



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 August 24, 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

1. The meeting was called to order IN HONOR OF Highly Esteemed Former LUPC Chair Challis MacPherson

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

Minutes of July 28, 2015, July 2, 2015, ??? were

Approved by LUPC 6-0-0 (RR/MK)

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--Ramsey Daham works with the Applicant's Representative for the project at 4513 Via Dolce but is not involved, financially or otherwise, in that particular project.

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

7. Proposed MOTION for CIS from LUPC and Neighborhood Committee, Robin Rudisill, Chair & Dr. Judith Goldman, Short-Term Rentals Education & Awareness Working Group

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

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend that

ADD FROM LINK, NO CHANGES, SUBJECT TO REVIEW & APPROVAL BY NEIGHBORHOOD COMMITTEE, WITH ANY DIFFERENCES, IF ANY, TO BE RECONCILED BY CHAIRS OF COMMITTEES AND REPORTED BACK TO COMMITTEES -- Neighborhood Committee meeting to hear Motion is on August 27, 2015

Approved by LUPC 6-0-0 (RR/MK)

LUPC Committee Member Kathleen Rawson joined the meeting

8. ACTIVE CASES FOR REVIEW:

a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION OR COASTAL EXEMPTION RECOMMENDATION: none

b. REVIEW/HEARING OF ACTIVE CASES:OXFORD TRIANGLE SUBAREA

- i. 931 Oxford Ave, Oxford Triangle Subarea, R1-1 zone, Land Use Plan designation: Single-Family Residential: Low
 ZA-2014-4127-CDP and ENV-2014-4128-CE and DIR-2014-3481-VSO-MEL
<http://www.venicenc.org/931-oxford-ave/>
 CITY HEARING TOOK PLACE ON JULY 30, 2015; CDP Determination issued on August 6, 2015, Coastal Appeal period pending, Mello Act Determination issued with VSO (not appealable)
 Project Description: demo of 978 sq ft existing SFD & new 25', 2-story, 3,489 sq ft SFD (70% FAR) w/attached 2-car garage & one uncovered parking space, on a 4,996 sq ft lot
 Applicant: Douglas Dworsky
 LUPC Staff: Robin Rudisill, Chair
 PUBLIC COMMENT
 MOTION:
 The LUPC recommends that the VNC Board recommend approval of the project as presented.
 Approved by LUPC 4-2-1 (KR/MR)

OAKWOOD SUBAREA

- ii. 550-554 San Juan Ave, Oakwood Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple-Family Residential: Low Medium II
 ZA-2014-3538-CDP and ENV-2014-3539-CE & DIR-2014-2913-VSO-MEL
<http://www.venicenc.org/550-554-san-juan-ave/>
 CITY HEARING TOOK PLACE ON JULY 30, 2015; CDP Determination issued on August 6, 2015, Coastal Appeal period pending, Mello Act Determination issued with VSO (not appealable)
 Project Description: demo existing 1-story SFD & new 27'4", 2-story, 6,843 sq ft SFD (66% FAR) w/attached 1,197 sq ft 5-car garage; lot tie of 550 & 554 resulting in 10,400 sq ft new lot
 Applicant: Rick Gunderson
 LUPC Staff: Robin Rudisill, Chair
 PUBLIC COMMENT
 MOTION:
 The LUPC recommends that the VNC Board recommend denial of the project as presented.
 Approved by LUPC 3-0-3 (GR/MK)
- iii. 1100 6th Ave & 602 Westminster Ave, Oakwood Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple-Family Residential: Low Medium II
 ZA-2015-0056-CDP and ENV-2015-57-CE and DIR-2014-1416-VSO
<http://www.venicenc.org/1100-6th-ave-602-westminster-ave/>
 CITY HEARING TOOK PLACE ON AUGUST 20, 2015
 Project Description: demo of detached 2-car garage & construction of new 2-story, 23' 10", 1,780 sq ft 2nd dwelling unit with 600 sq ft attached garage & 250 sq ft roof deck, in conjunction w/existing SFD, w/5 parking spaces provided on site, on a 5,200 sq ft lot
 Applicant: Gerhard Pichel
 LUPC Staff: Robin Rudisill, Chair
 PUBLIC COMMENT
 MOTION:
 The LUPC recommends that the VNC Board recommend approval of the project as presented.
 Approved by LUPC 7-0-0 (RA/KR)
- iv. 820 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, 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
<http://www.venicenc.org/820-indiana-ave/>
 CITY HEARING Thursday September 10, 2015, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
 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: Robin Rudisill, Chair
PUBLIC COMMENT

