



Venice Neighborhood Council

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



MINUTES

*******SPECIAL MEETING*******

LAND USE AND PLANNING COMMITTEE

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

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: **Friday January 16, 2015**

TIME: **11:45 am to 1:45 pm**

LOCATION: **Beyond Baroque, 681 Venice Blvd**

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

NOTE: NO CASES WERE HEARD

1. Call to Order - 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				

2. Approval of Minutes from last meeting(s):

December 17, 2014, **continued**

3. Approval of Agenda – no changes

4. Declaration of Conflicts of Interest--All LUPC members shall declare any conflicts of interest relating to items on this meeting's agenda – none noted

5. Community Impact Statement on Short-Term Rentals– Robin Rudisill, Chair

Dr. Judith Goldman briefed the committee on current events regarding short-term rentals. Marc Saltzberg briefed the committee on the Bonin Motion and the process for it moving forward.

The proposed Motion, as documented in the Agenda, was presented/made and seconded.

Public Comment followed and was excellent, in terms of presentation, content and demeanor of presenter alike, and brought forth an array of great ideas, many that had not been previously discussed. Almost all of

the suggested/requested edits and other changes were incorporated into the Motion by the Chair, as they were accepted and agreed without question by her and the committee.

The entire discussion can be heard on the LUPC web page, the LUPC Meeting Recordings section at: <http://www.venicenc.org/committees/lupc/>

Marc Saltzberg spoke to an alternate Motion he had drafted, which he distributed to the committee and the Public.

The Public and the committee members indicated that only one Motion should be presented to the Board for their consideration and that the Board should definitely not issue two Motions on this subject, but rather only one Motion and CIS should be issued for the City Council's file. Also, the CIS and the rest of the letter should not be separated but should be submitted as one document, with the CIS separated at the top and the other content referred to by attachment or link. One thing that has happened in the past with land use matters is that if there is more than one version of any document or decision related to a case, Motion, etc., there is no way to link them so that they are always considered, seen or "taken" together, and one of them can be taken out of context and can (and will) be used for purposes not originally intended.

Ramsey Daham had to leave the meeting just prior to voting on the Motion, due to a conflict.

The complete final Motion, as edited by the Chair from comments during the discussion, was read aloud and the committee voted to unanimously approve it:

MOTION:

The LUPC recommends that the Venice Neighborhood Council Board approve the following Community Impact Statement (CIS) in response to City Council File 14-1635:

**Venice Neighborhood Council
Community Impact Statement
Sharing Economy/Peer-to-Peer Short-Term Rentals, Council File 14-1635**

The Venice Neighborhood Council (VNC) wholeheartedly supports Councilmember Bonin's motion, with emphasis on the following important points:

Research and evaluate the best practices of S.F., Portland, NY. and other cities to develop the most effective controls/enforcement processes to protect quality of life and right to quiet enjoyment in Venice's residential neighborhoods, by prohibiting removal of entire long-term rental units, especially low income (no conversions of RSO units), and by prohibiting a concentration of short-term rentals (STR's) in a neighborhood at any given time. Work with Stakeholder groups, Community and Neighborhood Representatives as well as platform and hosts/operators to gather input for preparing an Ordinance for the legal operation of STR's.

As Venice has already been severely adversely impacted by the actions of operators hijacking the "shared" economy for decidedly non-sharing purposes, and as the difficulty of enforcement cannot be underestimated, the VNC also strongly supports:

- 1. Genuine peer-to-peer sharing of homes/rooms as the guiding principle for changes to the framework, controls and Zoning Codes;**
- 2. A dedicated oversight entity, with a budget that grows with the level of activity, funded by the related taxes and fees;**
- 3. STR platforms and hosts/operators held responsible and liable for abuses, and required to provide access to relevant data as well as provide regular required reporting, in order to accurately track trends and impacts and to catch violations; and**
- 4. Minimal disturbance to current laws in making the changes necessary to legalize and regulate STR's, an immediate Interim Control Ordinance (ICO) to provide basic regulations/controls and collection of the STR-related taxes and fees, and, in the meantime, enforcement of current laws to protect our**

communities.

Link to Bonin motion:

http://clkrep.lacity.org/onlinedocs/2014/14-1635_mot_12-02-14.pdf

Link to Council File 14-1635:

<http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635>

Report on Short-Term Vacation Rentals, dated November 7, 2013, prepared by the VNC Neighborhood Committee:

<http://www.venicenc.org/wp-content/uploads/2012/09/Short-Term-Vacation-Rental-Report.pdf>

APPROVED BY LUPC on 1/16/15 by a vote of 5-0-0 (RR/MK)

6. Discussion on concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues, **continued**
 - a. Will Salao presentation/Q&A on January 6, 2015 – follow up issues
 - b. **MOTION:** The Venice Neighborhood Council Board requests that the 11th District City Council Office forward a copy of all ABC alcohol-related notices and correspondence received that are related to Venice, directly to the VNC President, the VNC Vice-President and the LUPC Chair, within 48 hours of receipt, via both email and U.S. mail.
 - c. Rose Café ABC permit request status

