



# Venice Neighborhood Council

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



## AGENDA

### 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 2, 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](mailto:NCsupport@lacity.org)

### **AGENDA (estimated start times indicated on some Agenda Items):**

**1. Call to Order**

**2. Roll Call**

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

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

**4. Approval of Agenda**

**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

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

**7. 7:00 pm Amendments to the Venice Land Use Plan, Robin Rudisill, Chair (Returned by AdCom for more detailed recommendation):**

- a. 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
- b. Add SurveyLA-identified Historical and Cultural Resources

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION: Motion**

**8. 7:15 pm Short-Term Rental Legislation Update, Dr. Judith Goldman, Chair of LUPC Short-Term Rentals Education & Awareness Working Group** – See Council File for most updated information: *Council File 14-1635-S2*

**9. 7:25 pm ACTIVE CASES FOR REVIEW:**

a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION OR COASTAL EXEMPTION RECOMMENDATION, PUBLIC COMMENT & MOTION:

**I.** 700 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, continued from October 25<sup>th</sup> 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

**II.** 659 Broadway, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Low Medium II Residential, ZA-2014-411-CDP and AA-2014-4129-PMLA-CN and ENV-2014-4130-EAF, based on previously approved State CDP 5-14-0240, dated June 26, 2014, VCZSP compliance: DIR-2013-3891-VSO-MEL (for duplex)

**CITY HEARING SCHEDULED FOR WEDNESDAY DECEMBER 9<sup>TH</sup>, 2014, CITY HALL**

Project Description: for purposes of conversion of duplex to condos upon approval of PMLA for condo conversion

Applicant: Robert Thibodeau for Lewis Futterman, Owner

**III.** 1317 Cabrillo Ave, North Venice Subarea, RD1.5-1-O, General Plan Land Use Plan designation: Low Medium II Residential, 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' 2<sup>nd</sup> floor including 3 bedrooms and 3 bathrooms. See comments (??)

b. **8:00 pm** REVIEW/HEARING OF ACTIVE CASES:

NORTH VENICE SUBAREA

**I.** 1346 Abbot Kinney, North Venice Subarea, C2-1-O-CA zone, General Plan Land Use Plan designation: Commercial Artcraft

**DIR-2015-2967-CDP-SPP and ENV-2015-2968-CE**

**VCZSP Compliance: SPP**

<http://www.venicenc.org/1346-abbot-kinney-blvd/>

**CITY HEARING TOOK PLACE ON October 26, 2015**

**NOTE: THIS IS THE 1<sup>ST</sup> CDP HEARING DONE BY THE "DIR" VENICE NEIGHBORHOOD GROUP HEARING OFFICERS AS OPPOSED TO TRAINED ZONING ADMINISTRATORS**

Project Description: Change of use of 2,621 sq ft of (E) 3,590 sq ft Artist-In-Residence to a salon (commercial use), while maintaining 605 sq ft of Artist-in-Residence use within an (E) 2-story building w/attached garage, & minor improvements consisting of the alteration of a rear wall and the application of new plaster

Applicant: Jeff Allsbrock, Standard LLP, for Kadi D. Lee, AW Enterprises LLC

LUPC Staff: Ramsey Daham

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

OAKWOOD SUBAREA

**II.** 635-637 San Juan Ave (3 units); Oakwood Subarea – **3 units have been deemed Affordable by HCID; Applicant now changing to Coastal Exemption but Mello affordable unit designation is still applicable; No longer doing condos?**

ZA-2014-2514-CDP and ENV-2014-2515-CE OR DIR-2015-3140-VSO **with Coastal Exemption?**

**VCZSP Compliance: NONE**

<http://www.venicenc.org/635-san-juan-ave/>

**CITY HEARING TOOK PLACE ON DECEMBER 18, 2014**

Project Description: Demo 3 apartment units & replace with 3 condo units, RD1.5-1 zone

Applicant: Liz Jun, The Code Solution

LUPC Staff: Maury Ruano

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**III.** 693-695 Santa Clara Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II  
ZA-2015-88-CDP-SPP and ENV-2015-89-CE

VCZSP Compliance: SPP SURE?

<http://www.venicenc.org/693-695-santa-clara-ave/>

**CITY HEARING TOOK PLACE ON October 29, 2015**

Project Description: Original: demo of existing 491 sq ft dwelling unit & detached garage, construction of detached 497 sq ft 2<sup>nd</sup> dwelling unit & a 2,296 sq ft addition to an existing SFD, resulting in a 29' 10" tall, 3,431 sq ft residence, on a 5,198 sq ft lot. Revised: to be announced

Applicant: Jaime Massey

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**IV.** 714 Flower Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan: Multiple-Family Residential Low Medium II

ZA-2015-0859-CDP and ENV-2015-860-CE and DIR-2014-3891-VSO

VCZSP Compliance: VSO

<http://www.venicenc.org/714-flower-ave/>

**CITY HEARING Thursday November 12, 2015, 10:30 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

Project Description: demo of detached garage & accessory structures & construction of a 25' tall 3,089 sq ft single-family SFD w/attached garage & roof deck, in conjunction with continued occupancy of (E) 2<sup>nd</sup> SFD, both sited on a 5,792 sq ft lot

