



# 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: TUESDAY January 5, 2016** **TIME: 6:30 - 10:30 pm**

## Venice Foursquare Church

1400 Riviera Ave

(OK to park at post office across the street)

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 for November 30, 2015 and December 7, 2015 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. LADBS Update on new ordinance, policies and changes for new construction and remodels; explanation of retrofitting plan, requested by Yolanda Gonzalez

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

8. Update from Short-Term Rentals Education & Awareness Task Force, Dr. Judy Goldman

9. **7:00 pm** Baseline Mansionization Ordinance, Todd Darling  
<http://www.VeniceNC.org/Baseline-Mansionization-Ordinance-Recommendations/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

The LUPC recommends that the VNC Board support Councilmember Koretz's Council Motion CF 14-0656 regarding

out-of-scale development, and that the final Baseline Mansionization Ordinance (BMO) should exclude loopholes proposed by the City Planning Department (DCP), including but not limited to exemptions for patios, breezeways, and balconies, with either regular roof or a lattice roof, the 10% Zoning Administrator "Adjustment," and the 20% by-right "proportional stories" bonus (however, if such a bonus is retained in any form, similar to all other "discretionary" decisions that increase the size of a project, DCP should review applications for this bonus through a properly noticed public hearing process, followed by an appealable determination).

10. Motion Regarding "Venice Sign Offs" (VSOs), Todd Darling

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

1. Whereas "Venice Sign Offs" (VSOs), now done solely by the Los Angeles Department of City Planning (DCP), have the effect of shielding proposed housing projects in Venice from the appropriate and legally mandated public scrutiny;
2. Whereas VSOs are done by one planner, who has stated that he does not take into consideration questions of "mass, scale and character" even though "mass, scale and character" 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;
3. Whereas VSOs allow 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;
4. 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;
5. Whereas 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;
6. Whereas VSOs expedite development of projects without public input and therefore endanger the integrity and character of our Special Coastal Community, and our population's diversity, and these VSOs could therefore prejudice our legally mandated "Local Coastal Plan" before it is even written;
7. 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;
8. 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 DCP and the VSO Administrator avoids a public and transparent process;
9. 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;
10. Whereas VSOs allow the City's Affordable Housing law analysis to be considered separately from and prior to other aspects of proposed developments, and effectively "piece-meal" the planning and permit process, which is illegal in California, and does not serve the community interests of Venice;
11. Whereas VSOs authorize Coastal Exemptions, they usurp the authority as well as the spirit of the California Coastal Act and the Coastal Commission and are not in the best interests of Venice; and
12. Whereas cumulatively VSOs violate the rights and equal protection due Venice residents and other landowners.

THEREFORE Be it Resolved that:

The LUPC recommends that the VNC Board shall:

1. Demand that the City of Los Angeles permanently cease issuing "Venice Sign Offs" (VSOs) effective immediately, 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, Kevin Jones and the DCP to demand the immediate termination of "Venice Sign Offs" (VSOs) as they illegally act to "piece-meal" the planning process, violate local and state housing law, and damage the character of our protected Special Coastal Community of Venice; and
3. Demand that the DCP shall swiftly notify the Venice LUPC and the general public in Venice when any proposed project may potentially impact affordable housing issues, or "Mass, Scale and Character".

11. **7:30 pm** Conditional Use Beverage (CUB) Permits for Alcohol, from WRAC

*Authority of City Zoning Administrators to Impose Conditions of Approval to Mitigate Potential Land Use Impacts Arising from the Sale or Service of Alcoholic Beverages That Are Adverse to Public Health, Safety and Welfare*

For Additional Reading and for Summary of the Differences Between the New WRAC Motion below and the similar Motion Previously Approved by LUPC on October 5, 2015:

