



# 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 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](mailto:NCsupport@lacity.org)

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 – the August 24<sup>th</sup> Minutes were approved.

4. Approval of Agenda – No changes

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 – None noted.

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

7. 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 29<sup>th</sup>, 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. 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), **CONTINUED**

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), **CONTINUED**

b. 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  
MOTION:  
**The LUPC recommends that the VNC Board recommend denial of the project.**  
**Approved by LUPC 4-0-2 (TD/MK)**
- ii. 910 Abbot Kinney Blvd & 916 Main St, North Venice Subarea, C2-1 zone, General Plan Land Use Plan designation: Neighborhood Commercial, continued from August 24, 2015 meeting  
 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: Robert Aronson, Vice Chair  
PUBLIC COMMENT  
MOTION:  
**The LUPC recommend that the VNC Board recommend approval of the shell and core as presented, with 20 actual parking spaces and 8 bike spaces with no outdoor alcohol or food adjacent to the school on the outside patio.**  
**Approved by LUPC 4-0-2 (RA/MK)**
- iii. 201 Ocean Front Walk, North Venice Subarea, C1-1, Dual Permit Jurisdiction Coastal Zone, General Plan Land Use Plan designation: Artcraft Commercial, CONTINUED  
 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 2<sup>nd</sup> 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

## OAKWOOD SUBAREA

- iv. 820 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, CONTINUED  
 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 & Gabriel Ruspini
- v. 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\* and DIR-2014-4145-VSO  
VCZSP Compliance: VSO  
<http://www.venicenc.org/414-brooks-ave/>  
**CITY HEARING Thursday September 24, 2015, 9:30 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**  
Project Description: demo of existing detached 325 sq ft garage & construction of a 3-story, 29'6" tall, 692 sq ft 2<sup>nd</sup> 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 is existing) in lieu of required 10' for the purpose of constructing a 2<sup>nd</sup> dwelling unit at the rear of the property was approved in advance, on 7/2/13)  
Applicant: Milton Devore  
LUPC Staff: Gabriel Ruspini  
PUBLIC COMMENT  
**MOTION:**  
**The LUPC recommends that the VNC Board recommend approval of the project as presented.**  
**Approved by LUPC 5-0-1 (GR/MR)**
- vi. 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 and DIR-2015-762-VSO  
VCZSP Compliance: 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: Gabriel Ruspini  
PUBLIC COMMENT  
**MOTION:**  
**The LUPC recommends that the VNC Board recommend approval of the project as presented.**  
**LUPC vote 2-2-2 (RA/MR). Motion dies. There is no recommendation to the Board.**

## SOUTHEAST VENICE SUBAREA

- vii. 2919 Sanborn Ave, Southeast Venice Subarea, R1-1-O zone, General Plan Land Use Plan designation: Single-Family Residential Low, Dual Permit Jurisdiction Coastal Zone  
 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, on a 4,584 sq ft lot (70% FAR)

**Applicant:** Daphne Abergel

**LUPC Staff:** Maury Ruano

**PUBLIC COMMENT**

**MOTION:**

**The LUPC recommends that the VNC Board recommend denial of the project as it is inconsistent with the Scale, Mass & Character in the Neighborhood given the fact that 79% of the homes on the opposite side of Sanborn are single-story structures.**

**Approved by LUPC 4-1-1 (MK/TD)**

- 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 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
8. **Discussion of concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues, CONTINUED**
- 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, CONTINUED**
- 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. **pm Adjournment – the meeting was adjourned at approximately 11 p.m.**  
*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).*