



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 **SPECIAL MEETING**

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 October 5, 2015 **TIME: 6:45 - 10:45 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

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 draft minutes 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. PUBLIC COMMENT on non-agenized items related to Land Use and Planning only.
7. 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 “C1-1-0/Community Commercial
8. Neighborhood Outreach Meetings for CUB consideration:
 - a. Mercedes’ Grille/Bin 73: October 7th and October 14th, 3 pm, 14 Washington Blvd
<http://www.venicenc.org/14-16-washington-blvd-mercedes-grille-bin-73/>
 - b. Superba Snack Bar: October 13th, 4 pm, 533 Rose Ave
<http://www.venicenc.org/533-rose-ave-superba-snack-bar/>

7:15 pm Review of Concerns re. Coastal Exemptions, 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 workaroud, 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

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

10. **7:30 pm** Amendments to the Venice Land Use Plan, Robin Rudisill, Chair-
- Correct the definition of Remodel (the LUP definition is not the definition for the Coastal Zone as is indicated and is also not consistent with the CEQA definition, which is for minor interior or exterior alterations (which COULD be measured by assuring retention of 50% of the STRUCTURE
 - Add SurveyLA-identified Historical and Cultural Resources

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

11. **7:45 pm** Short-Term Rental Legislation Update, Dr. Judith Goldman, Chair of LUPC Short-Term Rentals Education & Awareness Working Group – See Council File for most updated information: *Council File 14-1635-S2*

12. **7:50 pm** Recommendation re. CUB Alcohol-Related Conditions and Undue & Unfair Burden and Impact on the Community, Sarah Blanche, Public Strategies

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

13. **8:00 pm** 320 Sunset Ave, Oakwood Subarea, Robin Rudisill, Chair & Mark Kleiman--ZA-2013-3376-CDP-CUB-SPP-1A – Appeal Hearing with West L.A. Area Planning Commission on October 21, 2015, 4:30 pm, Henry Medina West L.A. Parking Enforcement Facility 2nd Floor, Roll Call Room, 11214 Exposition Blvd
Concerns re. ZA approval without final plans and without Public Procedural Due Process for significant changes to project specs. For copy of Appeal of CDP, CUB & SPP Determination:

<http://www.venicenc.org/320-sunset-ave/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

14. **8:15 pm** ACTIVE CASES FOR REVIEW:

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

- 333 Windward Ave, North Venice Subarea, RD1.5-1-O zone, General Plan Land Use Designation: Multiple-Family: Low Medium II Residential – ZA-2015-1894-CEX and DIR-2014-1514-VSO (Coastal Exemption consideration)
- 219 Howland Canal, Venice Canals Subarea, RW1-1-O zone, Dual Permit Jurisdiction Coastal Zone, Continued from September 21, 2015 meeting – DIR-2015-2795-VSO and Administrative CDP to be obtained from State (VNC De Minimis Project)
- 2205 Ocean Ave, Southeast Venice Subarea, RD1.5-1-O zone, General Plan Land Use Designation: Multiple-Family: Low Medium II Residential, Dual Permit Jurisdiction Coastal Zone – ZA-2015-1118-CDP-ZAA-SPP and ENV-2015-1119-CE (VNC De Minimis Project consideration)

b. **8:30 pm** REVIEW/HEARING OF ACTIVE CASES:

NORTH VENICE SUBAREA

- i. 78 Market St, North Venice Subarea, CM-1 zone, General Plan Land Use Plan designation: Limited Manufacturing
 ZA-2014-4913-CDP and ENV-2014-4914-CE
 VCZSP Compliance: **NONE**
<http://www.venicenc.org/78-market-st/>
CITY HEARING Thursday October 22, 2015, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: remodel of existing 2,310 sq ft commercial structure, consisting of a change of use of the ground floor from medical office to 1,823 sq ft floor area of retail use and a 1,531 sq ft 2nd story addition consisting of 1,092 sq ft floor area of retail use and 329 sq ft floor area of office use. The project will result in a 27' 6" tall, 3,581 sq ft commercial structure
Applicant: Robert Thibodeau
LUPC Staff: Kathleen Rawson
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion

MILWOOD SUBAREA

- ii. 934 Amoroso Ave, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I
 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
PUBLIC COMMENT

OAKWOOD SUBAREA

- iii. 820 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, continued from August 24, 2015 meeting
 ZA-2014-3801-CDP-ZAA-MEL and ENV-2014-3802-MND and DIR-2014-3591-VSO
 VCZSP Compliance: VSO
<http://www.venicenc.org/820-indiana-ave/>
CITY HEARING took place on September 10, 2015
Project Description: Mello Act Determination, construction, use & maintenance of a new 3-story, 2,300 sq ft, second SFD & attached 2-car garage on a lot with an existing 1-story, 1,357 sq ft, SFD (which is to remain); ZAA to allow a 6' wide passageway in lieu of 8' as required, 5,281 sq ft lot, with total project size of 3,657 sq ft (69% FAR)
Applicant: Matthew Royce
LUPC Staff: Mehrnoosh Mojallali
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion

- iv. **POSSIBLE RECONSIDERATION: 2919 Sanborn Ave, Southeast Venice Subarea, R1-1-0 zone, Dual Permit Jurisdiction Coastal Zone, General Plan Land Use Plan designation: Single-Family Residential Low, continued from September 21, 2015 meeting**
 ZA-2014-4517-CDP-SPP-MEL and ENV-2014-4518-CE
VCZSP Compliance: SPP
<http://www.venicenc.org/2919-sanborn-ave/>
CITY HEARING took place on September 17, 2015
Project Description: Mello Act Determination, demo of existing SFD & construction of a 30' 7", 2-story, 3,186 sq ft SFD w/ attached 400 sq ft garage & 1 uncovered parking space, with new swimming pool in future, on 4,584 sq ft lot (70% FAR)
Applicant: Daphne Abergel
LUPC Staff: Maury Ruano
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- v. **334 Sunset Ave, Oakwood Subarea, M1-1 zone, General Plan Land Use Plan designation: Limited Industry**
 ZA-2015-88-CDP-SPP and ENV-2015-89-CE
VCZSP Compliance: SPP
<http://www.venicenc.org/334-sunset-ave/>
CITY HEARING Thursday October 22, 2015, 9:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: Demo 3 light manufacturing buildings & construct 30' tall, 6,000 sq ft building with 21 parking spaces, located on a 6,003 sq ft lot
Applicant: Anthony Biedul
LUPC Staff: Mark Kleiman
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- vi. **548 Rose Ave, Oakwood Subarea, C4-1 zone, General Plan Land Use Plan designation: Community Commercial Area of Special Interest – Oakwood Community Commercial Area (Rose Avenue between 4th and 7th Avenues, to be used for residential, neighborhood retail and services, personal services, and small scale businesses oriented to the local community)**
 ZA-2015-487-CDP and ENV-2015-488-CE
VCZSP Compliance: NONE
<http://venicenc.org/548-rose-ave/>
CITY HEARING Thursday October 29, 2015, 11:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: demo of existing SFD & construction of a 30' tall 3,217 sq ft SFD with 622 sq ft attached garage & 760 sq ft of decks/balconies, on a 5,606 sq ft lot
Applicant: Thomas Carson
LUPC Staff: Mark Kleiman
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- vii. **685 Santa Clara Ave (ERROR ON ADDRESS, SHOULD BE 693-695 SANTA CLARA AVE), Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II**
 ZA-2015-88-CDP-SPP and ENV-2015-89-CE
VCZSP Compliance: SPP
<http://www.venicenc.org/693-695-santa-clara-ave/>
CITY HEARING Thursday October 29, 2015, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: demo of existing 491 sq ft dwelling unit & detached garage, construction of detached 497 sq ft 2nd dwelling unit & a 2,296 sq ft addition to an existing SFD, resulting in a 29' 10" tall, 3,431 sq ft residence, on a 5,198 sq ft lot
Applicant: Jaime Massey
LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion

c. ACTIVE CASES NOT BEING HEARD:

i. ACTIVE CASES PENDING LUPC HEARING/REVIEW:

- a) 201 Ocean Front Walk, North Venice Subarea, C1-1, Dual Permit Jurisdiction Coastal Zone, General Plan Land Use Plan designation: Artcraft Commercial, CONTINUED FROM 9/21/15 MEETING
 ZA-2015-2582-CDP-ZAA-SPP-MEL and ENV-2015-2583-EAF
VCZSP Compliance: SPP
<http://www.venicenc.org/201-ocean-front-walk/>
CITY HEARING NOT YET SCHEDULED
Project Description: renovation of existing Israel Levin Jewish Federation Community Center, including 2nd story addition of administrative offices, construction of a third story with 1 residential unit, waiver of the loading zone requirement for an institutional building, with 3 on-site parking spaces
Applicant: Dana Sayles, Three6IXTY
LUPC Staff: Ramsey Daham & Gabriel Ruspini
- b) 549 Westminster Ave, Oakwood Subarea, RD1.5, 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/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
- c) 437 Rialto Ave, North Venice Subarea, RD1.5-1-0 zone, 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
- d) 658 Venice Blvd ("Extra Space Storage" expansion), Southeast Venice Subarea, M1-1-O zone, Land Use Plan designation: Limited Industrial, CONTINUED FROM JULY 7, 2015 MEETING
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: **NEED**
Applicant: James Goodman, AIA
LUPC Staff: Robert Aronson
- e) 330-330 ½-332-332 ½ Rennie Ave, Oakwood Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple Family Residential: Low Medium II, CONTINUED FROM XXX MEETING
 ZA-2014-1264-CDP-ZV-ZAA-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 ???), MEL
<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 w/7 new individual SFD's, ZAA for early start for reduced setbacks & passageways, ZV for no common open space (note: case filed on 4/10/14, accepted for review on 1/22/15)
Applicant: Brian Silveira

LUPC Staff: Robin Rudisill, Chairii. ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:

- a) **635 San Juan Ave (3 units); Oakwood Subarea – still want to make these Condos? 3 units have been deemed Affordable by Housing. Mello Determination by City Planning is Pending (LUPC to monitor process for requiring Replacement Affordable Units vs. “Non-Feasible Determination”)**

ZA-2014-2514-CDP and ENV-2014-2515-CE

VCZSP Compliance: **NONE**

<http://www.venicenc.org/635-san-juan-ave/>

CITY HEARING TOOK PLACE ON DECEMBER 18, 2014

Project Description: Demo 3 apartment units & replace with 3 condo units, RD1.5-1 zone

Applicant: Apel Design Inc.

LUPC Staff: Mark Kleiman & Gabriel Ruspini

- b) **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

15. 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, i.e. The Brig
- "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: DEBRIEF--Sarah Blanche

16. Chair Updates & Outstanding Issues

- Coastal Exemption Task Force--review of process, procedures, & selected Coastal Exemptions to assure correctly
- 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
- 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

17. **10:45 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 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.