Applicant: Jelena Erceg for Mark Werb

LUPC Staff: Maury Ruano

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**V.** 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 4<sup>th</sup> and 7<sup>th</sup> 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: new CUB for a full line of alcohol

Applicant: Dafne Gokcen, FE Design & Consulting

LUPC Staff: Mehrnoosh Mojallali

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**VI.** 330-330 1/2-332-332 1/2 Rennie Ave, Oakwood Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple Family Residential: Low Medium II, ZA-2014-1264-CDP-SPP-MEL and VTT-72727-SL (Vesting Tentative Tract – 5+ lots) and ENV-2014-1262-MND

VCZSP Compliance: SPP (DIR for SLS/VCZSP pre-October 2014)

<http://www.venicenc.org/330-332-rennie-ave/>

**CITY HEARING NOT YET SCHEDULED**

Project Description: Mello Act Determination, demo of 5 existing residential units in 4 buildings on two separate lots totaling 12,700 sq ft, Small-Lot Subdivision to create 7 new record lots w/7 new individual SFD's (note: case filed on 4/10/14, accepted for review on 1/22/15)

Applicant: Brian Silveira

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**VII.** 14 Hurricane St & 16 Hurricane St (these adjacent projects are exactly the same, with same owner), Marina Peninsula Subarea, R3-1 zone, Dual Permit Jurisdiction Coastal Zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II  
 ZA-2015-0624-CDP-SPP and ENV-2015-625-CE and ZA-2015-0626-CDP-SPP and ENV-2015-627-CE  
 (NOTE: ENV should be a MND that applies to both projects due to adjacent lots with common ownership. When did demo of prior structures occur?)

VCZSP Compliance: SPP

<http://www.venicenc.org/14-16-hurricane-st/>

CITY HEARING Thursday November 5, 2015, 9:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave

Project Description: construction of a 35' tall 3,995 sq ft SFD w/attached garage & roof deck, on a vacant 3,150 sq ft lot

Applicant: Camille Zeitouny for Bryan Domyan

LUPC Staff: Robert Aronson & Ramsey Daham

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**VIII.** 14-16 Washington Blvd ("Mercedes' Grille/Bin 73"), Marina Peninsula Subarea, C4 zone, Dual Permit Jurisdiction Coastal Zone, General Plan Land Use Plan designation: Community Commercial  
 ZA-2014-4330-CUB and ENV-2014-4331-CE

VCZSP Compliance: n/a as only for CUB

<http://www.venicenc.org/14-16-washington-blvd-mercedes-grille-bin-73/>

**CITY HEARING NOT YET SCHEDULED**

Project Description: Renewal & upgrade of CUB

Applicant: Mercedes

LUPC Staff: Ramsey Daham

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**IX.** 15 Yawl St, Marina Peninsula Subarea, R3-1 zone, Dual Permit Jurisdiction Coastal Zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II  
 ZA-2015-1018-CDP-SPP and ENV-2015-1019-CE

VCZSP compliance: SPP

<http://www.venicenc.org/15-yawl-st/>

CITY HEARING Thursday November 12 2015, 9:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave

Project Description: construction of a 28' tall, 3,048 sq ft SFD on a vacant lot

Applicant: Douglas Pierson for Carol & Roy Doumani

LUPC Staff: Robert Aronson & Ramsey Daham

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

## SOUTHEAST VENICE

**X.** 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

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

### **c. ACTIVE CASES NOT BEING HEARD:**

i. ACTIVE CASES PENDING LUPC HEARING/REVIEW:

a) 549 Westminster Ave, Oakwood Subarea, RD1.5, 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/549-westminster-ave/>

**CITY HEARING NOT YET SCHEDULED**

**Project Description:** demo of existing SFD & construction of new 2,565 sq ft 1 and 2-story SFD; shared driveway with 559 Westminster is being modified

**Applicant:** Nora Gordon

**LUPC Staff:** Mehrnoosh Mojallali

- b) **437 Rialto Ave, North Venice Subarea, RD1.5-1-0 zone, 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) **658 Venice Blvd ("Extra Space Storage" expansion), Southeast Venice Subarea, M1-1-O zone, Land Use Plan designation: Limited Industrial, CONTINUED FROM JULY 7, 2015 MEETING**

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:** NEED

**Applicant:** James Goodman, AIA

**LUPC Staff:** Robert Aronson

- e) **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, 2<sup>nd</sup> 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 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

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

**LUPC Staff:** Gabriel Ruspini

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 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

10. 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
  
11. Chair Updates & Outstanding Issues
  - a. Coastal Exemption Task Force--review of process, procedures, & selected Coastal Exemptions. 1<sup>st</sup> task – accurate Project Descriptions
  - b. 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")
  - c. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
  - d. Mello Act Determinations – status and ongoing changes to process, pending corrections to HCID procedures
  - e. VNC De Minimis Project – do more, refine definition, incl no significant curr or cumulative effect, clarify in Bylaws
  - f. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
  - g. Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation – **City Council Motion for Small-Lot Subdivisions on July 1, 2015**
  - h. LUPC/Board offsite recommendations
  - i. 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
  - j. 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
  - k. 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
  - l. **Proposed Zoning Change**, Robin Rudisill, Chair--Ocean Front Walk, from N. Venice to 19<sup>th</sup> 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
  - m. **7:15 pm** 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  
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).