7. Chair Updates, **continued**
 - a. 635 San Juan Ave--3 affordable units per HDIC Mello Act review
 - b. 710 California Ave – Mello status
 - c. Recommendation on community interface for LCP process
 - d. Coastal Commission meeting and tour
 - e. Building & Safety concerns
 - f. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
 - g. Mello Act training and procedures for non-feasibility decisions
 - h. Use of same location/different address for repeated applications by WTF
 - i. Coordination with ZA office on timing of hearings and holding cases open for advisement
 - j. Upcoming West L.A. Area Planning Commission Appeal hearings
 - k. Committee member posting to LUPC site
 - l. Amendment to Standing Rules for VNC De Minimis Project wording/description
 - m. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
 - n. Use of Small Lot Subdivision Design Standards, conflicts with Map Act, etc. (recent APC hearing), and use of prior DIR for SLS/VCZSP interpretation.
 - o. Different process for LUPC
 - p. Clarification/standardization of role of NC recommendations and whether City Planning is required to use or to at least formally address

8. Land Use and Planning Committee Current Case Updates--LUPC members provide status of their cases in progress, **continued**

9. Update from VNC Character, Scale & Mass Ad-hoc Committee – Sue Kaplan, **continued**

10. Public Comment on non-agenized items related to Land Use and Planning only, **continued**

11. ACTIVE CASES FOR REVIEW, **continued**

- a. REVIEW OF CASES FOR VNC DE MINIMIS PROJECT CATEGORIZATION (aka VNC Fast Track Project): none
- b. REVIEW OF ALL OTHER CASES:
- i. 635 San Juan Ave (3 units); Oakwood Subarea – status of Mello/condo case
 ZA-2014-2514-CDP and ENV-2014-2515-CE
CITY HEARING THURSDAY DECEMBER 18, 2014, 9:30 AM, 1645 CORINTH AVE, 2ND FLOOR
Project Description: Demo 3 apt. units & replace with 3 condo units, RD1.5-1 zone
LUPC Staff: Mark Kleiman and Gabriel Ruspini
Applicant: TBD
 PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion on recommendation for 3 units deemed affordable by HCID
 - ii. 627 Oxford Ave (SFD); Southeast Venice Subarea – pending HCID Mello review
 ZA-2014-2141-CDP and ENV-2014-2142-CE and DIR-2014-4314-VSO-MEL (11/18/14)
CITY HEARING TOOK PLACE ON NOVEMBER 25, 2014
Project Description: Demo SFD/construct new 3-story SFD w/att 2-car (on lift) garage, & Mello determination, R1-1 zone
LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli
Applicant: Matthew Royce
 PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
 - iii. 625 Oxford Ave (SFD); Southeast Venice Subarea – pending HCID Mello review
 ZA-2014-2137-CDP and ENV-2014-2138-CE and DIR-2014-4316-VSO-MEL (11/18/14)
CITY HEARING TOOK PLACE ON NOVEMBER 25, 2014
Project Description: Demo SFD/construct new 2-story SFD over basement w/att 2-car (on lift) garage & 1 uncovered parking, & Mello determination, R1-1 zone
LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli
Applicant: Matthew Royce
 PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
 - iv. 811-815 Ocean Front Walk; North Venice Subarea, continued to next meeting
 ZA-2014-3007-CDP-CUB-ZV-SPP-MEL and ENV-2014-3008-EAF
CASE NOT YET SCHEDULED FOR CITY HEARING
Project Description: demo of 9 res units & constr of mixed-use project consisting of 2 res units (8,456 sq ft) over 100-seat ground floor restaurant (2,691 sq ft) with CUB for full alcohol & hours of Sun-Thurs 8 am to 12 midnight & Fri/Sat 9 am to 1 am; request for parking variance to allow mechanical lifts & tandem parking w/parking attendant, C1-1 zone, Dual Permit Jurisdiction Coastal Zone
LUPC Staff: Gabriel Ruspini and Kathleen Rawson
Applicant: John Reed
- c. CASES NEEDING RESOLUTION/CATEGORIZATION:

- i. 521 Rose Ave. (duplex), Oakwood Subarea
 ZA-2014-2166-CDP and ENV-2014-2167-CE and DIR-2014-1120-VSO-MEL
CITY HEARING TOOK PLACE ON OCTOBER 23, 2014
Project Description: CDP in the Single Permit Jurisdiction Coastal Zone for demo of 50% of (E) duplex and add 3,319 sq ft to create a 3,510 sq ft, 30' tall duplex, w/4 parking spaces on a 3,139 sq ft lot, & Mello determination, C4-1 zone
Applicant: George Klein & John Reed
LUPC Staff: Robin Rudisill/Maury Ruano
LUPC Staff Report and Supporting Documentation:
<http://www.venicenc.org/521-rose-ave/>
- ii. 1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea
 ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE
CITY HEARING TOOK PLACE ON OCTOBER 16, 2015, DETERMINATION LETTER ISSUED ON NOVEMBER 14, 2014 (appeal period expired 12/1/14)
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
LUPC Staff: Mark Kleiman/Mehrnoosh Mojallali
LUPC Staff Report and Supporting Documentation:
<http://www.venicenc.org/1214-abbot-kinney-ave/>

12. Adjournment – **the meeting was adjourned at 1:15 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.