



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



## **Board of Officers Meeting Agenda**

Westminster Elementary School (Auditorium)

1010 Abbot Kinney Blvd, Venice, 90291

**Tuesday, June 21st, 2016 at 7:00 PM**

**BOARD MEETINGS:** The Venice Neighborhood Council holds its regular meetings on the third Tuesday of the month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. All are welcome to attend.

**TRANSLATION Services:** Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina 213.473.5391.

**POSTING:** *In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact [communications@venicenc.org](mailto:communications@venicenc.org).*

**PUBLIC COMMENT:** The public is requested to fill out a "**Speaker Card**" to address the Board on any Old or New Business item on the agenda and the Treasurer's Report. Comments from the public on these agenda items will be heard only when that item is being considered. Comments from the public on other agenda matters or on matters not appearing on the agenda but within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to one (1) minute per speaker, unless modified by the presiding officer of the Board. No new speaker cards will be accepted once Public Comment has begun.

**COMMUNITY IMPACT STATEMENTS:** Any action taken by the Board may result in the filing of a related CIS

**DISABILITY POLICY:** See last page.

**ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.**

**1. Call to Order and Roll Call (7:00PM – 1 minute)**

Thank you to Whole Foods, Abbot's Habit, and Jessica Blumenthal for the food and refreshments.  
Moment of silence for the victims in Orlando.

**2. Pledge Of Allegiance (7:01PM -- 1 minute)**

**3. Approval of Outstanding Board minutes (7:02PM – 1 minute)**

<http://www.venicenc.org/wp-content/uploads/2012/12/160517BoardMinutes.pdf>

**4. Swearing in of 2014-2016 VNC Board Of Officers (7:03:PM - 10 minutes)**

Photos outgoing and new board members.

**5. Recognition of 2014-2016 VNC Board Officers (7:13PM - 15 minutes)** Ira Koslow

Introduction of previous VNC Presidents: Sheila Bernard, Suzanne Thompson, Dede Audet, Linda Lucks, Mike Newhouse, (Tish Bedrosian - deceased).

**6. Roll Call of New Board (7:28PM - 2 minutes, Melissa Diner, Secretary)**

**7. Signing of Code of Civility (7:30PM – 2 minutes)**



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



**8. Approval of the Agenda (7:32PM – 1 minute)**

**9. Declaration of Ex Parte Communications or Conflicts-Of-Interest (7:33PM -- 1 minute)**

All Board members shall declare any ex parte communications or conflicts-of interest relating to items on this meeting's agenda.

**10. Scheduled Announcements and Presentations (7:34PM – 40 minutes)**

**A Public Safety - LAPD Report (10 minutes):** Senior Lead Officers Peggy Thusing ([25120@lapd.lacity.org](mailto:25120@lapd.lacity.org)), Kristan Delatori ([32914@lapd.lacity.org](mailto:32914@lapd.lacity.org)), Gregg Jacobus, [35162@lapd.lacity.org](mailto:35162@lapd.lacity.org), Lt. Lydia Leos [23216@lapd.lacity.org](mailto:23216@lapd.lacity.org) , OFW Beach Detail Supervisor. *Includes a monthly Venice crime report and updates on law enforcement issues in Venice.*

**B Government Reports (15 minutes)** (Representatives have standing place on the agenda, but are not always available to attend)

- City Councilmember Mike Bonin, Field Deputy, Taylor Bazley, 310-568-8772 ([taylor.bazley@lacity.org](mailto:taylor.bazley@lacity.org))
- Congressman Ted Lieu, Representative Janet Turner, 310-496-9896 ([janet.turner@mail.house.gov](mailto:janet.turner@mail.house.gov))
- State Senator Ben Allen, Representative Fernando Morales, 310-318-6994 ([fernando.morales@sen.ca.gov](mailto:fernando.morales@sen.ca.gov))
- State Assemblyperson Autumn Burke, Rep TBD, 310-412-6400
- LA County Supervisor Sheila Kuehl Westside Field Deputy Rachel Zaiden, 213-974-3333 ([rzaiden@bos.lacounty.gov](mailto:rzaiden@bos.lacounty.gov))
- Mayor Eric Garcetti, Westside Deputy, Daniel Tamm, 213-978-0836 ([Daniel.Tamm@Lacity.org](mailto:Daniel.Tamm@Lacity.org))
- LA Metro

