



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

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 May 23, 2016

TIME: 6:45 – 10:45 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

AGENDA:

1. Call to Order

2. 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			

3. Approval of Minutes – the Minutes for the May 2, 2016 meeting were approved by a vote of 5-0-0 (RD/MM)
<http://www.venicenc.org/committees/lupc/>

4. Approval of Agenda

5. Conflicts of Interest & Items of Special Interest from LUPC Members--All LUPC members

- a. LUPC members to declare any conflicts of interest relating to items on this meeting's agenda
- b. LUPC members to share any items of special interest

6. Informational presentations (there will be no Public Comment or voting):

- a. 201 Ocean Front Walk ("Israel Levin Center"), update on exterior finish design, Dana Sayles, Three6IXTY
- b. 1033 Abbot Kinney Blvd ("Venice Place" fka Abbot Kinney Hotel), Dana Syles, Three6IXTY, & David Hertz, FAIA, Studio of Environmental Architecture, ZA-2012-3354-CUB-CU-CDP-SPR-SPP-MEL and ENV-2012-3355-MND

7. PUBLIC COMMENT on non-agenized items related to Land Use and Planning only.
(including up to 8 min. for announcement from Fiore Designs, Nicole Renna, of AK Street Fair)

8. Update on City Council's April 15, 2016 draft Short-Term Rentals Ordinance, Short-Term Rentals Education & Awareness Task Force, Dr. Judy Goldman
<http://www.VeniceNC.org/draft-short-term-rentals-ordinance/>

9. Hearing on Construction Issues/Communications With Neighbors at 1227 Preston Way, Robin Rudisill, Chair

10. Local Coastal Program, Robin Rudisill, Chair

11. ACTIVE CASES FOR REVIEW:

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

REVIEW FOR POSSIBLE VNC DE MINIMIS PROJECT CATEGORIZATION:

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

DIR-2016-583-CDP and ENV-2016-584-CE

VCZSP Compliance: DIR-2015-4585-VSO

CityHearing Not Yet Scheduled

Project Description: CDP for a 542 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):

The LUPC recommends that the VNC Board recommend approval of the project as a VNC De Minimis Project.

REVIEW FOR POSSIBLE UNPERMITTED DEVELOPMENT, **withdrawn/error**

906 Milwood Ave, Oakwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I

No planning case or building permit found for demolition

It was a 1924, 564 sq ft SFD, on a 4,376 sq ft lot, no recent sales

Concerned Neighbor noted significant demolition occurring and no permit was posted

b. REVIEW/HEARING OF ACTIVE CASES:

I. 1704-1708 Lincoln Blvd ("The Lincoln Grocery"), East of Lincoln, [Q]C2-1-CDO zone

ZA-2016-1265-CUB and ENV-2016-1266-EAF, **Continued from May 2, 2016, CONTINUED to next meeting**

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 Not Yet Scheduled

Project Description: CUB for sale of beer & wine for on-site & off-site consumption, in conjunction with a change of use from Retail (1st floor retail in 2-story single dwelling) to Restaurant, Retail & Office; Restaurant to have 499 interior sq ft with 20 interior seats, 615 exterior/patio sq ft with 36 seats, 670 sq ft market, & 57 sq ft office, with hours of operation from 7 am to 11 pm daily.

Applicant: Gary Benjamin, Elizabeth Peterson Group, Inc.

LUPC Staff: Robin Rudisill, Chair

II. 632 Brooks Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, Continued from May 2, 2016

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

PUBLIC COMMENT

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

MOTION: The LUPC recommends that the VNC Board *recommend approval of the project* as presented, conditioned on the 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)

III. 2003 Linden Ave, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I, **Continued from May 2, 2016, CONTINUED to next meeting**

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, & Mello Act Compliance Determination for demolition of existing single-family dwelling & detached garage, 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

IV. 519-521 Boccaccio Ave, Southwest Venice Subarea, M1-1 zone, General Plan Land Use Plan designation: Limited Industry, **Continued from May 2, 2016, CONTINUED to next meeting**

ZA-2014-3182-CDP-SPP-MEL and ENV-2014-3183-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/519-521-Boccaccio-Ave/>

CITY HEARING took place on May 19, 2016

Project Description: CDP, SPP, & Mello Act Compliance Determination for demolition of an existing duplex & construction of a 2-story, 29.5' high, 3,850 sq ft industrial building, with 11 car parking spaces (tandem, using parking lifts) & 12 bike parking spaces, on a 5,000 sq ft lot

Applicant: Allen Concepcion, Planning Associates, Inc.

LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill, Chair

V. 2100-2106 Narcisus Court, Southwest Venice Subarea, M1-1 zone, General Plan Land Use Plan designation: Limited Industry, **Continued from May 2, 2016, CONTINUED to next meeting**

ZA-2014-3186-CDP-SPP-MEL and ENV-2014-3187-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/2100-2106-Narcisus-Court/>

CITY HEARING took place on May 19, 2016

Project Description: CDP, SPP & Mello Act Compliance Determination for demolition of an existing single-family dwelling & construction of a 3,491 sq ft industrial building (as modified on the back side based on neighbor's request), with 11 car parking spaces (tandem, using parking lifts) & 8 bike parking spaces, on a 5,405 sq ft lot

Applicant: Allen Concepcion, Planning Associates, Inc.

LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill, Chair

VI. 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 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 Rehtz, Daniela Rechtszajd, Architect, for Pam & Joe Wirht

LUPC Staff: Robin Rudisill, Chair & Gabriel Ruspini
PUBLIC COMMENT

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

MOTION: The LUPC recommends that the VNC Board *recommend 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.

VII. 115 Park Place, North Venice Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, CONTINUED to next meeting

North Venice Walk Streets Historic District

DIR-2015-2974-CDP-SPP-MEL and ENV-2015-2975-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/115-Park-Place/>

City Hearing Not Yet Scheduled

Project Description: WALK STREET--CDP, SPP (VCZSP Project Compliance Permit), and Mello Act Compliance Determination for the demolition of 2 existing uninhabited residential units, & construction of a new 3,487 sq ft single-family dwelling on a 2,250 sq ft lot

Applicant: Sherwin Aryeh, Lion Walnut 26 LLC, for Michael Young, Breakform Design

LUPC Staff: Robin Rudisill, Chair

VIII. 1057 Indiana Ave, East of Lincoln (not in coastal zone), R1-1VLD zone, General 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 Thursday June 2, 2016, 10:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

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

PUBLIC COMMENT

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

MOTION: The LUPC recommends that the VNC Board *recommend approval of the Zoning Administrator Adjustment for the project as presented*.

IX. 20 Sunset Ave, North Venice Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, Continued to June 6, 2016 LUPC meeting

Dual Permit Jurisdiction Coastal Zone

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>

CITY HEARING Thursday June 20, 2016, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: CDP & SPP (VCZSP Project Compliance Permit) for a remodel & 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 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
Applicant: John Stein
LUPC Staff: Gabriel Ruspini

c. **ACTIVE CASES NOT BEING HEARD AT THIS MEETING:**

i. **ACTIVE CASES PENDING LUPC HEARING/REVIEW:**

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

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-Place/>
 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 1st floor addition of 169 sq ft, new 2nd 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

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, 2nd 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

15 Westwind, Marina Peninsula Subarea, R3-1 zone, General Plan Land Use Plan designation: ???
 DUAL PERMIT JURISDICTION COASTAL ZONE
 ZA-2013-3923-CDP-SPPA and ENV-ENC-2013-3294-CE
 VCZSP Compliance: none
<http://www.VeniceNC.org/15-Westwind-Ave/>
 City Hearing Took Place on March 31, 2016
 Applicant: Gigi Goyette, Aloha Expediting
 LUPC Staff: Robin Rudisill, Chair

1900 Penmar, East of Lincoln (not in coastal zone), [Q]RD3-1XL zone
 Project Description: Small-Lot Subdivision of an existing 11,408.5 sq ft lot into 3 small lots to yield 2,461 sq ft each. Each lot to contain one 3-story SFD: 3,473.70 sq ft, 3,291.70 sq ft and 3,153.15 sq ft. Six parking spaces provided, 2 spaces per dwelling.
 City Hearing Not Yet Scheduled
 Applicant: Antonios Simos, The Code Solutions
 LUPC Staff: Maury Ruano

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 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

12. 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

13. Chair Updates & Outstanding Issues

- a. Building & Safety inspection concerns and 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")
- b. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- c. Mello Act Determinations – status and ongoing changes to process, pending corrections to HCID procedures

- d. VNC De Minimis Project— do more, refine definition, incl no significant curr or cumulative effect, clarify in Bylaws
 - e. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
 - f. Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation— City Council Motion for Small-Lot Subdivisions on July 1, 2015
 - g. LUPC/Board offsite recommendations
 - h. 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
 - i. Review of City Planning Mello Act Checklist Errors/Impact on Decisions, including current cases 811-815 & 417 OFW
 - j. 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
14. Adjournment— Meeting adjourned at approximately 10 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