- v. **2919 Sanborn Ave, Oakwood Subarea, R1-1-0 zone, Dual Permit Jurisdiction** Coastal Zone, Land Use Plan designation: Multiple-Family **Residential: Low, CONTINUED**
 ZA-2014-4517-CDP-**SPP**-MEL and ENV-2014-4518-CE
<http://www.venicenc.org/2919-sanborn-ave/>
CITY HEARING Thursday September 17, 2015, 11:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
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

NORTH VENICE SUBAREA

- vi. **1421 Abbot Kinney Blvd, North Venice Subarea, C2-1-0-CA zone, Land Use Plan designation: Commercial Artcraft**
 ZA-2014-3427-CDP-**SPP** and ENV-2014-3428-MND
<http://www.venicenc.org/1421-abbot-kinney-blvd/>
CITY HEARING TOOK PLACE ON JULY 30, 2015
Project Description: change of use at ground floor from Parking to Retail, & at 2nd floor & mezzanine from Office to Artist-In-Residence & reduced parking (fr 7 to 5 spaces), in conjunction with an existing 2,579 sq ft building
Applicant: Jeff Allsbrook
LUPC Staff: Robin Rudisill, Chair
PUBLIC COMMENT
MOTION:
The LUPC recommends that the VNC Board recommend denial of the project as presented as it does not provide sufficient parking.
Approved by LUPC 4-0-3 (MK/KR)
- vii. **910 Abbot Kinney Blvd & 916 Main St, North Venice Subarea, C2-1 zone, Land Use Plan designation: Neighborhood Commercial, CONTINUED/REQUEST TO HOLD OPEN FOR VNC ADVISEMENT – Robert Thibodeau to provide pdf copies of EAF, 2 Coastal Exemptions, C of O & related permits, and Plans**
 ZA-2014-3288-CDP-**SPP** and ENV-2014-3289-MND and ZA-2015-2104-CEX and ZA-2015-2105-CEX
<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
- viii. **75 Windward Ave, North Venice Subarea, C2-1-CA zone, Land Use Plan designation: Commercial Artcraft**
 ZA-2014-3979-CUW & ENV-2014-3980-CE and ZA-2015-2754-CEX on 7/28/15, for "minor modification to existing WTF--(no compliance review & no CDP)
http://www.venicenc.org/1515-pacific-ave
CITY HEARING Thursday August 27, 2015, 10:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: Pursuant to LAMC Section 12.24-W.49, to permit the installation, use & maintenance of an unmanned WTF consisting of 10 panel antenna & 10 remote radio units that will be flush mounted on H-frames to 3 sides of the building wall of an existing 44'6" tall building, supported by 2 GPS antenna, one back-up power generator, proposed roof-mounted equipment platform, equipment cabinets, and other equipment on the rooftop of an existing building

Applicant: Lena Mik, Core Development Services, for Verizon Wireless

LUPC Staff: Robin Rudisill, Chair and Kathleen Rawson

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend upholding the two prior VNC Board recommendations to deny the project at 75 Windward Ave, aka 1515 Pacific Ave, as according to the Venice Land Use Plan this building is within the boundaries of the Windward Historic Arcade, which has been identified as a significant architectural and cultural landmark in the Venice Coastal Zone and as such the WTF screens should be moved to a location where they cannot be seen from the street." The same Motion was also approved by the VNC Board on February 17, 2015, which was for the same proposal, in the same location, but was using a different street address, as the project previously proposed at 1515 Pacific Ave, for which the VNC Board approved a Motion to deny the project on October 21, 2014.