**C VNC Announcements (10 Minutes)**

- President - Ira Koslow ([President@VeniceNC.org](mailto:President@VeniceNC.org))
- Vice President - George Francisco ([VicePresident@VeniceNC.org](mailto:VicePresident@VeniceNC.org))
- Westside Regional Alliance of Councils- Ira Koslow ([Presiden@VeniceNC.org](mailto:Presiden@VeniceNC.org)), Mike Newhouse WRAC President, ([Chair@westsidecouncils.org](mailto:Chair@westsidecouncils.org)),
- Los Angeles Neighborhood Council Coalition (LANCC) Ivan Spiegel ([Parliamentarian@VeniceNC.org](mailto:Parliamentarian@VeniceNC.org))
- VNC Representative to DWP: Dede Audet
- Venice Chamber Of Commerce:
- VNC Elections 2016: Ivan Spiegel, Elizabeth Wright



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



- D** **Venice BBQ** ([venicebbq@venicenc.org](mailto:venicebbq@venicenc.org)) (3 minutes)  
The 10th Annual Venice Community BBQ and Picnic will be held on Saturday, July 30 at Oakwood Park from 12-4. We will be cooking the meat and stakeholders are invited to bring potluck side dishes. Volunteers are needed.
- E** **Oakwood Park Carnival** (Cassidy Lange, Oakwood Park Advisory Board President, [CLange@mgm.com](mailto:CLange@mgm.com)) (2 minutes)  
Oakwood Park will be having a Carnival over the weekend of August 27.
- 11. Treasurer's Report (8:14PM-10 minutes)** (Hugh Harrison on behalf of Budget & Finance Committee Treasurer@VeniceNC.org)  
*[Discussion and possible action]* **[EXHIBITS]**
- A** **MOTION:** The Venice Neighborhood Council approves the Monthly Expenditure Reports for May 2016. (PLACEHOLDER)
- B** **MOTION:** The Venice Neighborhood Council adopts the attached budget for 2016-2017. Recommended by the Budget Committee 4-0-0 on May 27, 2016
- C** **MOTION:** The Venice Neighborhood Council shall allocate up to \$857.00 for a summer program at the Children's Museum through Oakwood Recreation Center. Recommended by the Budget Committee 3-1-0 on May 27, 2016.
- 12. Announcements & Public Comment on items not on the Agenda (8:24PM -- 10 minutes)**  
*[No more than 1 minute per person – no Board member announcements permitted]*
- 13. New Board Administrative Business (8:34PM - 60 minutes)**  
*[Discussion and possible action]*
- A** **Selection of 4 Community Officers to the Administrative Committee (10 minutes)**  
**MOTION:** The 14 Community Officers of the VNC Board shall select 4 Community Officers to serve on the VNC Administrative Committee.
- B** **Renewal of Ad Hoc Committees (20 minutes)**  
(These committees may be renewed for a period of one year or until the seating of a new Board, whichever is shorter. Committees requesting renewal shall make a brief presentation on their accomplishments over the past year and the reason they need more time to achieve their mission)



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



**MOTION:** The VNC Board shall renew the following Ad Hoc committees for a period of one year:

- 1- Santa Monica Airport
- 2- Public Safety
- 3- Discussion Forum
- 4- Mass, Scale, and Character
- 5- Communications
- 6- Business

Following renewal, Ad Hoc committee chairs shall be appointed by the President.