<http://www.VeniceNC.org/WRAC-CUB-Permits/>

PUBLIC COMMENT

**FOR POSSIBLE ACTION: Motion**

1. Whereas, the City of Los Angeles has imposed land use conditions in Conditional Use Beverage (CUB) permits for decades to protect public health, safety and welfare by mitigating potential impacts due to the sale or service of alcohol, as recommended by the LAPD, Council Offices, neighborhood councils, community councils, and local residents; and
2. Whereas, the Department of City Planning suddenly reversed this decades-long practice in 2012, on the advice of the City Attorney's Office, with no public notice, no public process, no public hearings, and no direction from the City Council, which is charged with policy-making authority; and
3. Whereas, Zoning Administrators now unilaterally and without notice use the Plan Approval Process to remove previously-imposed conditions designed to avoid or mitigate actual or potential land use impacts adverse to public health, safety and welfare; and
4. Whereas, municipalities throughout the state of California have and continue to impose land use conditions to mitigate adverse impacts that may otherwise arise from the sale or service of alcohol, including the cities of Santa Monica, West Hollywood, Palmdale, Lancaster, Huntington Park, Montebello, Orange, San Bernardino, Pinole, Ventura, San Buenaventura, Santa Cruz, Hayward, Walnut Creek, Watsonville, and the County of Los Angeles, among others; and
5. Whereas, the City's current practice undermines the ability of the City and local communities to protect against potential land use impacts that are adverse to public health, safety and welfare, including but not limited to potential nuisances, by restricting the imposition of conditions on, among other things, hours of sale of alcohol, happy hours, container sizes, types of alcohol sold, and other similar rules and regulations, despite the efficacy of such conditions in avoiding or mitigating potential adverse impacts arising from the sale or service of alcohol; and
6. Whereas, California courts have repeatedly affirmed that municipalities have broad police powers to impose land use conditions that protect against potentially adverse impacts on public health, safety and welfare arising from the sale or service of alcohol; and
7. Whereas, the California Department of Alcoholic Beverage Control (ABC) has not advised the City that the imposition of such land use conditions interferes with ABC's enforcement of State law; and
8. Whereas, implementation of this new policy not only impairs the ability of the LAPD, Council Offices, and communities to protect public health, safety and welfare, but also interferes with the ability of CUB applicants to garner support for their projects by negotiating for the imposition of mutually agreed-upon conditions, as had been done for decades before the current practice was imposed, which forces communities to oppose projects they could otherwise support with proper conditions:

Now Therefore Be it Resolved, The LUPC recommends that the VNC Board call upon the City Council to adopt a policy to:

1. Authorize the imposition of land use conditions that protect public health, safety and welfare by mitigating potential adverse impacts from the sale or service of alcohol, consistent with the practice of other jurisdictions statewide as well as the City's decades-long practice prior to 2012;
2. Maintain and enforce previously-imposed CUB conditions on the sale or service of alcohol; and
3. Prohibit the removal of previously-imposed conditions outside the public processes mandated under the City Charter and Zoning Code.

**12. ACTIVE CASES FOR REVIEW:**

- a. **7:45 pm HEARING OF CASES FOR REVIEW OF QUALIFICATION FOR COASTAL EXEMPTION PROCESSING, PUBLIC COMMENT & MOTION**, Robin Rudisill, Chair:

**I. 2405 Boone Ave**, Southeast Venice Subarea, R1-1 zone, General Plan Land Use Plan designation: Single-Family Residential Low

DIR-2015-3857-CEX and DIR-2015-2921-VSO

<http://www.VeniceNC.org/2405-Boone-Ave/>

**Project Description:** 1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup> floor addition to existing SFD with existing attached garage. Project will result in 2,714 sq ft of addition.