Approved by LUPC 7-0-0 (RR/MK)

- ix. 901 Pacific Ave, North Venice Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple-Family

Residential: Low Medium II

ZA-2014-4081-CDP-ZAD and ENV-2014-4082-EAF (no compliance review)

<http://www.venicenc.org/901-pacific-ave>

CITY HEARING Thursday September 3, 2015, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: Zoning Administrator Determination (ZAD) pursuant to LAMC Section 12.24-X.27 to allow the continued use & maintenance of an existing, non-conforming, approximately 4,042 sq ft, 1-story commercial building w/6 retail spaces, & changes of use from unpermitted artist studios and medical marijuana dispensary to all commercial retail uses

Applicant: Robert Thibodeau

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend denial of the project as there is no parking and as legalizing the commercial use is an intensity of use.

Approved by LUPC 4-3-0, with the Chair breaking the tie (MK/GR)

- x. 218 Main Street, North Venice Subarea, M1-1 zone, Land Use Plan designation: Limited Industry

ZA-2014-4079-CDP-CUB-SPP and ENV-2014-4080-MND

<http://www.venicenc.org/218-main-st/>

CITY HEARING Thursday September 3, 2015, 10:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: change of use from retail to café/restaurant; conditional use to permit the sale & dispensing of beer & wine only for on-site consumption in conjunction with a 1,257 sq ft café/restaurant, with a service floor area of 250 sq ft, seating for 20 patrons total, & hours of operation from 6 am to 12 midnight Sunday through Wednesday, & 6 am to 1 am Thursday through Saturday

Applicant: Jesse Feldman

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project as presented.

Approved by LUPC 7-0-0 (RA/KR)

- xi. 424 Grand Blvd, North Venice Subarea, RD1.5-1-0 zone, Land Use Plan designation: Multiple-Family

Residential: Low Medium II

ZA-2014-3911-CDP and ENV-2014-3912-MND and DIR-2015-2972-MEL (HCID determined 1 affordable unit in letter issued 6-27-13, pending Mello Determination issuance) (no compliance review)

<http://www.venicenc.org/424-grand-blvd/>

CITY HEARING Thursday September 3, 2015, 11:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: Mello Act Determination, construction of new 24'10" tall, 2-story, 1,462 sq ft SFD w/detached 420 sq ft garage on 2,250 sq ft lot. Lot 9/424 Grand Blvd. is part of a Unified Development consisting of 6 lots (lots 6-11), from 416 Grand through 428 Grand Blvd.

Applicant: Robert Thibodeau
LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend denial of the project as presented, as a separate project.

Approved by LUPC 7-0-0 (RR/GR)

The LUPC recommends that the VNC Board recommend that all 6 lots (of the Unified Development – 416, 418, 422, 424, 426, 428 Grand Blvd, including 424 Grand Blvd) be considered together for purposes of determining Mello Act Affordable Replacement Units and feasibility study, if required, and that all four factors be considered in any such feasibility study, if required, including economic, social, environmental and technical.

