



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 December 7, 2015

TIME: 6:30 – 10:30 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 – see recordings and draft minutes at: <http://www.venicenc.org/committees/lupc/>
The Minutes for the prior two meetings were approved unanimously (RD/KR)

4. Approval of Agenda – **it was noted that Agenda Items 9., 10. and 11.b.V were continued and that Agenda Item 11.b.II. would be heard prior to 11.b.I.**

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. **CONTINUED** 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 – **report provided**

9. **CONTINUED** 522 Venice Blvd. proposed low profile creative office hub with subterranean on-site parking, Laurette Healey, Principal, City Land Use

10. **CONTINUED** Motion Regarding "Venice Sign Offs," Todd Darling

FOR POSSIBLE ACTION: Motion

- i. Whereas the "Venice Sign Off" (VSO), now done solely by the Los Angeles City Planning Dept., has the

- effect of shielding proposed housing projects in Venice from the appropriate and legally mandated public scrutiny;
- ii. Whereas the VSO is 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;
 - iii. Whereas the VSO allows 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;
 - iv. 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;
 - v. Whereas the 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;
 - vi. Whereas the VSO expedites development of projects without public input and therefore endangers the integrity and character of our Special Coastal Community, and our population’s diversity, these VSOs could therefore prejudice our legally mandated “Local Coastal Plan” before it is even written;
 - vii. 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;
 - viii. 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 Planning Dept. and the VSO Administrator avoids a public and transparent process;
 - ix. 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;
 - x. Whereas the VSO allows the City’s Affordable Housing law analysis to be considered separately from and prior to other aspects of proposed developments, and effectively “piece-meals” the planning and permit process, which is illegal in California, and does not serve the community interests of Venice;
 - xi. Whereas the VSO authorizes Coastal Exemptions, it usurps the authority as well as the spirit of the California Coastal Act and the Coastal Commission and is not in the best interests of Venice; and
 - xii. Whereas cumulatively the VSO violates the rights and equal protection due Venice residents and other landowners.

THEREFORE Be It Resolved that:

The Land Use and Planning Committee recommends that the VNC Board shall:

1. Demand that the City of Los Angeles permanently cease issuing “Venice Sign Offs” effective immediately, as of this date, 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 and Kevin Jones and the Planning Department to demand the immediate termination of the “Venice Sign Off” as it illegally acts to “piece-meal” the planning process, violate local and state housing law, and damage the character of a protected Special Coastal Community; and
3. Demand that the Planning Department shall swiftly notify the Venice Land Use and Planning Committee and the general public in Venice when any proposed project may potentially impact affordable housing issues, or “Mass, Scale and Character”.

11. ACTIVE CASES FOR REVIEW:

a. HEARING FOR CASES UNDER CONSIDERATION FOR “VNC DE MINIMIS PROJECT” CATEGORIZATION OR COASTAL EXEMPTION RECOMMENDATION, PUBLIC COMMENT & MOTION:

I. 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 may still be applicable as it is believed that it cannot be modified by a change in the project for 3 years from date of the prior HCID Mello replacement affordable determination; 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, RD1.5-1 zone REVISED TO COASTAL EXEMPTION AND NO MELLO DETERMINATION

Applicant: Liz Jun, The Code Solution

LUPC Staff: Maury Ruano and Robin Rudisill, Chair

PUBLIC COMMENT

Recommended by LUPC on 12-7-15 by a vote of 6-0-0 (RR/RD):

MOTION

The LUPC recommends that the VNC Board recommend that City's Housing Department, HCID be asked whether the designation of replacement affordable units applies to the current project.

II. 1317 Cabrillo Ave, North Venice Subarea, RD1.5-1-O, General Plan Land Use Plan designation:

Multiple-Family Residential Low Medium II

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

VCZSP Compliance: VSO

<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 (??)

PUBLIC COMMENT

Recommended by LUPC on 12-7-15 by a vote of 6-0-0 (RR/KR):

MOTION

Whereas, complete demo of original structure was done/they did not retain 50% or more of the exterior walls, as required for a Coastal Exemption.

