice Coastal Zone: "All potential historical districts and historic and cultural resources identified in the 2015 SurveyLA, which is incorporated herein by reference."

8. **CONTINUED** Motion Regarding "Venice Sign Offs," Todd Darling – After presentation of the Motion and some discussion by the committee, by a vote of 5-3-1 (RD/MR) the committee voted to continue Public Comment and consideration of the Motion to one of the upcoming meetings.

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

- i. Whereas the "Venice Sign Off" (VSO), now done solely by the Los Angeles City Planning Dept., has the effect of shielding proposed housing projects in Venice from the appropriate and legally mandated public scrutiny;
- ii. Whereas the VSO is done by one planner, who has stated that he does not take into consideration questions of "mass, scale and character" even though "a review of compatibility with mass, scale and character" of the neighborhood is part of the local and state law, including the Coastal Act and the L.A. General Plan Venice Community Plan (certified) Land Use Plan;
- iii. Whereas the VSO allows projects to go forward without fully analyzing their impact on Affordable Housing per Los Angeles City ordinances, or analysis of their implications regarding the state's Mello Act;
- iv. Whereas VSOs have not adequately considered or analyzed historically significant buildings and resources, the VSOs are causing damage to our historic heritage and possibly prejudicing our future Local Coastal Plan and any potential historic district;
- v. Whereas the VSO's give exemptions to CEQA (California Environmental Quality Act) without adequate analysis, frequently without complying with the state's requirement that no exemption be given if a development runs counter to a neighborhood's mass, scale and character;
- vi. Whereas the VSO expedites development of projects without public input and therefore endangers the integrity and character of our Special Coastal Community, and our population's diversity, these VSOs could therefore prejudice our legally mandated "Local Coastal Plan" before it is even written;
- vii. Whereas the VSO Administrator also acts as the City's Mello Act Coordinator, reducing the transparency of Mello Act Determinations for the public and creating doubt about their accuracy;
- viii. Whereas the City's process for determining whether replacing low- or moderate-income housing is financially feasible is deeply flawed, and the processing and coordination provided by the Planning Dept. and the VSO Administrator avoids a public and transparent process;
- ix. Whereas only the Western Center on Law and Poverty and the Legal Aid Foundation of Los Angeles are notified about "replacement affordable units" housing determinations for proposed developments and those notices are not always sent to/received, or opened by those two organizations;
- x. Whereas the VSO allows the City's Affordable Housing law analysis to be considered separately from and prior to other aspects of proposed developments, and effectively "piece-meals" the planning and permit process, which is illegal in California, and does not serve the community interests of Venice;
- xi. Whereas the VSO authorizes Coastal Exemptions, it usurps the authority as well as the spirit of the California Coastal Act and the Coastal Commission and is not in the best interests of Venice; and
- xii. Whereas cumulatively the VSO violates the rights and equal protection due Venice residents and other landowners.

THEREFORE Be It Resolved that:

The Land Use and Planning Committee recommends that the VNC Board shall:

1. Demand that the City of Los Angeles permanently cease issuing "Venice Sign Offs" effective immediately, as of this date, and that all projects go through a transparent, public process;
2. Request that our City Councilman Mike Bonin immediately request a meeting with the City Attorney's office and Kevin Jones and the Planning Department to demand the immediate termination of the "Venice Sign Off" as it illegally acts to "piece-meal" the planning process, violate local and state housing law, and damage the character of a protected Special Coastal Community; and

3. Demand that the Planning Department shall swiftly notify the Venice Land Use and Planning Committee and the general public in Venice when any proposed project may potentially impact affordable housing issues, or "Mass, Scale and Character".

9. ACTIVE CASES FOR REVIEW:

- a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION OR COASTAL EXEMPTION RECOMMENDATION, PUBLIC COMMENT & MOTION: none

- b. REVIEW/HEARING OF ACTIVE CASES:

NORTH VENICE SUBAREA

601 Ocean Front Walk, North Venice Subarea, C1-1 zone, General Plan Land Use Plan designation: Community Commercial, Dual Permit Jurisdiction Coastal Zone

ZA-2015-0102-CDP-CU-SPP and ENV-2015-103-MND

VCZSP Compliance: SPP

Conditional Use (CU): to permit deviations from commercial corner establishment/mini-shopping center requirements by allowing on-site tandem parking otherwise not permitted by LAMC Section 12.22-A.23(a)(4)(i), & relief from the requirement to landscape all street frontages and perimeters as required by LAMC Section 12.22-A.23(a)(10)(i)