Approved by LUPC 7-0-0 (MK/RR)

- xii. 1217-1219 Cabrillo Ave, North Venice Subarea, RD1.5-1-0 zone, Land Use Plan designation: Multiple-Family Residential: Low Medium II
 ZA-2015-1473-CDP and AA-2013-3873-PMLA and ENV-2013-3872-CE (changed to ENV-2013-3872-ND) and DIR-2013-1784-**VSO-MEL**
<http://www.venicenc.org/1217-1219-cabrillo-ave/>
 CITY HEARING Thursday September 9, 2015, 9:30 am, CITY HALL – 200 N. Spring St., Room 1020, Mello Act Determination issued with VSO (not appealable)
Project Description: construction of 2 residential condominiums on one 4,950 net sq ft lot, foundation & framing already completed based on a Coastal de minimis waiver on 9-20-13 for “demo of duplex & SFD on 2 abutting 2,550 sq ft lots (lot nos. 7&8: tied), & construction of 2 attached 3-story, 35’ high, 2,741 sq ft SFD’s, each w/ attached 2-car garage” (110% FAR)
Applicant: John Staff
LUPC Staff: Robin Rudisill, Chair
PUBLIC COMMENT
MOTION:
 The LUPC recommends that the VNC Board recommend denial of the CDP and PMLA for the project as presented as it does not meet the qualitative standards of the Coastal Act and the Venice Land Use Plan.
 Approved by LUPC 3-2-2 (GR/MK)

LUPC Member Kathleen Rawson left the meeting.

- xiii. 16 Park Ave, North Venice Subarea, RD1.5-1 zone, **Dual Permit Jurisdiction** Coastal Zone, Land Use Plan designation: Multiple-Family Residential: Low Medium II
 ZA-2014-4366-CDP-**SPP** & ENV-2014-4367-CE
<http://www.venicenc.org/16-park-ave/>
 CITY HEARING Thursday September 17, 2015, 10:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: remodel & addition to existing 2,683 sq ft 2-story 2-bedroom SFD with mezzanine level (to be demolished) & roof deck (to be renovated), add new bedroom, resulting in renovated 37’ (28’ + 9’ RAS) main house of 2,772 sq ft; demo existing detached garage & construct new detached 28’, 2-story + basement, 1,771 sq ft, 3-bedroom accessory living quarters over basement/garage, all located on a 3,607 sq ft lot, with total project size of 4,543 sq ft.
Applicant: Jeffrey Soler
LUPC Staff: Robin Rudisill, Chair
PUBLIC COMMENT
MOTION:
 The LUPC recommends that the VNC Board recommend approval of the project, SUBJECT TO the appropriate CEQA historical review of the house, PRIOR TO any related project approvals, as it is a contributing structure.
 Approved by LUPC 4-1-1 (RA/RD)

MILWOOD SUBAREA

- xiv. 911 Milwood Ave, Milwood Subarea, R2-1 zone, Land Use Plan designation: Multiple-Family Residential: **Low Medium I**
 ZA-2014-3597-ZAA and ENV-2014-3598-CE and DIR-2014-1419-**VSO** and ZA-2014-1992-CEX
http://www.venicenc.org/911_milwood_ave/

CITY HEARING TOOK PLACE ON AUGUST 6, 2015 (MELLO DETERMINATION?)

Project Description: ZAA to permit side yards of 3'6" in lieu of 4'6", in order to allow the remodeling & 1,992 sq ft 2nd story addition w/ 600 sq ft attached garage to an existing 1-story SFD, w/new roof deck w/RAS, with a finished height of 33'6" & floor area of 3,128 sq ft (72% FAR) on a 4,374 sq ft lot (Coastal clearance by Coastal Exemption/CEX for Major Remodel & 2nd story addition w/roof deck & RAS to existing 1-story SFD; connect detached 2-car garage w/rec room above to main SFD via 2nd floor bridge, convert rec room into master bedroom & bath, "Proj Prov")

Applicant: Mike Jolly

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project as presented.

Approved by LUPC 3-2-1 (RD/MM)

- x. **1621 Crescent Place, Milwood Subarea, R2-1 zone, Land Use Plan designation: Multiple-Family Residential:**

Low Medium I

ZA-2014-4289-ZAA and ENV-2014-4290-CE (no compliance review)

<http://www.venicenc.org/1621-crescent-place/>

CITY HEARING Thursday September 10, 2015, 10:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: ZAA to permit the continued use of an existing 5-foot rear yard in lieu of the 15' rear yard otherwise required, in conjunction with the conversion of an existing breezeway into a bridge to connect an existing SFD to an existing detached garage/accessory building (recreation room) to create one attached building, on a 4,500 sq ft lot

Applicant: Robert Thibodeau

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project as presented.