Therefore, the LUPC recommends that the VNC Board recommend that the Coastal Exemption for this project be revoked and that the applicant be required to apply for a CDP.

b. REVIEW/HEARING OF ACTIVE CASES:

NORTH VENICE SUBAREA

I. 601 Ocean Front Walk, North Venice Subarea, C1-1 zone, General Plan Land Use Plan designation:

Community Commercial, Dual Permit Jurisdiction Coastal Zone

ZA-2015-0102-CDP-CU-SPP and ENV-2015-103-MND

VCZSP Compliance: SPP

Conditional Use (CU): to permit deviations from commercial corner establishment/mini-shopping center requirements by allowing on-site tandem parking otherwise not permitted by LAMC Section 12.22-A.23(a)(4)(i), & relief from the requirement to landscape all street frontages and perimeters as required by LAMC Section 12.22-A.23(a)(10)(i)

<http://www.venicenc.org/601-ocean-front-walk/>

CITY HEARING Thursday December 3, 2015, 9:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: construction of a 35' tall (3 stories on Ocean Front Walk side & 2 stories on Speedway side) 28,782 sq ft mixed-use building, featuring 7,985 sq ft of retail space (5,250 sq ft along the Boardwalk & 2,735 sq ft on the 2nd floor along Sunset Ave), 20,000 sq ft of office space on the 2nd & 3rd floors, & one 800 sq ft dwelling unit, all sited on a 19,195 sq ft parcel consisting of 4 lots (w/4 APN's) that have been tied via a recorded lot tie for the last 27 years (executed pre-VCZSP), with a parking requirement of 170 spaces, to be met with 134 auto parking spaces within 2 ½ levels of subterranean parking, 128 bicycle parking spaces (covers 32 automobile parking spaces), and an in-lieu parking fee payment for 4 parking spaces (representing 50% of the BIZ required parking), with no roof deck, and with setbacks of zero for the front yard ground floor and south side yard, 6' side yard on Sunset Ave, 5' rear yard (15' required less ½ alley width).

Applicant: Glen Irani, Glen Irani Architects Inc.

LUPC Staff: Robert Aronson

PUBLIC COMMENT

Recommended for approval by LUPC on 12-7-15 by a vote of 6-0-0 (RR/RD):

MOTION

1. WHEREAS the L.A. General Plan Venice Community Plan Land Use Plan (LUP), certified by the California Coastal Commission in 2001 and thus may be used as guidance in determining compliance of a project with Chapter 3 of the Coastal Act, one of the key Findings required for a CDP, states the following:

Development Within Natural and Recreational Resource Areas/Protection of Views – "Policy I. D. 3. Views of Natural and Coastal Recreation Resources. The scale of development shall comply with

height limits, setbacks and standards for building massing specified in Policy Groups I.A and I.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views of highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, walk streets and pedestrian oriented special communities."
and

Preservation of Venice as a Special Coastal Community – "Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged." and "Policy I. E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing."
and

Commercial Land Use and Development Standards – "Policy I. B. 2. Mixed-Use Development. Mixed-use residential-commercial development shall be encouraged in all areas designated on the Land Use Policy Map for commercial use....the design of mixed-use development is intended to help mitigate the impact of the traffic generated by the development on coastal access roads and reduce parking demand by reducing the need for automobile use by residents and encouraging pedestrian activity." and "Policy I. B. 7. Commercial Development Standards. Density/Intensity: Maximum Floor Area Ratio (FAR): 1.0 to 1 for retail/office and 1.5 to 1 for retail and/or office and residential." and "Lot Consolidation. Two commercial lots may be consolidated, or three with subterranean parking, with the following restrictions: 1. Methods for insuring that the structure does not look consolidated (breaks in front wall of ten feet minimum) shall be utilized, and 2. Subterranean parking shall be fully depressed with roof at natural grade. Exception: Lot consolidation of more than two lots shall be permitted for mixed-use projects which conform to the existing scale and character of the surrounding community and provide adequate on-site parking.....Building Separation: A minimum of five feet between commercial and residential buildings (except for mixed-use projects)."

2. **WHEREAS** the following concerns impacting mass, scale and character have been identified:

* the project is allowed to be treated as a mixed-use project per code, based on the inclusion of a residential unit of 800 sq ft, which is less than 3% of the total square footage of the project, resulting in a benefit of a 50% larger maximum FAR, allowing approximately 9,000 additional square feet over the square footage that would be allowed for a strictly commercial project with a 1.0 to 1 maximum FAR.