**C Open nominations for selection of Land Use And Planning Committee members (5 minutes)**

**MOTION:** The VNC Board approves the Application Form for new LUPC applicants.

*[Applications for the Land Use And Planning Committee are due by the start of the VNC Board meeting on July 19, 2016. Applications received before the end of the AdCom meeting on July 11, 2016, will be posted on the VNC Web page. Applications received after that date will not be posted.]*

**LUPC Application:** <http://www.venicenc.org/vnc-lupc-selection/>

**D Open nominations for selection of Neighborhood Committee members (5 minutes)**

**MOTION:** The VNC Board approves the Application Form for new Neighborhood Committee applicants.

*[Applications for the Neighborhood Committee are due by the start of the VNC Board meeting on July 19, 2016. Applications received before the end of the AdCom meeting on July 11, 2016, will be posted on the VNC Web page. Applications received after that date will not be posted.]*

**NHC Application:** <http://www.venicenc.org/neighborhood-committee-selection-2014/>

**E Selection of Legal Liaisons (2 minutes)**

**MOTION:** The VNC Board will select two Board members as Legal Liaisons to the City Attorney's Office.

**F Selection of Second Signatory (1 minutes)**

**MOTION:** The Venice Neighborhood Council Board will select a Board member to be the second signer to the VNC checking account.

**G Selection of Community Impact Statement Filers (2 minutes)**

**MOTION:** The VNC Board shall select up to 5 Board members who may file community impact statements on behalf of the board.

**H VNC Assignments and Appointments (15 minutes)**

1. **Logistics:** Volunteer appointments for facility booking, break down meetings; set up VNC sound system; setup laptop and projector, caterer; provide Board meeting equipment and materials; agenda



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



posting; timekeeper; etc.

2. **Representatives to WRAC and LANCC** (Board Appointment)
3. **Budget Representatives (2)** (Board Appointment)
4. **Legislative and Public Works Monitors** (Board Appointment)
5. **Parliamentarian** (Presidential Appointment)
6. **Committees:** Board members serve on a minimum of one Standing Committee and to serve on and/or chair other committees.

*[NOTE: Chairs of the Arts, Education, Ocean Front Walk, and Rules and Elections Committees will be selected at the July meeting after being nominated by the Administrative Committee.]*

7. Farmer's Market assignments, volunteer scheduling, set up and breakdown by Outreach.
8. Coordination of food set up for Board meetings by Outreach.

#### 14. **General Consent Calendar (9:34PM -- 2 minute)**

*[All agenda items on the Consent Calendar will pass when the Consent Calendar is approved. No discussion or Public Comment is allowed on any item. Items may be removed by any board member or stakeholder. Removed items will go to the end of the agenda and be treated as regular agenda items with discussion and public comment.]*

#### A **Request For Election Registration Forms** (Ivan Spiegel, Election Committee Co-Chair)

**MOTION:** The Venice Neighborhood Council shall send a letter to the Office Of The City Clerk requesting that the registration forms from the 2016 Election be turned over to the VNC for purposes of outreach. VNC Secretary is designated to pick up the forms.

#### B **Support for Global Sharing Week** (Judy Goldman [jrgposte@aol.com](mailto:jrgposte@aol.com))

**MOTION:** Whereas, cooperative sharing has been a long time tradition in Venice. Therefore, The VNC shall promote Global Sharing Week, where REAL sharing is described and promoted. More information about this campaign can be found @ <http://www.thepeoplewhoshare.com/>

#### 15. **Land Use and Planning Committee (LUPC) Consent Calendar (9:36 PM -- 2 minutes)**

[All agenda items on the Land Use and Planning Committee (LUPC) Consent Calendar will pass when the LUPC Consent Calendar is approved. No discussion or Public Comment is allowed on any item. Items may be removed by any Board member or Stakeholder. Removed items will go to the end of agenda item 11. Land Use and Planning Committee and will be treated as regular LUPC agenda items, with discussion and public comment]

#### **ITEMS 14A - D: REVIEW FOR POSSIBLE VNC DE MINIMIS PROJECT CATEGORIZATION:**

- A **2312 Ocean Ave, Southeast Venice Subarea**, R1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium 1  
Dual Permit Jurisdiction Coastal Zone



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



DIR-2016-583-CDP, and ENV-2016-584-C

VCZSP Compliance: DIR-2015-4585-VSO

CityHearing Not Yet Scheduled

Project Description: CDP for a542 sq ft addition to existing 728 sq ft single-family dwelling, resulting in a 2-story SFD, with no change to the 2-story, detached 2-car garage & 856 sq ft accessory living quarters, on a 2,525 sq ft lot

Applicant: Gregory Ginter.