Denied by LUPC 2-3-1 (RD/MM)

The LUPC recommends that the VNC Board recommend denial of the project as presented, on the grounds that the setback requested leads to a project that is too bulky and not compatible with the Scale, Mass & Character of the surrounding neighborhood.

Approved by LUPC 3-2-1 (MK/GR)

SILVER STRAND SUBAREA

- xvi. **4513 Via Dolce, Silver Strand Subarea, R1-1 zone, Dual Permit Jurisdiction Coastal Zone, Land Use Plan designation: Single-Family Residential: Low Medium I**

ZA-2014-4597-CDP-ZAA-SPP and ENV-2014-4598-CE

CITY HEARING Thursday September 24, 2015, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

<http://www.venicenc.org/4513-via-dolce/>

Project Description: renovation & increase in existing SFD floor area of 736 sq ft (22%) for 1st & 2nd floors & addition to existing 3rd floor loft area (to 32'8" tall), side yard adjs to allow 3rd floor with 3'1" side yard setback (east/street side/Via Dolce) & 3'6" west side yard setback, 1'7" x 11' x 32'8" projection into the side yard (easterly, street side/Via Dolce) & 9' x 2'2" x 32' projection into the required 16'10" front yard (both projections for steel support beams), with a lot size of 3,150 sq ft & total project size of 4,058 sq ft

Applicant: Brian Silveira

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project as presented.

Approved by LUPC 4-0-2 (RA/MK)

- 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
- 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
9. 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
10. The Meeting was adjourned at 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.

LUPC AGENDA--APPENDIX

Upcoming Venice Public Hearings and Cases in Open Appeal Period, City & State

As of August 22, 2015

CITY ZONING ADMINISTRATION HEARINGS

West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave, L.A., CA 90025 (unless noted to be at City Hall, below)