Applicant: Liz Jun, The Code Solution

**II. 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  
DIR-2015-2598-VSO and ZA-2015-2600-CEX

<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 – a “piece-meal” approach. Area Planning Commission upheld the appeal of the related CDP/denied the project

Applicant: Scott Friedman & Wil Nieves, for Escrilla Holdings

**III. 635-637 San Juan Ave** (3 units); Oakwood Subarea, RD1.5 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II – 3 units have been deemed Affordable by HCID; Applicant now changing to Coastal Exemption but Mello affordable unit designation is still applicable; Per Applicant, no longer doing condos

ZA-2014-2514-CDP and ENV-2014-2515-CE or DIR-2015-3140-VSO with DIR-2015-3993-CEX

VCZSP Compliance: VSO

<http://www.VeniceNC.org/635-San-Juan-Ave/>

City hearing for cdp case took place on december 18, 2014 (n/a for new case)

Project Description: Demo 3 apartment units & replace with 3 condo units, REVISED TO COASTAL EXEMPTION AND NO MELLO DETERMINATION

Applicant: Liz Jun, The Code Solution

**IV. 1317 Cabrillo Ave**, North Venice Subarea, RD1.5-1-O zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

DIR-2015-2856-VSO and DIR-2015-3491-CEX

<http://www.VeniceNC.org/1317-Cabrillo-Ave/>

Project Description: Add 21'9" x 11'6" to connect 2 1-story SFD's to create 3-story duplex. Add 22' x 60' 2nd floor including 3 bedrooms and 3 bathrooms. See comments (??)

Applicant: Mauricio Suarez for Kim Gordon

b. **8:15 pm** REVIEW/HEARING OF ACTIVE CASES:

OAKWOOD & MILWOOD SUBAREA

**I. 338 Indiana Ave**, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use designation: Multiple-Family Residential Low Medium II

ZA-2015-1389-CDP and ENV-2015-1390-CE and DIR-2012-1705-VSO-MEL

VCZSP Compliance: VSO

City Hearing took place on December 10, 2015

<http://www.VeniceNC.org/338-Indiana-Ave/>

Project Description: construction of a 30' tall duplex sited on a 5,282 sq ft vacant lot, building permit approved for demo in December 2014, application for CDP filed in February 2015

Applicant: Jason Berk, for Aubrey Balkind

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**II. 628 California Ave**, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use designation: Multiple-Family Residential Low Medium II

DIR-2015-3344-CDP-MEL and ZA-2015-3345-ZAA and ENV-2015-3346-CE; and DIR-2015-2833-VSO

VCZSP Compliance: VSO

City Hearing Monday January 5, 2016, 1:00 pm, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave

<http://www.VeniceNC.org/628-California-Ave/>

**Project Description:** demo of existing 435 sq ft 2-car garage, for construction of a 2nd dwelling unit over a new 3-car garage, for a total of 1,411 sq ft. The new dwelling unit and garage will be housed behind an existing single-family residence, to the rear of the site; a Mello Act Determination; and a Zoning Administrator's Adjustment to allow a 2' wide passageway from the entrance of a dwelling unit to the street in lieu of the minimum 10' required, in conjunction with the construction of a 2nd dwelling unit over a new detached garage.

**Applicant:** Mendy Tuhtan, Design House, for Mick & Valorie Ebeling

**LUPC Staff:** Mark Kleiman

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**III. 934 Amoroso Pl**, 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

**ZA-2015-4600-ZAA – filed December 18, 2015**

DIR-2015-2907-CDP-SPP and ENV-2015-2906-CE

**VCZSP Compliance:** SPP

<http://www.VeniceNC.org/934-Amoroso-Ave/>

**City Hearing Not Yet Scheduled**

**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. **NOTE: ADDITION OF ZAA CASE; NOT CLEAR AS TO INTENT AS PROJECT DESCRIPTION IS THE SAME AS FOR THE CDP-SPP.**

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

**LUPC Staff:** Gabriel Ruspini

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**IV. 938 Amoroso Pl**, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I