Recommended by LUPC on 5-23-16 by a vote of 5-0-0 (KR/GR):

**MOTION:** The VNC Board recommends approval of the project as a VNC De Minimis Project.

**B** 638 Sunset Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation:

Multiple-Family Residential Low Medium II

SurveyLA - Oakwood Planning District

ZA-2015-2749-CDP-MEL and ENV-2015-2750-CE

VCZSP Compliance: None (need VSO or SPP)

City Hearing Not Yet Scheduled

Project Description: CDP & Mello Act Compliance Determination for demolition of existing single-family residence & detached garage & construction of new 2-story, 2,996 sq ft single-family dwelling, on a 4,802 sq ft lot

Applicant: Eva Sobesky, EIS Studio, for Jodie Fried

Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (MM/RD):

**MOTION:** The VNC Board recommends approval of the project as a VNC De Minimis Project.

**C** 314-326 Lincoln Blvd, East of Lincoln (not in coastal zone), [Q]C2-1-CDO zone,

General Plan Venice Community Plan Land Use designation: General Commercial

ZI-2443: Interim Control Ordinance (ICO) for East Venice (applies to 15 Neighborhood Conservation Areas)

DIR-2016-362-CDO and ENV-2016-363-CE

CDO Determination issued on May 12, 2016, effective on May 27, 2016 (VNC Board recommendation is after the fact.)

Project description: CDO for a front and rear façade renovation and core interior renovation

Applicant: Scott Ginsburg, Linrose Property, LLC, owner

Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (MM/MR)

**MOTION:** The VNC Board recommends approval of the project as a VNC De Minimis Project.

**D** 1698 Electric Ave, Oakwood Subarea, R2-1 zone, General Plan Land Use Plan designation:

Multiple-Family Residential Low Medium II

SurveyLA - Oakwood Planning District

DIR-2016-1704-CDP and ENV-2016-1705-CE

VCZSP Compliance: DIR-2015-4517-VSO



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



<http://www.VeniceNC.org/1698-Electric-Ave/>

City Hearing Not Yet Scheduled

Project Description: CDP for demo of existing 600 sq ft detached garage/guest unit & addition of 1,500 sq ft 1st & 2nd story to an existing single-family dwelling

Applicant: Brian Silveira, Brian Silveira & Associates, for Sunil Bhuta, owner

Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (RA/MR):

**MOTION:** The VNC Board recommends approval of the project as a VNC De Minimis Project.

**E** **632 Brooks Ave, Oakwood Subarea,** RD1.5-1 zone, General Plan Land Use Plan designation:

Multiple-Family Residential Low Medium II

SurveyLA - Oakwood Planning District

Administrative CDP (from State Coastal Commission Long Beach District Office)

VCZSP Compliance: DIR-2015-1668-VSO

<http://www.VeniceNC.org/632-Brooks-Ave/>

State Coastal Commission Hearing Not Yet Scheduled

Project Description: Administrative CDP for 1st & 2nd story addition to existing 2-story duplex; add front and rear patio, new deck and dormer on 2nd story, resulting in a 2,987 sq ft duplex (livable sq ft/excluding 4-car garage of 675 sq ft), with a 24'-1" varied roofline, with 5 parking spaces (2 in attached garage & 3 uncovered), on a 5,194 sq ft lot

Applicant: Zoran Pavec & Matt Goff, Archive Design Group, LLC, for Oliver Damavandi, Revilo Investments, LLC

LUPC Staff: Robin Rudisill, Chair & Gabriel Ruspini

Recommended by LUPC on 5-23-16 by a vote of 5-0-0 (RR/RD):