- a. 1712-1712 ½ Washington Way, Southeast Venice Subarea, RD1.5-1-0 zone, ZA-2014-1728-CDP-MEL and AA-2014-1730-PMLA-SL and ENV-2014-1729-MND, Project Description: demo existing triplex, construct 2-lot Small-Lot Subdivision, Applicant: Alon Zakoot--**Thursday August 27, 2015, 9:30 am-- CITY HALL, 200 N. Spring St., Room 1050**
- b. 75 Windward Ave, North Venice Subarea, C2-1-CA zone, ZA-2014-3979-CUW and ENV-2014-3980-CE, Project Description: pursuant to LAMC Section 12.24-W.49, to permit the installation, use & maintenance of an unmanned WTF consisting of 10 panel antenna & 10 remote radio units that will be flush mounted on H-frames to 3 sides of the building wall of an existing 44'6" tall building, supported by 2 GPS antenna, one back-up power generator, proposed roof-mounted equipment platform, equipment cabinets, and other equipment on the rooftop of an existing building, Applicant: Lena Mik, Verizon Wireless -- **Thursday August 27, 2015, 10:30 am**
- c. 417 Washington Blvd ("Le Cellier, Inc."), Southeast Venice Subarea, C4-1 zone, ZA-2014-3998-CUB and ENV-2014-3999-CE, Project Description: a conditional use to permit an upgrade from the existing sale and dispensing of beer and wine only to a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 1,973 sq ft restaurant with 49 seats and hours of operation between 7 am & 2 am daily, Applicant: Mark Van Gessel -- **Thursday September 3, 2015, 9:30 am**
- d. 901 Pacific Ave, North Venice Subarea, RD1.5-1 zone, ZA-2014-4081-CDP-ZAD and ENV-2014-4082-CE, Project Description: Zoning Administrator Determination (ZAD) pursuant to LAMC Section 12.24-X.27 to allow the continued use & maintenance of an existing, non-conforming, approximately 4,042 sq ft, 1-story commercial building w/6 retail spaces, & changes of use from unpermitted artist studios and medical marijuana dispensary to all commercial retail uses, Applicant: Robert Thibodeau--**Thursday September 3, 2015, 10:00 am**
- e. 218 Main St, North Venice Subarea, M-1 zone, ZA-2014-4079-CDP-CUB-SPP and ENV-2014-4080-MND, Project Description: change of use from retail to café/restaurant; conditional use to permit the sale & dispensing of beer & wine only for on-site consumption in conjunction with a 1,257 sq ft café/restaurant, with a service floor area of 250 sq ft, seating for 20 patrons total, & hours of operation from 6 am to 12 midnight Sunday through Wednesday, & 6 am to 1 am Thursday through Saturday, Applicant: Jesse Feldman -- **Thursday September 3, 2015, 10:30 am**
- f. 2709 Ocean Front Walk, North Venice Subarea, RD1.5-1-0 zone, Dual Permit Jurisdiction Coastal Zone, ZA-2014-3072-CDP-ZAA and ENV-2013-2051-MND, Project Description: construction of a new 3-story, 32.95' tall, 4,037 sq ft SFD, with an attached 566 sq ft garage & 823 sq ft of decks/porches, located on a vacant 2,520 sq ft lot; a Zoning Administrator's Adjustment (ZAA) to permit 3'4" side yards in lieu of 4' side yards required, in the; Applicant: Dan Brunn -- **Thursday September 3, 2015, 11:00 am**
- g. 424 Grand Blvd, North Venice Subarea, RD1.5-1-0, ZA-2014-3911-CDP and ENV-2014-3912-MND and DIR-2015-2972-MEL (pending Determination), Project Description: Mello Act Determination, construction of new 24'10" tall, 2-story, 1,462 sq ft SFD w/detached 420 sq ft garage on 2,250 sq ft lot. Lot 9/424 Grand Blvd. is part of a Unified Development consisting of 6 lots (lots 6-11), from 416 Grand through 428 Grand Blvd., Applicant: Robert Thibodeau--**Thursday September 3, 2015, 11:30 am**
- h. 1217-1219 Cabrillo Ave, North Venice Subarea, R1-1.5-1-0, ZA-2015-1473-CDP and AA-2013-3873-PMLA and ENV-2013-3872-ND, Project Description: construction of 2 residential condominiums on one 4,950 net sq ft lot, foundation & framing already completed based on a Coastal de minimis waiver on 9-20-13 for "demo of duplex & SFD on 2 abutting 2,550 sq ft lots (lot nos. 7&8: tied), & construction of 2 attached 3-story, 35' high, 2,741 sq ft SFD's, each w/ attached 2-car garage" (110% FAR), Applicant: John Staff--**Wednesday September 9, 2015 9:30 am -- CITY HALL, 200 N. Spring St., Room 1020**
- i. 820 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, ZA-2014-3801-CDP-ZAA-MEL and ENV-2014-3802-MND, 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 -- **Thursday September 10, 2015, 10:00 am**
- j. 1621 Crescent Place, Milwood Subarea, R2-1 zone, ZA-2014-4289-ZAA and ENV-2014-4290-CE, Project Description: ZAA to permit the continued use of an existing 5-foot rear yard in lieu of the 15' rear yard otherwise required, in conjunction with the conversion of an existing breezeway into a bridge to connect an existing SFD to an existing detached garage/accessory building (recreation room) to create one attached building, on a 4,500 sq ft lot, Applicant: Robert Thibodeau --**Thursday September 10, 2015, 10:30 am**
- k. 16 Park Ave, North Venice Subarea, RD1.5-1 zone, Dual Permit Jurisdiction Coastal Zone, ZA-2014-4366-CDP-SPP and ENV-2014-4367-CE, Project Description: remodel & addition to existing 2,683 sq ft 2-story 2-bedroom SFD with mezzanine level (to be demolished) & roof deck (to be renovated), add new bedroom, resulting in renovated 37' (28' + 9' RAS) main house of 2,772 sq ft; demo existing detached garage & construct new detached 28', 2-story + basement,