ZA-2014-4641-ZAA-SPP (NOTE: is this also a CDP and MEL?) and ENV-2014-4642-CE

**VCZSP Compliance:** SPP

<http://www.VeniceNC.org/938-Amoroso-Ave/>

**City Hearing Thursday January 21, 2016, 9:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

**Project Description:** WALK STREET – Zoning Administrator's Adjustment to permit a rear yard varying between 1' & 5' in lieu of the 15' required rear yard setback; & a SPP for the project (BUT THEN NEED A CDP AND ALSO A MEL)

**Applicant:** Ray Kappe, for Nathan Court

**LUPC Staff:** Gabriel Ruspini

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**V. CONTINUED** 549 Westminster Ave, Oakwood Subarea, RD1.5, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, Continued from July 28, 2015 meeting

ZA-2015-607-CDP-ZAA-SPP-MEL and ENV-2015-608-EAF and DIR-2015-4244-VSO (filed November 19, 2015, not clear why) and ZA-2015-812-CEX (for a 6' block wall)

**VCZSP Compliance:** SPP

<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



**PUBLIC COMMENT**  
**FOR POSSIBLE ACTION: Motion**

**NORTH VENICE SUBAREA**

**VI. CONTINUED:** 417 Ocean Front Walk, North Venice Subarea, R3-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Medium, Dual Permit Jurisdiction Coastal Zone ZA-2015-629-CDP-ZV-ZAA-SPP-MEL and ENV-2015-630-EAF  
**VCZSP Compliance:** SPP

<http://www.VeniceNC.org/417-Ocean-Front-Walk/>

**City Hearing Not Yet Scheduled**

**Project Description:** conversion/change of use from 32-unit apartment building to 32-unit transient residential occupancy structure, including Mello Act Determination, Zone Variance to allow use in the R3 zone and to waive requirement to provide a Loading Zone on same lot, Zoning Administrator's Adjustment to maintain existing non-conforming zero foot front yard & 3.5 foot side yard setbacks

**Applicant:** Carl Lambert, Venice Suites, LLC

**LUPC Staff:** Kathleen Rawson & Mark Kleiman

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION: Motion**

**VII. CANCELLED** 310-312 Venice Way, North Venice Subarea, RD1.5-1-O, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II ZA-2015-1963-ZAD and ENV-2015-1965-CE

**VCZSP Compliance:** none

<http://www.VeniceNC.org/310-312-Venice-Way/>

**City Hearing took place on December 17, 2015**

**Project Description:** Zoning Administrator's Determination pursuant to LAMC Section 12.24-X, 27 to permit the continued operation of a 4,134 sq ft office building in the RD1.5-1-O zone, otherwise not permitted by LAMC Section 12.23-B, 2

**Applicant:** Steve Catalano for Laura Alice & Peter Scaturro

**LUPC Staff:** Robin Rudisill, Chair

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION: Motion**

**VIII. 126 Thornton Place,** North Venice Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II ZA-2015-0859-CDP-MEL and ENV-2015-850-CE

**VCZSP Compliance:** none

<http://www.VeniceNC.org/126-Thornton-Place/>

**City Hearing Thursday January 7, 2016, 11:30 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

**Project Description:** proposed construction of a 3,210 sq ft, 3-story/35' high with RAS Single-Family Dwelling on a vacant 2,855 sq ft lot (Thornton Place is not a Walk Street); and Mello Act Determination

**Applicant:** Mashsa Tajbakhsh, for Thornton PL 126, LLC

**LUPC Staff:** Kathleen Rawson

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION: Motion**

**IX. 415 Venice Way,** North Venice Subarea, RD1.5-1-O zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II ZA-2015-2692-CDP-ZAA-SPP-SPPA-MEL and ENV-2015-2693-CE

**VCZSP Compliance:** SPP

<http://www.VeniceNC.org/415-Venice-Way/>

**City Hearing Thursday January 7, 2016, 3:30 pm, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

**Project Description:** demo of existing SFD & construction of a new SFD, Zoning Administrator's Adjustment to allow a front yard of 12'-6" and a side yard of 3', in lieu of the 15' front yard and 4' side yard required, a VCZSP compliance permit (SPP), and a Mello Determination.