**MOTION:** The VNC Board recommends approval of the project as presented, conditioned on the LUPC Chair working with the Applicant to verify: the pre- and post-construction owner occupancy information for the lower unit, the information in the tenant occupancy letter re. the upper unit and that the rent paid was above the affordable level, and the subsequent vacancy of both units (including the City's clearance of same)

**F** **821 Nowita Place, Milwood Subarea,** R2-1 zone, General Plan Land Use Plan designation:

Multiple-Family Residential Low Medium I

ZI-2454: SurveyLA - Milwood Venice Walk Streets Historic District

Administrative CDP (from State Coastal Commission Long Beach District Office)

VCZSP Compliance: DIR-2015-3256-SPP and ENV-2015-3257-CE (SPP Determination issued on December 10, 2015, effective on December 28, 2015)

<http://www.VeniceNC.org/821-Nowita-Place/>

State Coastal Commission Hearing Not Yet Scheduled

Project Description: WALK STREET--Administrative CDP and SPP (VCZSP Project Permit Compliance) for partial demolition of existing 2-story single-family dwelling with 412 sq ft detached garage, and remodel and additions to the 1st & 2nd floors of the dwelling, resulting in a 41% increase



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



in size, from 1,378 sq ft to 1,943 sq ft, with a height of 27'-2", on a 3,145 sq ft lot

Applicant: Chris Parker, Pacific Crest Consultants & Daniela Rechtz, Daniela Rechtszajd, Architect, for Pam & Joe Wirht

LUPC Staff: Robin Rudisill, Chair & Gabriel Ruspini

Recommended by LUPC on 5-23-16 by a vote of 5-0-0 (RR/KR):

**MOTION**: The VNC Board recommends approval of the project as presented, for the following reasons:

- 1) the project is being processed with the proper permits—an Administrative CDP (a CDP is required and a coastal exemption (CEX) is not allowed due to the "risk of adverse environmental effect" as the project is located in an Highly Scenic Historic Walk Street Area and is an Historic Resource); and a SPP (VCZSP Project Permit Compliance), as required for Walk Street projects
- 2) the Applicant has improved the historic nature of the structure, which did not have all of the aspects of its historic style, by the addition of the new articulation and the sloped roof, and
- 3) the data from the Applicant's streetscape/neighborhood character compatibility study shows that the new structure is within the average size of the block and thus the size of the home including the new addition will be within the scale of the existing neighborhood, as per the certified Venice Land Use Plan, the official guidance for conformance with the Coastal Act Chapter 3, and
- 4) with the changes noted above, the previously concerned neighbors support the project.

- G** **1057 Indiana Ave, East of Lincoln (not in coastal zone)**, R1-1VLD zone, General Plan Venice Community Plan Land Use designation: Low Residential  
ZI-2443: Interim Control Ordinance (ICO) for East Venice (applies to 15 Neighborhood Conservation Areas)  
ZA-2016-416-ZAA and ENV-2016-417-CE  
Compliance: n/a  
<http://www.VeniceNC.org/1057-Indiana-Ave/>  
City Hearing Took Place on June 2, 2016  
Project Description: Zoning Administrator's Adjustment (ZAA) to permit a rear yard of 5' in lieu of the 15' rear yard required.  
Applicant: Rachel Siegel, Rhoads Siegel Architects Inc., for Robert Mayes  
LUPC Staff: Mehrnoosh Mojallali  
Recommended by LUPC on 5-23-16 by a vote of 5-0-0 (MM/RD):  
**MOTION**: The VNC Board recommends approval of the Zoning Administrator Adjustment for the project as presented.

- H** **Sidewalk Requirement for Venice**  
Recommended by the Neighborhood Committee on 4-28-16 by a vote of 12-0-1 (JW/AG), and by LUPC on 5-31-16 by a vote of 8-0-0 (RD/GR):  
**MOTION**: 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





# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



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.