<http://www.venicenc.org/601-ocean-front-walk/>

CITY HEARING Thursday December 3, 2015, 9:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: construction of a 35' tall (3 stories on Ocean Front Walk side & 2 stories on Speedway side) 28,782 sq ft mixed-use building, featuring 7,985 sq ft of retail space (5,250 sq ft along the Boardwalk & 2,735 sq ft on the 2nd floor along Sunset Ave), 20,000 sq ft of office space on the 2nd & 3rd floors, & one 800 sq ft dwelling unit, all sited on a 19,195 sq ft parcel consisting of 4 lots (w/4 APN's) that have been tied via a recorded lot tie for the last 27 years (executed pre-VCZSP), with a parking requirement of 170 spaces, to be met with 134 auto parking spaces within 2 1/2 levels of subterranean parking, 128 bicycle parking spaces (covers 32 automobile parking spaces), and an in-lieu parking fee payment for 4 parking spaces (representing 50% of the BIZ required parking), with no roof deck, and with setbacks of zero for the front yard ground floor and south side yard, 6' side yard on Sunset Ave, 5' rear yard (15' required less 1/2 alley width).

Applicant: Glen Irani, Glen Irani Architects Inc.

LUPC Staff: Robert Aronson

PUBLIC COMMENT

Motion failed by a vote of 4-5-0 (RA/MR), thus there is no recommendation by LUPC.

Upon a tie vote, the Chair voted "no," causing the Motion to fail, indicating that the reason for her no vote was so that at the next LUPC meeting (but still in time to be presented to the VNC Board on December 15, 2015), the committee could properly address the statements of concern provided by the LUPC Staff with appropriate conditions, as well as provide more clarity and consideration of the Coastal Act and the certified Venice Land Use Plan (LUP). In addition, the VNC recommendation should not be prepared assuming that we don't have to deal with certain difficult issues because the Coastal Commission will deal with them or that City Planning will do whatever it wants to do and won't listen to us. We are an advisory body and so we should provide our advice, particularly when significant concerns are raised.

MOTION

The LUPC recommends that the VNC Board *recommend approval* of the project according to the plans dated October 28, 2015, subject to the following statements of concern and conditions:

1. The project is allowed to be treated as a mixed-use project per code, based on the inclusion of a residential unit of 800 sq ft, which is less than 3% of the total square footage of the project, resulting in a benefit of a 50% larger maximum FAR, allowing approximately 9,000 additional square feet over the square footage that would be allowed for a strictly commercial project with a 1.0 to 1 maximum FAR. This does not adhere to the spirit or intent of LUP Policy 1. B. 2. Mixed Use Developments, which

states: “the design of mixed-use development is intended to help mitigate the impact of the traffic generated by the development on coastal access roads and reduce parking demand by reducing the need for automobile use by residents and encouraging pedestrian activity;”

2. There shall be a 5-foot setback between the office building and the south side adjacent residential building (1'-10" from the property line), starting above the parking garage roofline;

3. Neither the VCZSP nor the LUP provides for an exception to substitute required auto parking spaces with bike (or any other mode of transportation) parking spaces, thus using 128 bike parking spaces to meet the parking requirement for 32 auto parking spaces is not acceptable; and many Community members/neighbors and LUPC members believe that due to major flaws in its assumptions the DOT (Department of Transportation) Traffic Impact Study does not adequately address the project issues/requirements for traffic and parking;

4. For the past 27 years, four vacant lots have been consolidated into one parcel via a recorded lot tie that is revocable only by the owner;

5. The air conditioning units shall be located lower into the sloped roof to allow the mechanical systems mounted on the roof to sit at the 33' flat roof deck rather than on top of the varied roofline, which will decrease the required mechanical screen from five feet high to approximately one foot high, thus reducing the overall height of the building;

6. The Applicant and its tenant lease agreements shall allow for the Public to park in the building on evenings, nights, and weekends, at prevailing rates, in good faith, and to the maximum extent reasonably possible.

OAKWOOD SUBAREA

533 Rose Ave (“Superba Snack Bar”), Oakwood Subarea, C4-1 zone, General Plan Land Use Plan designation: **Community Commercial Area of Special Interest – Oakwood Community Commercial Area (Rose Avenue between 4th and 7th Avenues, to be used for residential, neighborhood retail and services, personal services, and small scale businesses oriented to the local community)**

ZA-2015-3040-CUB

VCZSP Compliance: n/a as only for a CUB

<http://www.venicenc.org/533-rose-ave-superba-snack-bar/>

CITY HEARING NOT YET SCHEDULED

Project Description: upgrade of an existing CUB for a full line of alcohol, with 32 existing seats and 5 parking spaces. No change in hours.

