



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 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 September 21, 2015 **TIME: 6:45 - 10:45 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 (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. **7:00 pm Report on Short-Term Rental Legislation** Dr. Judith Goldman, Chair of LUPC’s Short-Term Rentals Education & Awareness Working Group – See Council File for most updated information: [Council File 14-1635-S2](#)

Please see information at link on the upcoming community listening sessions regarding Short-Term Rentals. The first community listening session will be held on the westside, on September 29th, 6:30 pm, Mar Vista Park Auditorium. For more information & questionnaire to provide feedback:

<http://www.venicenc.org/cis-for-short-term-rentals-preparation-of-ordinance/>

8. **7:10 pm ACTIVE CASES FOR REVIEW:**

a. **HEARING FOR CASES UNDER CONSIDERATION FOR “VNC DE MINIMIS PROJECT” CATEGORIZATION OR COASTAL EXEMPTION RECOMMENDATION:**

- i **333 Windward Ave, North Venice Subarea** – ZA-2015-1894-CEX and DIR-2014-1514-VSO (Coastal Exemption)
- ii **219 Howland Canal, Venice Canals Subarea** – DIR-2015-2795-VSO and Administrative CDP to be obtained from State (project is in the Dual Permit Jurisdiction Coastal Zone (VNC De Minimis Project))

b. **7:40 pm** REVIEW/HEARING OF ACTIVE CASES:

NORTH VENICE SUBAREA

- i. 1656 Abbot Kinney Blvd, North Venice Subarea, C2-1-0-CA zone, General Plan Land Use Plan designation:
Commercial Artcraft
 DIR-2015-2823-CDP and ENV-2015-2716-EAF
<http://www.venicenc.org/1656-abbot-kinney-blvd/>
CITY HEARING NOT YET SCHEDULED
Project Description: “reversion to acreage” (TT-72841-REV) to legally delineate, acknowledge and record the property and approve minor site and landscape maintenance/improvements, including installing “living fence” no more than 3’6” tall with bougainvillea, along Venice Blvd, refinishing 703 sq ft of decorative concrete access driveway from Venice Blvd w/740 sq ft of decorative concrete to match, adjoining the existing driveway, installing custom swinging gate adjoining existing driveway from Venice Blvd, planting new landscaping, including 8 living fence planter with one extended planter along Abbot Kinney and Venice Blvd containing approx. 41 5-gallon shrubs, 3 boxed trees & approx. 1,324 sq ft of botanical ground cover to replace existing pavement or gravel
Applicant: Chris Parker
LUPC Staff: Robin Rudisill, Chair
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- ii. 910 Abbot Kinney Blvd & 916 Main St, North Venice Subarea, C2-1 zone, General Plan Land Use Plan designation: Neighborhood Commercial, continued
 ZA-2014-3288-CDP-SPP and ENV-2014-3289-MND and ZA-2015-2104-CEX and ZA-2015-2105-CEX
 VCZSP Compliance: SPP
<http://www.venicenc.org/910-abbot-kinney-blvd/>
CITY HEARING TOOK PLACE ON AUGUST 6, 2015
Project Description: change of use of existing 1-story commercial building from office, retail, medical offices and storage to 5 retail spaces (6,503 sq ft), 1 restaurant space (2,061 sq ft) with outdoor patio (550 sq ft) & storage
Applicant: Robert Thibodeau
LUPC Staff: Robin Rudisill, Chair
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- iii. 201 Ocean Front Walk, North Venice Subarea, C1-1, Dual Permit Jurisdiction Coastal Zone, General Plan Land Use Plan designation: Artcraft Commercial
 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
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion

OAKWOOD SUBAREA

- iv. 820 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential: Low Medium II
ZA-2014-3801-CDP-ZAA-MEL and ENV-2014-3802-MND
VCZSP Compliance: DIR-2014-3591-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 & Gabriel Ruspini
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- v. 2919 Sanborn Ave, Oakwood Subarea, R1-1-0 zone, Dual Permit Jurisdiction Coastal Zone, General Plan Land Use Plan designation: Multiple-Family Residential: Low
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: Robin Rudisill, Chair
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- vi. 414-414 1/2 Brooks Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use designation: Multiple-Family Residential: Low Medium II
ZA-2014-4273-CDP and ENV-2014-4274-CE and ZA-2013-1079-ZAA*
VCZSP Compliance: DIR-2014-4145-VSO
<http://www.venicenc.org/414-brooks-ave/>
CITY HEARING Thursday September 24, 2015, 9:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: proposed demo of existing detached 325 sq ft garage & construction of a 3-story, 29'6" tall 692 sq ft 2nd dwelling unit w/408 sq ft of uncovered deck/balcony areas over a 675 sq ft attached 3-car garage, in conjunction with an existing single-family dwelling & detached 2-car garage, all on a 5,200 sq ft lot. (* ZAA for reduced passageway of 5' as existing in lieu of required 10' for the purpose of constructing a 2nd dwelling unit at the rear of the property approved in advance, on 7/2/13)
Applicant: Hisako Ichiki, Bunch
LUPC Staff: Gabriel Ruspini
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- vii. 644 Sunset Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use designation: Multiple-Family Residential: Low Medium II
ZA-2015-913-CDP-MEL and ENV-2015-914-CE
VCZSP Compliance: DIR-2015-762-VSO
<http://www.venicenc.org/644-sunset-ave/>
CITY HEARING NOT YET SCHEDULED
Project Description: Mello Act Determination and demo of existing 1-story SFD & construction of a new 2-story SFD w/roof deck & attached garage
Applicant: David Crimmins
LUPC Staff: Mark Kleiman & Gabriel Ruspini
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion

- c. ACTIVE CASES NOT BEING HEARD:
- i. ACTIVE CASES PENDING LUPC HEARING/REVIEW:
 - ii. 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
<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
<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
8. 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, i.e. The Brig
 - e. “My Voice Matters” Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: DEBRIEF--Sarah Blanche
9. Chair Updates & Outstanding Issues
- a. Coastal Exemption Task Force--review of process, procedures, & selected Coastal Exemptions to assure correctly
 - b. 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”)
 - c. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
 - d. Mello Act Determinations – status and ongoing changes to process, pending corrections to HCID procedures
 - e. VNC De Minimis Project – do more, refine definition, incl no significant curr or cumulative effect, clarify in Bylaws
 - f. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
 - g. Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation – City Council Motion for Small-Lot Subdivisions on July 1, 2015
 - h. LUPC/Board offsite recommendations
 - i. 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
 - j. 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
10. 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.