



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 March 28, 2016

TIME: 7:00 – 10:30 pm

BEYOND BAROQUE

681 Venice Blvd

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 – see draft minutes for February 29, 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

i) LUPC members to declare any conflicts of interest relating to items on this meeting's agenda

ii) LUPC members to share any items of special interest

6. Report of Coastal Exemption Task Force, Todd Darling & Robin Rudisill, Chair

Coastal Exemption Appeals--Update

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

8. Motions from WRAC:

PUBLIC COMMENT

PROPOSED ACTION: Motion

A. Amending Small Lot Subdivision Ordinance to Comply with Underlying Zone

The Venice Neighborhood Council supports amending the Small Lot Subdivision Ordinance such that all SLS projects shall comply with the land's underlying zone [& Specific Plan?], including setbacks, and further amended to prohibit cantilevered construction over required open space, including driveways and required setbacks.

Recommended by LUPC on 3-28-16 by a vote of 4-2-1 (RA/MK):

MOTION: The LUPC recommends that the VNC Board support amending the Small Lot Subdivision (SLS) Ordinance such that all SLS projects shall comply with the land's underlying zone and Specific Plan, including a Finding of compatibility of Mass, Scale and Character of the immediately surrounding neighborhood and setbacks, and further amended to prohibit cantilevered construction over required open space, including driveways and required setbacks.

B. Enforcement of All Planning and Building Codes

Whereas: the Los Angeles City Attorney; the Los Angeles Department of Building and Safety; and the Los Angeles City Council continue to selectively enforce existing zoning ordinances to the detriment of our stakeholders' quality of life, including, but not limited to, short-term rentals, illegal signs, illegal boarding houses and the like. Therefore, be it resolved, the Venice Neighborhood Council recommends that the City comply with its own ordinances and laws and immediately enforce all applicable zoning and building codes unless duly amended.

MOTION: Whereas: the Los Angeles City Attorney; the Los Angeles Department of Building and Safety; and the Los Angeles City Council continue to selectively enforce existing zoning ordinances to the detriment of our stakeholders' quality of life, including, but not limited to, short-term rentals, illegal signs, illegal boarding houses and the like.

Therefore, be it resolved, the LUPC recommends that the VNC Board recommend that the City comply with its own ordinances and laws and immediately enforce all applicable zoning and building codes unless duly amended.

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

10. Report on Pending City Council Action, Robin Rudisill, Chair

PUBLIC COMMENT

PROPOSED ACTION: Motion

A. Short-term Rentals Ordinance

B. Mello Ordinance

11. LUPC Chair Report on Coastal Commission meetings, Area Planning Commission hearings, and Case Scheduling/Assignment, Robin Rudisill, Chair

Scopa Restaurant, Abbot Kinney Hotel, etc.

12. ACTIVE CASES FOR REVIEW:

a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT"

CATEGORIZATION, PUBLIC COMMENT & MOTION:

Consideration of review of 333 Windward CDP

b. REVIEW/HEARING OF ACTIVE CASES:

I. 619 6th Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family

Residential Low Medium II, **CONTINUED**

ZA-2015-1016-CDP-MEL and ENV-2015-1017-CE

VCZSP Compliance: DIR-2015-4311-VSO

<http://www.VeniceNC.org/619-6th-Ave/>

City Hearing Scheduled for Thursday March 10, 2016, 10 am, West L.A. Municipal Building, 2nd Floor Hearing Room, 1645 Corinth Ave, L.A., 90025

Project Description: a CDP & Mello Act Compliance Determination for demo of 2 detached 1-story units and construction of a new, 28'-4" tall (varied roofline), 4,782 sq ft, 2-story duplex with an attached 1,110 sq ft 5-car garage (access from alley) and roof deck area, on a 5,670 sq ft lot

Applicant: Sarai Grenell (Tatiana Barhar of VERDEGO), for Stephanie Lin

LUPC Staff: Maury Ruano

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

II. 2601 Ocean Front Walk, North Venice Subarea, RD1.5-1-O zone, General Plan Land Use Plan designation:

Multi-Family Residential Low Medium II

DUAL PERMIT JURISDICTION COASTAL ZONE

DIR-2015-3500-CDP-SPP and ENV-2015-3501-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/2601-Ocean-Front-Walk/>

City Hearing Not Yet Scheduled

Project Description: CDP & SPP for the Renovation & Addition to an existing SFD with a project size of 3,737 sq ft, on a lot size of 5,042.7 sq ft

Applicant: Scott Lopez

LUPC Staff: Ramsey Daham

PUBLIC COMMENT

Recommended by LUPC on 3-28-16 by a vote of 7-0-0 (RD/KR):

MOTION: The LUPC recommends that the VNC Board recommend approval of the project as presented. In addition, the VNC believes that it is not in the best interest of the Community to enclose the Public Right-of-Way area currently used for parking, at the corner of Speedway and 26th Avenue walk street, and the VNC requests that the subject corner remain open to parking as available. Further, the VNC believes that "Access," as set forth in the Venice Coastal Zone Specific Plan, is not the same as "parking;" therefore, the VNC finds that that parking in the subject corner is not prohibited.

III. 854 Marco Place, Milwood Subarea, R2 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I, CONTINUED

Coastal Development Permit (not yet filed) & DIR-2015-3953-SPP

SPP APPEAL PERIOD EXPIRES ON APRIL 1, 2016

VCZSP Compliance: SPP

<http://www.VeniceNC.org/854-Marco-Place/>

City Hearing Not Yet Scheduled

Project Description: WALK STREET--CDP & SPP for remodel & 1-story addition to an existing 1-story single-family dwelling with a detached 1-car garage and storage, as well as addition of a recreation room above the existing detached 1-car garage and storage.

Applicant: Ronald Howell, REH Architects

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

c. ACTIVE CASES NOT BEING HEARD:

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

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, 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

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 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

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. 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
- k. Proposed Zoning Change, Robin Rudisill, Chair--Ocean Front Walk, from N. Venice to 19th 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

15. Adjournment – Meeting adjourned at approximately 10:30 pm

In compliance with Government Code section 54957.5, the Agenda and non-exempt writings that are distributed to a majority or all of the LUPC members in advance of a scheduled meeting may be viewed at www.VeniceNC.org/LUPC or at the meeting. For a copy of any record related to an item on the Agenda, contact the LUPC Chair at Chair-LUPC@VeniceNC.org