1,771 sq ft, 3-bedroom accessory living quarters over basement/garage, all located on a 3,607 sq ft lot, with total project size of 4,543 sq ft., Applicant: Jeffrey Soler—**Thursday September 17, 2015, 10:30 am**

- l. 2919 Sanborn Ave, Southeast Venice Subarea, R1-1-0 zone, Dual Permit Jurisdiction Coastal Zone, ZA-2014-4517-CDP-SPP and ENV-2014-4518-CE, 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— **Thursday September 17, 2015, 11:30 am**
- m. 4513 Via Dolce, Silver Strand Subarea, R1-1 zone, ZA-2014-4597-CDP-ZAA-SPP and ENV-2014-4598-CE, Project Description: renovation & increase in existing SFD floor area of 736 sq ft (22%) for 1st & 2nd floors & addition to existing 3rd floor loft area (to 32'8" tall), side yard adjs to allow 3rd floor with 3'1" side yard setback (east/street side/Via Dolce) & 3'6" west side yard setback, 1'7" x 11' x 32'8" projection into the side yard (easterly, street side/Via Dolce) & 9' x 2'2" x 32' projection into the required 16'10" front yard (both projections for steel support beams), with a lot size of 3,150 sq ft & total project size of 4,058 sq ft, Applicant: Brian Silveira— **Thursday September 24, 2015, 10:00 am**

WEST L.A. AREA PLANNING COMMISSION APPEAL HEARINGS

Henry Medina West L.A. Parking Enforcement Facility, 11214 W. Exposition Blvd., L.A., 90064, 2nd floor Roll Call Room

1. 1141 Cabrillo Ave, North Venice Subarea, ZA-2014-1346-CDP— **September 2, 2015, 4:30 pm**
2. 920 Superba Ave, Milwood Subarea, ZA-2014-1710-CDP— **September 2, 2015, 4:30 pm**
3. Mello Determination Appeal for 728 Flower Ave, **continued to provide cancelled checks for income proof of affordable unit, TBD**
4. 328 Rennie Ave, Oakwood Ave, ZA-2014-2373-CDP-MEL, Appeal filed on August 21, 2015, **Hearing Date Pending**
5. 217-219-221 Venice Way, North Venice Subarea, ZA-2014-829-CDP-ZAA and ZA-2014-831-CDP-ZAA and ZA-2014-833-CDP-ZAA and ENV-2014-830-MND, **Appeal Acceptance & Hearing Date Pending**

CITY CDP'S APPEALABLE TO THE WEST L.A. AREA PLANNING COMMISSION

1. APPEAL DEADLINE: WEDNESDAY AUGUST 26, 2015, 4:30 PM

320 SUNSET AVE

Oakwood Subarea, M1-1-0 zone, Project Description: change of use of a tenant space from a 4,116 net sq ft bakery with 559 net sq ft of retail floor area to a new 4,675 sq ft sit-down restaurant with a maximum Service Floor Area of 717 sq ft (contained within the restaurant's interior and the new outdoor dining area) and 559 sq ft of retail space; and a conditional use authorizing the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed restaurant, APPROVED by ZA Maya Zaitzevsky

NOTE: see copy of August 11, 2015 CDP Determination for details on changes to project vs. the project as presented to the Public in City Hearings on March 13, 2014 and November 13, 2014

ZA Letter of Communication dated September 4, 2014 and ZA CDP Determination dated August 11, 2015 available at: <http://www.venicenc.org/320-sunset-ave/>

