



# 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: MONDAY May 2, 2016**

**TIME: 7:00 – 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			Mehrnoosh Mojallali		
Robert Aronson, Vice Chair			Kathleen Rawson		
Ramsey Daham			Maury Ruano		
Todd Darling			Gabriel Ruspini		
Mark Kleiman					

**3. Approval of Minutes – see draft minutes for February 29, 2016, March 28, 2016 & April 25, 2016 at:**

<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. Sidewalk Requirement for Venice, Marc Saltzberg on behalf of Neighborhood Committee**

The Neighborhood Committee of the Venice Neighborhood Council passed the following Motion at its meeting of April 28, 2016, by a vote of 9-0-1:

Resolved, the VNC Neighborhood Committee recommends that the VNC Board shall establish the following policy: New residential development as well as major remodels shall preserve existing public sidewalks and shall make provisions for including a public sidewalk at a later date (through appropriate setbacks and dedications) should a public sidewalk be installed where none is present at the time of construction.

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION: Motion**

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

**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/>

## Review of Neighborhood Council Motion re. draft Short-Term Rentals Ordinance

PUBLIC COMMENTFOR POSSIBLE ACTION: Motion

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:

**I.** 917 Victoria Ave, Milwood Subarea, R2-1 zone, DIR-2015-2706-VSO and DIR-2016-1489-CEX; remodel of 1,070 sq ft 1923 single-family dwelling on a 4,005 sq ft lot, rear wall to be removed so that a new 3-story ground floor addition may be attached; 30' tall with varied roof. Existing roof to be replaced with new green roof. 69% of exterior walls to remain, with 3 parking spaces, all accessed from alley--2 in attached garage & 1 uncovered; Applicant: Juan Bale, Breakform Design

<http://www.VeniceNC.org/917-Victoria-Ave/>

**II.** 28 Ozone Ave, North Venice Subarea, RD1.5-1 zone (single permit jurisdiction coastal zone), North Venice Walk Streets Historic District, DIR-2015-3543-CDP and ENV-2015-3544-CE; CDP to add a new 740 sq ft garage on 1st floor of existing SFD & a 674 sq ft 2-bedroom apartment on 2nd floor, with a 500 sq ft roof deck (no RAS), 28' to top of roof deck guardrails. Areas, height & footprint to remain the same per approved DIR-2013-1308-SPP. No change to 2nd unit of duplex on property; Applicant: Mojdeh Memarzadeh, Design Cycles

<http://www.VeniceNC.org/28-Ozone-Ave/>

**III.** 1804 Lincoln Blvd, East of Lincoln, [Q]C2-1-CDO zone, DIR-2016-1211-CDO and ENV-2016-1212-CE; tenant improvement & façade improvement to a 2,441 sq ft professional building on a 2,770 sq ft lot (no change of use), new H.C. bathrooms (2), remove non-bearing partitions, window change out; 13.08 E Design Overlay Plan Approval, Applicant: Sean Knibb, Knibb Design

b. REVIEW/HEARING OF ACTIVE CASES:

**I. CONTINUED FROM PRIOR MEETING** 2814-2818 Grand Canal, Venice Canals Subarea, RW1-1-O zone, General Plan Land Use Plan designation: Single-Family Residential Low Medium I

Dual Permit Jurisdiction Coastal Zone

DIR-2016-0051-CDP-SPPA-SPP-MEL and ENV-2016-52-EAF

**NOTE: MODIFIED PLAN SUBMITTED ON APRIL 30, 2016 (included at link to VNC site, below), WHICH COMPLIES WITH THE 30' HEIGHT LIMIT; THUS, SPPA NO LONGER REQUIRED.**

VCZSP Compliance: SPP

<http://www.VeniceNC.org/2814-Grand-Canal/>

City Hearing Not Yet Scheduled

Project Description: CDP, SPP & Mello Act Compliance Determination for the demo of an existing 4-unit building (currently being used as a 3-unit building) & construction of new 3-story SFD on lot totaling 5,264 sq ft; & SPPA (Specific Plan Project Permit Adjustment) for a height of 32'-2 3/4" (varied roof), which is < 10% over the 30' height limit for the Canals Subarea. **REVISED to 30' (varied roof).**

Applicant: Zoran Pevec & Matt Goff, Archive Design Group

LUPC Staff: Maury Ruano

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

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

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 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

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**III.** 632 Brooks Ave, Oakwood Subarea, RD1.5-1 zone, Oakwood Planning District (SurveyLA), General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

Administrative CDP and Mello Act Compliance Determination

VCZSP Compliance: DIR-2015-1668-VSO

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

City Hearing Not Yet Scheduled

Project Description: Administrative Coastal Development Permit & Mello Act Compliance Determination 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, with a 24'-1" varied roofline (livable sq ft/excluding 4-car garage of 675 sq ft) on a 5,194 sq ft lot, with 5 parking spaces, 2 in attached garage & 3 uncovered

Applicant: Zoran Pavec & Matt Goff, for Oliver Damavandi

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**IV.** 2003 Linden Ave, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I

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 single-family dwelling with attached garage

Applicant: Me Morales, EME Partners, for Charles Forsyth

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**V.** 519-521 Boccaccio Ave, Southwest Venice Subarea, M1-1 zone, General Plan Land Use Plan designation:

Limited Industry

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

VCZSP Compliance: SPP

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

CITY HEARING Thursday May 19, 2016, 10:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave

Project Description: CDP, SPP, & Mello Act Compliance Determination for demolition of an existing duplex & construction of an industrial building sited on a 5,405 sq ft lot

Applicant: Allen Concepcion, Planning Associates, Inc.

LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**VI.** 2100-2106 Narcisus Court, Southwest Venice Subarea, M1-1 zone, General Plan Land Use Plan designation:

Limited Industry

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

VCZSP Compliance: SPP

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

CITY HEARING Thursday May 19, 2016, 9:30 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave

Project Description: CDP, SPP & Mello Act Compliance Determination for demolition of an existing single-family residence & construction of an industrial building sited on a 5,000 sq ft lot

Applicant: Allen Concepcion, Planning Associates, Inc.

LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

c. ACTIVE CASES NOT BEING HEARD:

i. ACTIVE CASES PENDING LUPC HEARING/REVIEW:

3128 Thatcher Ave, Oxford Triangle Subarea, R1-1 zone, General Plan Land Use Plan designation: Single-Family Residential Low

DIR-2015-4181-CDP-MEL and ENV-2015-4182-CE

VCZSP Compliance: DIR-2016-208-VSO

<http://www.VeniceNC.org/3128-Thatcher-Ave/>

City Hearing Scheduled for Monday March 21, 2016 was continued until further notice

Project Description: CDP & Mello Act Compliance Determination for demo of existing SFD and construction of a 2-story, 29.83' tall (varied roofline), new SFD with a detached 2-car garage (access from the alley) with a studio and ½ bath above (23.5' tall), and a 1-car carport, resulting in 2,850 sq ft house, 416 sq ft garage, & 416 sq ft studio above the garage, on a 106' x 40', 4,215 sq ft lot

Applicant: Miguel Luna, Avalon Construction Corp, for Michael Torrey

LUPC Staff: Robin Rudisill, Chair and Todd Darling

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

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 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

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

**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:** Kathleen Rawson & Mark Kleiman

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

**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

*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)*