Applicant: Dafne Gokcen, FE Design & Consulting

LUPC Staff: Mehrnoosh Mojallali

PUBLIC COMMENT --none

Recommended for approval by LUPC on 11-30-15 by a vote of 5-3-1 (MM/RD):

MOTION

The LUPC recommends that the VNC Board recommend approval of the project as presented.

SOUTHEAST VENICE

658 Venice Blvd (“Extra Space Storage” repair & expansion), Southeast Venice Subarea, M1-1-O zone, General Plan Land Use Plan designation: Limited Industrial

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: the repair, replacement, renovation and expansion of a public storage facility partially destroyed by fire

Applicant: James Goodman, AIA

LUPC Staff: Robert Aronson

PUBLIC COMMENT

Recommended for approval by LUPC on 11-30-15 by a vote of 5-2-2 (RR/KR):

MOTION

The LUPC recommends that the VNC Board *recommend approval* of the project as presented.

2614 Grand View Ave, Southeast Venice Subarea, R2-1 zone, General Plan Land Use Plan designation:
Multiple-Family Residential Low Medium I

ZA-2015-1138-CDP-ZAA and ENV-2015-1139-CE and DIR-2015-828-VSO

VCZSP Compliance: VSO (Note: there are 2 separate CEQA cases for this project and the 908 Harding Ave project, and not one MND for both CDP's due to the common ownership.)

<http://www.venicenc.org/2614-grand-view-ave/>

CITY HEARING Thursday December 3, 2015, 10:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: Construction of a 30' tall, 2,676 sq ft duplex located on a 6,634 sq ft lot and a Zoning Administrator's Adjustment per LAMC Section 12.28 to permit a 4'-4" passageway between an entrance and a street in lieu of 10' as required by LAMC Section 12.21-C, 2(b), with 5 parking spaces – 4 covered and 1 uncovered

Applicant: Laurence Tighe, for Berta Gehry

LUPC Staff: Mehrnoosh Mojallali

PUBLIC COMMENT

Recommended for approval by LUPC on 11-30-15 by a vote of 9-0-0 (MM/RD):

MOTION

The LUPC recommends that the VNC Board *recommend approval* of the project as presented.

908 Harding Ave, Southeast Venice Subarea, R2-1 zone, General Plan Land Use Plan designation:
Multiple-Family Residential Low Medium I

ZA-2015-1240-CDP-F and ENV-2015-1241-EAF and DIR-2015-827-VSO

VCZSP Compliance: VSO

<http://www.venicenc.org/908-harding-ave/>

CITY HEARING Thursday December 3, 2015, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: Construction of a 30' tall, 2,669 sq ft SFD located on a 7,463 sq ft lot and a Zoning Administrator's Adjustment per LAMC Section 12.24-X, 7 to allow the construction and continued use of a wall, landscaping, and entry gates with a maximum height of 8', in lieu of the maximum 3'-6" in height otherwise permitted in the front yard by LAMC Section 12.21-C, 1(g).

Applicant: Laurence Tighe, for Berta Gehry

LUPC Staff: Mehrnoosh Mojallali

PUBLIC COMMENT

Motion fails by a vote of 2-6-1 (RA/MK):

MOTION

The LUPC recommends that the VNC Board *recommend approval* of the project as proposed, including a fence height variance for an over height front yard wall

Recommended for approval by LUPC on 11-30-15 by a vote of 6-1-2 (RA/MK):

MOTION

The LUPC recommends that the VNC Board *recommend approval* of the project as proposed, except that the front yard wall shall not be in excess of the allowable height of 42"

c. ACTIVE CASES NOT BEING HEARD – PENDING/FOR INFORMATION ONLY

i. ACTIVE CASES PENDING LUPC HEARING/REVIEW:

a) 811 Washington Blvd ("United Oil") Southeast Venice Subarea, C2-1 zone, General Plan Land Use Plan designation: General Commercial