2. APPEAL DEADLINE: WEDNESDAY SEPTEMBER 2, 2015, 4:30 PM

29-47 WINDWARD AVE

North Venice Subarea, C2-1-CA zone, Dual Permit Jurisdiction Coastal Zone

Project Description: installation, use & maintenance of a Vehicle Lift System comprised of 30 electrically-powered automobile lifts within an existing surface parking lot, APPROVED BY AZA Theodore Irving

STATE COASTAL COMMISSION HEARINGS & OTHER STATUS

1. 1511 Abbot Kinney Blvd (change of use fr artist-in-residence DU to artist-in-residence DU & retail space), North Venice Subarea – submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, **pending Coastal Appeal Nova Hearing**
2. 1214 Abbot Kinney Blvd (change of use fr SFD to artist-in-residence 3rd floor & retail on 1st & 2nd floors), North Venice Subarea – submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, **pending Coastal Appeal De Nova Hearing**
3. 758 Sunset Ave (2-SFD Small-Lot Subdivision), Oakwood Subarea – **Final deadline for appeal to Coastal Commission suspended until further notice**
4. 1697 Pacific Ave (“Hotel Erwin”), North Venice Subarea – submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, **pending Coastal appeal De Nova Hearing**
5. 2 Rose Ave, North Venice Subarea--?
6. 220 Rose Ave, North Venice Subarea – **VSO done for work currently in process being researched**
7. 416 Grand Blvd & 418-422 Grand Blvd, North Venice Subarea (416 Grand Blvd, 418-422 Grand Blvd) – Commission confirmed Substantial Issue, **both permits DENIED at De Nova Hearing, August 12, 2015**
8. 1620 Electric Ave, Milwood Subarea, demo existing SFD & construct new SFD with pool – Commission confirmed Substantial Issue, **De Nova Hearing TBD**
9. 259 Hampton Dr (change of use from retail & take out to sit down restaurant), Oakwood Subarea – **APPEAL of City CDP (HOWEVER, ERRONEOUS CITY DETERMINATIONS ARE IN PROCESS OF BEING CORRECTED, APPEAL PERIOD EXTENSION WAS REQUESTED)**
10. 2 Breeze Ave, North Venice Subarea – **Dual Permit Jurisdiction Coastal Zone State CDP hearing TBD**
11. 1305 Abbot Kinney Blvd, North Venice Subarea – **Reconsideration of denial of Permit Amendment, Wednesday September 9, 2015, Humbolt State University, Arcata**

CITY CDP’S APPEALABLE TO THE STATE COASTAL COMMISSION

1. **APPEAL DEADLINE: MONDAY AUGUST 31, 2015, 5:00 PM**

1033 ABBOT KINNEY BLVD

North Venice Subarea, 5-VEN-15-0023, Project Description: Vacate 80’ x 15’ portion of Abbot Kinney Blvd. (west of Westminster Ave), Applicant: Dept. of Public Works, Bureau of Engineering

2. **APPEAL DEADLINE: MONDAY AUGUST 31, 2015, 5:00 PM**

217 VENICE WAY, 219 VENICE WAY, 221 VENICE WAY

North Venice Subarea, 5-VEN-15-0029, 5-VEN-15-0030, 5-VEN-15-0031, Project Description: demo a 4-unit apartment building on 3 lots & construct three 3-story SFD’s, Applicant: Robert Thibodeau

3. **APPEAL DEADLINE: WEDNESDAY SEPTEMBER 2, 2015**

665 VERNON AVE

Oakwood Subarea, 5-VEN-15-0032, Project Description: demo existing SFD & subdivide/construct Small-Lot Subdivision with 2 SFD, Applicant: Kamran Kazemi

4. **PENDING**

550-554 San Juan Ave, Oakwood Subarea

931 Oxford Ave, Oxford Triangle Subarea

758 Sunset Ave, Oakwood Subarea