



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

LUPC Chair requests: Respect, Kindness, Civility, 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: **Tuesday November 25, 2014**

TIME: **6:45 - 10 pm**

LOCATION: **The Terrace Restaurant, 7 Washington Blvd. (at Venice Pier)**

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*

1. Call to Order - Roll Call – the meeting was called to order at approximately 7 pm

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):

November 6, 2014:

www.venicenc.org/wp-content/uploads/2012/09/Draft_LUPC_Minutes_November620145.pdf

Approved by LUPC on 11/25/14 by a vote of 7-0-0 (MK/GR)

October 10, 2014:

www.venicenc.org/wp-content/uploads/2012/09/Draft_LUPC_Minutes_October1020143.pdf

Approved by LUPC on 11/25/14 by a vote of 7-0-0 (MK/GR)

October 7, 2014:

www.venicenc.org/wp-content/uploads/2012/09/Draft_LUPC_Minutes_October720143.pdf

Approved by LUPC on 11/25/14 by a vote of 7-0-0 (MK/GR)

September 30, 2014:

www.venicenc.org/wp-content/uploads/2012/09/Draft_LUPC_Minutes_September3020142.pdf

Approved by LUPC on 11/25/14 by a vote of 7-0-0 (MK/RA)

3. Approval of Agenda – no changes proposed

4. **Declaration of Ex-Parte Communications and Conflicts of Interest**— The LUPC declared that there were no ex-parte communications (City Attorney guidance pending) and conflicts of interest relating to items on this meeting's agenda.
5. **Chair Updates**— Robin Rudisill, Chair, discussed the following items
 - a. Chair presentation of new Subarea/neighborhood-based organization/assignment of cases, Fast Track processing option, review of detailed case report and sorting options, use of Neighborhood Committee and other community outreach/support, caseload adjustments, and typical first steps in handling cases.



- b. Chair review of recent West L.A. Area Planning Commission Appeal Hearings and Review of Upcoming West L.A. Area Planning Commission Appeal Hearings, including ZA determination/approval on 1214 Abbot Kinney Blvd. case prior to resolution of in lieu parking fee issue and in spite of VNC request to hold case open for our advisement, and including treatment of Small Lot Subdivision Design Standards, conflicts with Map Act, etc.
- c. Chair discussion of use of VNC LUPC website pages for posting of LUPC Staff Reports and case documents.
- d. Chair discussion of POA for coordination with ZA office on scheduling of case hearings—early notification of upcoming hearings to applicants but not VNC.
- e. Chair discussion of amendment to Standing Rules for De Minimis Project/VNC Fast Track Project language

- f. Chair discussion of WTF application for same location (using different address) – Mark Kleiman will brief Kathleen Rawson and Gabriel Ruspini on the 1515 Pacific WTF case.
- g. Chair discussion on process for review of projects early in process rather than triggering committee review based on when cases are scheduled for City Hearing
- h. Chair discussion on Mello Act compliance, training session possibilities, and procedures for non-feasibility decisions
6. Land Use and Planning Committee Current Case Updates--LUPC members provide status of their cases in progress.
7. Public Comment on non-agenized items related to Land Use and Planning only.
- a. **LUPC was requested to monitor the Ocean Front Walk/beach closure status**
 - b. The status of the Ice Skating rink project proposal was discussed.
 - c. There was a complaint about the absence of fixed locations and dates for LUPC meetings and the Chair explained that there have been many reasons necessitating a frequent change of venues, including difficult in hearing, a fire, and general unavailability of free locations for such meetings; and that she is trying to move to a more permanent home, possibly the Westminster Senior Center.
8. Update from VNC Character, Scale & Mass Ad-hoc Committee – Sue Kaplan
9. Review of Cases for VNC De Minimis Project or VNC Fast Track Project categorization: It was noted that the term “de minimis” means not significant and must take Character, Scale and Mass into consideration, as the Coastal Act requires it.
10. Active Cases
- a. 710 California Ave (SFD); Milwood Subarea
 ZA-2014-2135-CDP and ENV-2014-2136-CE
CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014
Project Description: Demo (E) SFD & construct new 3-story SFD with accessory living quarters above garage
- NOTED FOR FUTURE:
Both Public and Committee members were very concerned about the errors discovered in the City's Hearing Notice and it was requested the in future Applicants inform the VNC/LUPC of such errors so that they can inform interested parties. In this case the errors were in indicating project specifications that were in excess of standards, so it was decided that a revised hearing notice and hearing would not be necessitated, but had the errors been such that the hearing notice indicated compliance and in fact the project was out of compliance, a revised hearing notice and hearing must be provided by the City.
- MOTION:
 The LUPC recommends that the VNC Board recommend approval of the project at 710 California Ave, assuming a maximum height of 25', a compliant Roof Access Structure of no more than 100 sq ft