CITY HEARING NOT YET SCHEDULED

Project Description: add CUB for beer and wine

Applicant: Sherrie Olson

LUPC Staff: Robin Rudisill, Chair

- b) 437 Rialto Ave, North Venice Subarea, RD1.5-1-0 zone, General Plan Land Use Plan designation: Multiple-Family Residential: Low Medium II, CONTINUED FROM JULY 28, 2015 MEETING ZA-2015-607-CDP-ZAA and DIR-2015-2708-MEL and ENV-2015-608-CE
VCZSP Compliance: NONE
<http://www.venicenc.org/437-rialto-ave/>
 August 13, 2015 City Hearing CANCELLED; LUPC Chair agreed to rehear case upon future request of Applicant prior to rescheduled City Hearing
Project Description: construction of 35', 1,936 sq ft SFD on 2,409 sq ft lot
Applicant: Howard Robinson
LUPC Staff: Gabriel Ruspini
- c) 934 Amoroso Ave, 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
 DIR-2015-2907-CDP-SPP and ENV-2015-2906-CE
VCZSP Compliance: SPP
<http://www.venicenc.org/934-amoroso-ave/>
 CITY HEARING Thursday October 26, 2015, 1:00 pm, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: WALK STREET--demo 148 sq ft of existing 833 sq ft SFD & demo of detached accessory garage; construct 1st floor addition of 169 sq ft, new 2nd 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
Applicant: Bill Tsui, YU2e, Inc., LOC Equities, LLC
LUPC Staff: Gabriel Ruspini
- d) 700 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, continued from October 25th meeting
<http://www.venicenc.org/700-702-indiana-ave/>
Issue for Consideration: going through CDP application process but in the meantime getting Building Permits with a Coastal Exemption, without any notice to Interested Parties of CDP
Applicant: Scott Friedman & Contact Wil Nieves, for Escrilla Holdings
- e) 1317 Cabrillo Ave, North Venice Subarea, RD1.5-1-O, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II
 DIR-2015-2856-VSO and DIR-2015-3491-CEX
Project Description: Add 21'9" x 11'6" to connect 2 1-story SFD to create 3-story duplex. Add 22' x 60' 2nd floor including 3 bedrooms and 3 bathrooms. See comments (??)
- ii. ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:
- a) 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 3rd 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

10. **CONTINUED** Discussion of concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues
- Status Update on City Planning's new process for CUB processing
 - No new alcohol licenses "policy" (transfers & upgrades only) & ABC inspections
 - 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"
 - Noise issues--Nuisance activities related to ABC licenses & Special Permits issued for areas adjacent to res zones
 - "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: DEBRIEF--Sarah Blanche
11. **CONTINUED** Chair Updates & Outstanding Issues
- Coastal Exemption Task Force--review of process, procedures, & selected Coastal Exemptions. 1st task-- accurate Project Descriptions
 - Building & Safety inspection concerns and requirement for 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")
 - Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
 - Mello Act Determinations-- status and *ongoing changes to process, pending corrections to HCID procedures*
 - VNC De Minimis Project-- *do more*, refine definition, incl no significant curr or cumulative effect, clarify in Bylaws
 - Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
 - Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation-- City Council Motion for Small-Lot Subdivisions on July 1, 2015
 - LUPC/Board offsite recommendations
 - 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
 - Review of City Planning Mello Act Checklist Errors/Impact on Decisions, including current cases 811-815 Ocean Front Walk and 417 Ocean Front Walk, Robin Rudisill, Chair
 - 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
 - Proposed Zoning Change, Robin Rudisill, Chair--Ocean Front Walk, from N. Venice to 19th Ave & from Dudley Ave to Sunset Ave, from "R3(Q)CI-CA/Multiple-Family Residential Medium" to "C1-1-O/Community Commercial, continued until further notice
 - Coastal Exemptions Task Force-- Status Report, Robin Rudisill, Chair & Todd Darling
Examples include: 128 Wave Crest Ave (Substantially Contributing Structure in most pristine neighborhood of North Venice Walk Streets historic district per SurveyLA), 700 Indiana Ave, 658 Venice Blvd ("ExtraSpace Storage"), 1507 Oakwood Ave, 911 Milwood Ave, 906 Superba Ave, 635 San Juan Ave (see Active Cases Pending Status on Mello Determinations, below), 230 San Juan Ave, 333 Windward Ave (see agenda item, below), 648 Milwood Ave, 639 Santa Clara Ave, etc.
Issues include: possible Mello Act workaround, especially if affordable unit determination is issued and then applicant switches to Coastal Exemption, not consistent with CEQA exemption being used (for new construction vs. for minor interior/exterior alterations involving remodeling or minor construction), *consistent use of materially misleading project descriptions*, no Public Process, approved immediately, limited appeal rights (with no notice), non-transparent to Public AND Coastal COMMISSION, no analysis of compatibility of scale, mass and/or character, exempt from adherence to the Coastal Act or LUP, Applicants changing from CDP to CEX with no Notice to Interested Parties, ZAA cases after determined exempt, numerous process deficiencies resulting in breach of Procedural Due Process
12. **10:30 pm** Adjournment-- **the meeting adjourned at approximately 11:15 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 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.