- I** **2003 Linden Ave, Milwood Subarea**, R2-1 zone, General Plan Land Use Plan designation:  
Multiple-Family Residential Low Medium I  
ZI-2454: SurveyLA - 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 (VCZSP Project Permit Compliance), & Mello Act Compliance  
Determination for demolition of existing single-family dwelling & detached garage, and 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 & Maury Ruano  
Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (GR/RA):  
**MOTION:** The VNC Board recommends denial of the project as presented as it is not compatible in scale and character with the existing neighborhood, and as for zoning purposes the walk street frontage must be used as the address, and including compliance with the VCZSP Walk Street standards, which includes a height limit of 28'.
- J** **20 Sunset Ave, North Venice Subarea**, RD1.5-1 zone, General Plan Land Use Plan designation:  
Multiple-Family Residential Low Medium II  
Dual Permit Jurisdiction Coastal Zone  
ZI-2455: SurveyLA - 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](http://www.VeniceNC.org/20-Sunset-Ave/)  
City Hearing took place on June 20, 2016  
Project Description: CDP & SPP (VCZSP Project Permit Compliance) for a remodel & 1,115 sq ft 2nd 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 Project Permit 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, on a 3,600 sq ft lot  
Applicant: John Stein, Owner  
LUPC Staff: Gabriel Ruspini  
Recommended by LUPC on 6-6-16 by a vote of 5-0-0 (GR/MR):  
**MOTION:** The VNC Board recommends approval of the project as presented excluding the SPPA (VCZSP Project Permit Adjustment), and including compliance with the VCZSP Walk Street standards and the associated height limit of 28'.



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



- 16. Old Business** *[Discussion and possible action]* (9:38PM -- 0 minutes)
- 17. LUPC (9:38PM – 80 minutes)** Robin Rudisill on behalf of LUPC, (Chair-lupc@VeniceNC.org) *[Discussion and possible action]*
- A** **Presentation: 201 Ocean Front Walk (“Israel Levin Center”)**, update on exterior finish design, Dana Sayles, Three6IXTY (informational only, there will be no Public Comment or voting)
- B** **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 took place on June 1, 2016  
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 17.53-J, 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  
Recommended by LUPC on 5-31-16 by a vote of 5-0-3 (MR/RD):  
**MOTION:** The VNC Board recommends 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.
- C** **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



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



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

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

- D** **52-54 Windward Ave (“Townhouse Cocktails, LLC”), North Venice Subarea, C2-1-CA zone,**  
General Plan Land Use Plan designation: Commercial Artcraft  
ZA-2009-2124-CDP-CUB-CUX-ZV-SPP-PA2 and ENV-2016-1645-CE  
<http://www.VeniceNC.org/52-54-Windward-Ave/>

City Hearing took place on June 13, 2016

Project Description: Plan Approval (PA) pursuant to LAMC section 12.24-M, as required by condition no. 36 of the original CUB determination, to review the effectiveness and compliance of the conditions of the previous CUB/PA and to allow for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 5,894 sq ft bar/lounge (2,659 sq ft ground level bar & 3,235 sq ft basement bar with a 451 sq ft dance floor) featuring a disc jockey on the first floor, live entertainment and dancing in the basement, and use of a pool table; and modification of condition no. 7 of the original CUB determination to allow a decrease of patron seating from 74 to 66 seats for the ground level bar and 71 to 56 seats for the basement level bar; and proposed hours of operation for the ground floor of 11 am to 2 am daily and for the basement of 6 pm to 2 am daily.

Applicant: Elizabeth Peterson Group, Inc.

LUPC Staff: Robert Aronson, Vice Chair

Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (RA/RD):

**MOTION:** The VNC Board recommends approval of the project as presented, in perpetuity, without any further Plan Approvals, as they have been a bar for 100 years.

- E** **1704-1708 Lincoln Blvd (“The Lincoln Grocery”), East of Lincoln (not in coastal zone),**  
[Q]C2-1-CDO zone, General Plan Venice Community Plan Land Use designation: General Commercial  
ZI-2443: Interim Control Ordinance (ICO) for East Venice (applies to 15 Neighborhood Conservation Areas)  
ZA-2016-1265-CUB and ENV-2016-1266-EAF  
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 Monday June 27, 2016, 10:30 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave

Project Description: CUB for sale of beer & wine for on-site & off-site consumption, in conjunction with a change of use for the 1st floor of 2-story building from retail use to restaurant use of 499 interior sq ft with 20 seats and a 615 sq ft exterior patio with 36 seats, with hours of operation from 7 am to 11 pm daily, office use of 57 sq ft & retail use for a 671 sq ft market

Applicant: Gary Benjamin, Elizabeth Peterson Group, Inc.