in size and 10' in height, side yard setbacks of a minimum of 4', and compliant in all other applicable ways with the Venice Coastal Zone Specific Plan.

Applicant: Matthew Royce

LUPC Staff: Todd Darling & Maury Ruano

Approved by LUPC on 11/25/14 by a vote of 5-0-2 (RA/MR)

(yes: RA, MR, TD, MM, MK; abstain: RR, GR)

- b. 627 Oxford Ave (SFD); Southeast Venice Subarea, CONTINUED to 12/4/14 meeting
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

Applicant: Matthew Royce

LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli

Public Comment—

Committee Comment— *There is concern over the impact on the two neighbors to the east and whether there will be sun/shade problems and also requested follow up on the issue expressed at the recent City Hearing by the neighbor at 631 Oxford re. whether the height of the project would obscure his solar panels and requested that the Applicant inform this neighbor of the VNC hearing on December 15th*

FOR POSSIBLE ACTION: Motion

- c. 625 Oxford Ave (SFD); Southeast Venice Subarea, CONTINUED to 12/4/14 meeting
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

Applicant: Matthew Royce

LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli

Public Comment

FOR POSSIBLE ACTION: Motion

- d. 27-29 Lighthouse St. (change from 2 to 3 units); Ballona Lagoon West Subarea

CPC-2014-2654-SPE-SPP-CDP-MEL and ENV-2014-2655-MND

CITY HEARING DECEMBER 15, 2014, 1645 CORINTH AVE, 2ND FLOOR

Project Description: legalize conversion of storage room into 3rd unit for (E) duplex

MOTION:

The LUPC recommend that the VNC Board recommend approval of the project, a 441.52 sq ft grandfathered unit with 2 assigned parking spaces in the garage, with the following findings and conditions:

Findings:

- i. The project is located at the end of an alley and this exceptional condition makes the parking availability greater and thus they could park additional cars.
- ii. The project's illegal unit has existed for at least 25 years, so there will not be any actual increase in density in the neighborhood.
- iii. The project will provide additional affordable housing where it is needed.
- iv. The project is a multi-family project in a multi-family neighborhood so there is no material increase in density and hence no detriment to the neighborhood.
- v. The project is consistent with the general goals re affordable housing.

Conditions:

- i. That the level of affordability shall be the low level, for the life of the project.
- ii. That the owner has an obligation to notify LAHD within 10 days of receiving notice from the existing tenant that they will be terminating their tenancy.
- iii. That the existing tenant shall be permitted to stay even though the existing tenant may not meet the income level for the low level of affordability.
- iv. That in any proceeding where it is found that the existing tenant has vacated and that the owner has not complied with all procedures to ensure that the new tenant is eligible at the low level of affordability, that the owner shall pay all investigation and related expenses and attorney's fees to the City.

Applicant: Alvaro Ramirez & Henry Ramirez

LUPC Staff: Robert Aronson & Ramsey Daham

Approved by LUPC on 11/25/14 by a vote of 7-0-0 (RA/MK)

CASES NEEDING RESOLUTION/CATEGORIZATION:

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 in the 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/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

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, 2014

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 in the C2-1-0-CA zone; Height = 29'9.5" (RAS/stair tower 38')

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/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

11. Adjournment – the meeting adjourned at approximately 10:30 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.