* for the past 27 years, four vacant lots have been consolidated into one parcel via a recorded lot tie that is revocable only by the owner.

* the building separation requirement of five feet between commercial and residential buildings does not apply to this project as it is a mixed-use project per code.

3. **WHEREAS** neither the VCZSP nor the LUP provides for an exception to substitute required auto parking spaces with bike (or any other mode of transportation) parking spaces, thus using 128 bike parking spaces to meet the parking requirement for 32 auto parking spaces is not acceptable; and many Community members/neighbors and LUPC members believe that due to major flaws in its assumptions the DOT (Department of Transportation) Traffic Impact Study does not adequately address the project issues/requirements for traffic and parking.

THEREFORE, LUPC recommends that the VNC Board *recommend approval* of the project according to the plans dated October 28, 2015, subject to the following conditions:

1. There shall be a 5-foot setback between the office building and the south side adjacent residential building (1'-10" setback from the property line), starting above the parking garage roofline;

2. The air conditioning units shall be located lower into the sloped roof to allow the mechanical systems mounted on the roof to sit at the 33' flat roof deck rather than on top of the varied roofline, which will decrease the required mechanical screen from five feet high to approximately one foot high, thus reducing the overall height of the building;

3. The Applicant and its tenant lease agreements shall allow for the Public to park in the building on evenings, nights, and weekends at prevailing rates, in good faith and to the maximum extent reasonably possible;

4. The Applicant shall avoid obstructing the view and the transparency of the windows for the office areas fronting Ocean Front Walk on the 2nd and 3rd floors, in order to protect public views and to maximize the effect of the aesthetics of the building and its lightness and openness created by the

visually interesting curved glass and terraces/open air areas, which serve as visual breaks and both vertical and horizontal articulation, thus reducing the mass of the building;

5. The Council Office shall work with the Applicant, the City's DOT, the VNC and other interested Community members/neighbors to facilitate the City's commitment to implement as many traffic and parking mitigating measures as possible *prior to* the project breaking ground.

II. 417 Ocean Front Walk, North Venice Subarea, R3-1 zone, General Plan Land Use Plan designation: Multi-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

A Motion to require a vote on the project at this meeting died due to a tie vote of 3-3-0 (RD/MM). The project was continued to a future meeting once the LUPC Staff has had a chance to research the violation and historic use of the building and feels they are prepared to make a recommendation.

CONTINUED III. 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 Thursday December 17, 2015, 9:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

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

OAKWOOD SUBAREA

IV. 330-330½-332-332½ Rennie Ave ("Rennie Row"), Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II
ZA-2014-1264-CDP-SPP-MEL and VTT-72727-SL (Vesting Tentative Tract – 5+ lots) and ENV-2014-1262-MND

VCZSP Compliance: SPP (DIR for SLS/VCZSP pre-October 2014)

<http://www.venicenc.org/330-332-rennie-ave/>

CITY HEARING NOT YET SCHEDULED

Project Description: Mello Act Determination, demo of 5 existing residential units in 4 buildings on two separate lots totaling 12,700 sq ft, Small-Lot Subdivision to create 7 new record lots with 7 new individual SFD's (note: case filed on 4/10/14, accepted for review on 1/22/15)

Applicant: Brian Silveira

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

Recommended for approval by LUPC on 12-7-15 by a vote of 5-0-0 (RR/MR):

MOTION

The LUPC recommends that the VNC Board *recommend approval of the project as presented, with the following additions to the Project Description:*

1. Trees shown in renderings and plans will be transplanted mature trees of the approximate height shown,
2. There will be no roof access structures for the first, second and seventh units.

3. The project will include:

- * mature landscape of the approximate height shown on the south side yard,
- * community bike racks,
- * community garden,
- * flowering landscape (birds of paradise),
- * use of front yard area of the building for a "pedestrian friendly," front porch-like open gathering area, and
- * other "neighborhood-friendly features."