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



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (RA/RD):

**MOTION:** The VNC recommends approval of the CUB & of the change of use of the existing 1,200 sq ft of 1st floor retail space to 499 sq ft for interior restaurant use, 615 sq ft for exterior patio restaurant use, 57 sq ft for office use, and 671 sq ft for market (retail) use, based on the following conditions:

- 1) The rear exterior patio area will be opened no earlier than 8 am and closed and vacated by 9 pm
- 2) The following parking spaces shall be available for customer use only: 2 on-site car parking spaces, one of which is a handicapped space, 8 off-site car parking spaces, effectuated with long-term leases, for a total of 10 car parking spaces (number is after any reduction there may be for bike parking spaces); if at any time such long-term leases for off-site car parking spaces are not in effect, alcohol shall not be served until the leases are in effect
- 3) Transportation Demand Management (TDM) program, including off-site (outside of the neighborhood) parking for employees
- 4) Plan Approval 1 year after the restaurant starts serving alcohol (estimated to be Q3 2017)
- 5) A copy of the currently in effect Certificate of Occupancy for the building to be provided to the LUPC Vice Chair prior to the upcoming VNC Board meeting

**F** 15 Rose Ave, North Venice Subarea, R3-1, General Plan Land Use Plan designation:

Multiple-Family Residential Medium

Dual Permit Jurisdiction Coastal Zone

ZI-2455: SurveyLA - North Venice Walk Streets Historic District

DIR-2016-986-VSO and CDP amendment (?)

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

City Hearing Not Yet Scheduled

Project Description: VSO (exemption processing procedure for VCZSP Project Permit Compliance) to install an ADA compliant bathroom for use by guests of "light housekeeping rooms," upgrade to common shower room for existing "light housekeeping rooms," and amendment of the Certificate of Occupancy (C of O) for reduction of the number of "light housekeeping rooms" from 14 to 12. There will be no changes to the C of O related to the existing 11 apartments.

Applicant: Laurette Healey, Principal, City Land Use

LUPC Staff: Robert Aronson, Vice Chair

Recommended by LUPC on 6-6-16 by a vote of 5-0-0 (RA/RD):

**MOTION:** The VNC Board recommends that the item be postponed and that more information on the legality of the current use be obtained.

**18. New Business (10:58PM – 0 minutes)**

*[Discussion and possible action]*

**19. Board Member Comments on subject matters within the VNC jurisdiction (10:58PM - 5 minutes)**



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



## 20. Adjourn (approx. 11:08PM)

### List of Venice Neighborhood Council Committees & Chairs – Volunteers Welcome

|                       |                  |                      |                                |
|-----------------------|------------------|----------------------|--------------------------------|
| Administrative        | Ira Koslow       | Communications       |                                |
| Arts                  |                  | Discussion Forum     |                                |
| Budget & Finance      | Hugh Harrison    | Business             |                                |
| Neighborhood          | George Francisco | Mass/Scale/Character |                                |
| Outreach              | Matt Kline       | Public Safety        |                                |
| Land Use and Planning | Matthew Royce    | Santa Monica Airport |                                |
| Education             |                  | 2015/2016 Election   | Elizabeth Wright, Ivan Spiegel |
| Rules & Selections    |                  |                      |                                |
| Ocean Front Walk      |                  |                      |                                |

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

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the committee members in advance of a meeting may be viewed at Beyond Baroque, 681 Venice Blvd; Venice Public Library, 501 S. Venice Blvd; at our website at the following link: [www.venicenc.org](http://www.venicenc.org); or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact [communications@venicenc.org](mailto:communications@venicenc.org).