Applicant: Andrea Schoening for Edward Schumacher

LUPC Staff: Gabriel Ruspini & Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**X. 1206 Cabrillo Ave**, North Venice Subarea, RD1.5 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

ZA-2015-1127-CDP-ZAA-SPPA-SPP-MEL and ENV-2015-1128-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/1206-Cabrillo-Ave/>

**City Hearing Thursday January 7, 2016, 9:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

Project Description: a CDP and a SPP demo of detached garage & construction of 2nd dwelling unit over a new detached garage on a 2,700 sq ft lot, Zoning Administrator's Adjustment to allow a 2.8' passageway in lieu of the 10' passageway as required by Section 12.21.C,2(b); Specific Plan Adjustment to permit a lot area of 2,925 for 2 units in lieu of the required 3,000 sq ft of lot area required by the VCZSP; and a Mello Determination.

Applicant: Austin Peters, for Baker Family Revocable Trust

LUPC Staff: Mark Kleiman & Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

## SOUTHEAST VENICE

**XI. CONTINUED** 658 Venice Blvd ("Extra Space Storage" repairs of fire damage and expansion), Southeast Venice Subarea, M1-1-O zone, General Plan Land Use Plan designation: Limited Industrial, CONTINUED FROM JULY 7, 2015 MEETING

AMENDMENT to Current CDP and 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: Expansion of the facility's 2nd floor area, and the addition of parking spaces. While the zoning allows for an area of 91,998 sq ft, the 1996 project approval and CDP provide for a maximum of 85,000 sq ft. The facility was eventually built out to a little under 80,000 sq ft, though parking was included for the full 85,000 sq ft. Extra Space now proposes adding area that will reach the maximum allowed by right. Parking spaces will be added as required by the VCZSP. Because the area will exceed that allowed under the CDP, the CDP must be amended. No further action will be required as the facility will remain in compliance with all of the other conditions set forth in the CDP and project plans.

Applicant: James Goodman, AIA

LUPC Staff: Robert Aronson

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

## EAST OF LINCOLN

**XII. 1044 Palms Blvd**, R1-1VLD zone, Venice Planning Area (outside of the Coastal Zone)

ZA-2015-2752-ZAA and ENV-2015-2753-CE

<http://www.VeniceNC.org/1044-Palms-Blvd/>

**City Hearing Thursday January 14, 2016, 9:30 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

Project Description: Zoning Administrator's Adjustment to permit a 4'-1" side yard and a rear yard of 5' in lieu of a 5' side yard & 15' rear yard required, both in conjunction with the conversion/addition to a SFD

Applicant: Ann Barry Campion

LUPC Staff: Maury Ruano and Todd Darling

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

c. ACTIVE CASES NOT BEING HEARD:i. ACTIVE CASES PENDING LUPC HEARING/REVIEW:

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

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

230 San Juan Ave, Oakwood Subarea, RD1.5-1-O zone, General Plan Land Use designation: Multiple-Family Residential Low Medium II

ZA-2015-1261-ZAA and ENV-2015-1262-CE

VCZSP Compliance: none

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

<http://www.VeniceNC.org/230-San-Juan-Ave/>

Project Description: Zoning Administrator's Adjustment to permit 1) a front yard of 5' in lieu of the 15' front yard required, 2) a 3'-6" westerly side yard & a 2'-4" easterly side yard in lieu of the 4' side yard required, & 3) a rear yard varying from 0' to 8' in lieu of the 15' rear yard required, all in conjunction with the proposed 1,159 sq ft addition to an existing 1,056 sq ft SFD & new 310 sq ft attached garage, on a 1,344 sq ft lot, resulting in a max height of 35'

Applicant: Brian Silveira, for Shrigley Holdings, Inc.

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

ii. ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:

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

13. 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
  
14. 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. 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 potential 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, 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
  
15. **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).