CONTINUED V. 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

CONTINUED VI. 338-340 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 Thursday December 10, 2015, 9:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

<http://www.venicenc.org/338-340-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

SOUTHEAST VENICE

CONTINUED VII. 505 28th Ave, Southeast Venice Subarea, R1-1-O zone, General Plan Land Use Plan designation: Single-Family Residential Low, Dual Permit Jurisdiction Coastal Zone

DIR-2015-3474-CDP and ENV-2015-3475-CE and DIR-2015-3647-VSO

VCZSP Compliance: VSO

<http://www.venicenc.org/505-28th-ave/>

CITY HEARING Monday December 7, 2015, 2:00 pm, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: Demo of 405 sq ft detached accessory garage, construction of 2nd floor addition of 646 sq ft & a new attached 370 sq ft garage to the existing SFD, with 3 parking spaces, 2 covered & 1 uncovered, max building height of 25' to the top edge of the flat roof and a residential floor area of 2,877 sq ft, on a 4,300 sq ft lot

Applicant: Robert Thibodeau, for Gavin Dogan

LUPC Staff: Maury Ruano

EAST OF LINCOLN

VIII. 4264 Lincoln Blvd ("Starbucks"), East of Lincoln, [Q] M2-1-CDO zone

ZA-2015-3966-CUB and ENV-2015-3967-CE

VCZSP Compliance: n/a as only for a CUB

<http://www.venicenc.org/4264-lincoln-blvd-starbucks/>

CITY HEARING Tuesday December 15, 2015, 9:00 am, City Hall, 200 N. Spring Street, Room 1070

Project Description: CUB application for proposed evening program, which includes menu addition of beer & wine for on site consumption, at its existing 1,608 sq ft coffee shop/restaurant/store at 4264 Lincoln Blvd, with 20 existing interior seats and existing hours of operation from 5 am to 9:30 pm on Monday - Saturday, and 5:30 am to 9:00 pm on Sunday, with "last call" ½ hour prior to closing and alcohol not sold prior to 12 noon

Applicant: Spencer Regnery, Glassman Planning Associates, Inc., for Coffee House Holdings, Inc.

LUPC Staff: Mehrnoosh Mojalalli

PUBLIC COMMENT

Recommended for approval by LUPC on 12-7-15 by a vote of 6-0-0 (KR/MR):

MOTION

The LUPC recommends that the VNC Board recommend approval of the project as presented, with operating hours not to extend past 11 pm and no alcohol in the outdoor patio.

c. **ACTIVE CASES NOT BEING HEARD-- PENDING/FOR INFORMATION ONLY**

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

- a) 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
- b) 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
- c) 934 Amoroso Ave, 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
DIR-2015-2907-CDP-SPP and ENV-2015-2906-CE
VCZSP Compliance: SPP
<http://www.venicenc.org/934-amoroso-ave/>
CITY HEARING Thursday October 26, 2015, 1:00 pm, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
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
Applicant: Bill Tsui, YU2e, Inc., LOC Equities, LLC
LUPC Staff: Gabriel Ruspini
- d) 700 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, continued from October 25th meeting
<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

Applicant: Scott Friedman & Contact Wil Nieves, for Escrilla Holdings

- e) 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 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 drive-way with 559 Westminster is being modified

Applicant: Nora Gordon

LUPC Staff: Mehrnoosh Mojallali

ii. ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:

- a) 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. **CONTINUED** Discussion of concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues
- Status Update on City Planning's new process for CUB processing
 - No new alcohol licenses "policy" (transfers & upgrades only) & ABC inspections
 - 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"
 - Noise issues – Nuisance activities related to ABC licenses & Special Permits issued for areas adjacent to res zones
 - "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: DEBRIEF--Sarah Blanche
13. **CONTINUED** Chair Updates & Outstanding Issues
- Coastal Exemption Task Force--review of process, procedures, & selected Coastal Exemptions. 1st task – accurate Project Descriptions
 - 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")
 - Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
 - Mello Act Determinations – status and ongoing changes to process, pending corrections to HCID procedures
 - VNC De Minimis Project – do more, refine definition, incl no significant curr or cumulative effect, clarify in Bylaws
 - Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
 - Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation – City Council Motion for Small-Lot Subdivisions on July 1, 2015**
 - LUPC/Board offsite recommendations
 - 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
 - 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 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
- 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 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), 230 San Juan Ave, 333 Windward Ave (see agenda item, 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
14. **10:30 pm Adjournment-- the meeting adjourned at approximately 11:30 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.