



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: Tuesday July 28, 2015 **TIME: 6:30 - 10:30 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

1. Call to Order – 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				

2. Approval of Minutes--none

3. Approval of Agenda

4. 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

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

6. GUEST SPEAKER – Alan Seltzer spoke about Legal Principles relating to the determination of Mass, Scale and Character in the VSP, followed by a Q&A.

7. ACTIVE CASES FOR REVIEW:

a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION:

333 Windward Ave, **continued**

b. REVIEW/HEARING OF ACTIVE CASES:

- i. 648 Milwood Ave, Milwood Subarea, R2-1 zone, Land Use Plan designation: Multiple Family Residential: Low Medium I ZA-2014-3103-CDP and ENV-2014-3104-CE

<http://www.venicenc.org/648-milwood-ave/>

CITY HEARING TOOK PLACE ON JULY 23, 2015

Project Description: demo of existing SFD & construction of new 2-story, 25' tall, 3,546 sq ft SFD with an attached 524 sq ft garage, on 5,402 sq ft lot

Applicant: Johannes & Harriet Girardon

LUPC Staff: Todd Darling

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend that the project be approved as presented.

Approved by LUPC 7/28/15 6-0-0 (TD/MK)

- ii. 549 Westminster Ave, Oakwood Subarea, RD1.5, Land Use Plan designation: Multiple Family Residential: Low Medium II, continued
 ZA-2015-607-CDP-ZAA and DIR-2015-2708-MEL and ENV-2015-608-CE
<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
PUBLIC COMMENT
- iii. 437 Rialto Ave, North Venice Subarea, RD1.5-1-0 zone, Land Use Plan designation: Multiple Family Residential: Low Medium II
 ZA-2015-607-CDP-ZAA and DIR-2015-2708-MEL and ENV-2015-608-CE
<http://www.venicenc.org/437-rialto-ave/>
CITY HEARING Thursday August 13, 2015, 11:00 AM, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: construction of 35', 1,936 sq ft SFD on 2,409 sq ft lot
Applicant: Howard Robinson
LUPC Staff: Gabriel Ruspini
PUBLIC COMMENT
MOTION:
 The LUPC recommends that the VNC Board recommend denial of the project as presented as it does not meet the qualitative standards of the Venice Coastal Zone Specific Plan, the Land Use Plan and The Coastal Act. LUPC also recommends that the VNC Board recommend that the current case be heard together with the Coastal Development Permit case for the adjacent properties at 431-433 Rialto Ave, which will be developed by the same applicant concurrently.
- Approved by LUPC 7/28/15 5-0-1 (GR/MK)
- iv. 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, **continued**
<http://www.venicenc.org/931-oxford-ave/>
CITY HEARING Thursday July 30, 2015, 10:30 AM, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: demo & new 25', 3,489 sq ft SFD on 4,997 sq ft lot
Applicant: Douglas Dworsky
LUPC Staff: Robin Rudisill, Chair
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- v. 550-554 San Juan Ave, Oakwood Subarea, RD1.5-1 zone, Land Use designation: Multiple Family Residential: Low Medium II, continued
 ZA-2014-3538-CDP and ENV-2014-3539-CE
<http://www.venicenc.org/550-554-san-juan-ave/>
CITY HEARING Thursday July 30, 2015, 9:00 AM, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: demo & new 27'4", 2-story, 6,843 sq ft SFD w/attached 1,197 sq ft 5-car garage; lot tie of 550 & 554 for 10,400 sq ft new lot
Applicant: Rick Gunderson
LUPC Staff: Robin Rudisill, Chair
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- vi. 1421 Abbot Kinney Blvd, North Venice Subarea, C2-1-0-CA zone, Land Use Plan Designation: Commercial Artcraft, continued
 ZA-2014-3427-CDP-SPP and ENV-2014-3428-MND
<http://www.venicenc.org/1421-abbot-kinney-blvd/>
CITY HEARING Thursday July 30, 2015, 9:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: change of use at ground floor from Parking to Retail, & at 2nd floor & mezzanine from Office to Artist-In-Residence for change of use & reduced parking (fr 7 to 5 spaces), in conjunction with a 2,579 sq ft building
Applicant: Jeff Allsbrook
LUPC Staff: Robin Rudisill, Chair
PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

- vii. 910 Abbot Kinney Blvd & 916 Main St, North Venice Subarea, C2 zone, Land Use Plan Designation: Neighborhood Commercial, **continued**
 ZA-2014-3288-CDP-SPP and ENV-2014-3289-MND
<http://www.venicenc.org/910-abbot-kinney-blvd/>
CITY HEARING Thursday August 6, 2015, 11:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
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
- viii. 911 Milwood Ave, Milwood Subarea, R2-1 zone, Land Use Plan designation: Multiple Family Residential: Low Medium I, **continued**
 ZA-2014-3597-ZAA and ENV-2014-3598-CE
http://www.venicenc.org/911_milwood_ave/
CITY HEARING Thursday August 6, 2015, 9:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: ZAA to permit side yards of 3'6" in lieu of 4'6" required by LAMC 12.09-C, in order to allow the remodeling & 1,992 sq ft 2nd story addition with 600 sq ft attached garage to an existing 1-story SFD, with a finished height of 33'6" & floor area of 3,128 sq ft, on a 4,374 sq ft lot
Applicant: Mike Jolly
LUPC Staff: Robin Rudisill, Chair
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
- ix. 1100 6th Ave & 602 Westminster Ave, Oakwood Subarea, RD1.5-1 zone, Land Use Plan Designation: Multiple Family Residential: Low Medium II, **continued**
 ZA-2015-0056-CDP and ENV-2015-57-CE
<http://www.venicenc.org/1100-6th-ave-602-westminster-ave/>
CITY HEARING Thursday August 20, 2015, 9:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: demo of detached garage & construction of 23' 10", 1,780 sq ft 2nd dwelling unit with 600 sq ft attached garage & 250 sq ft roof deck, on 5,200 sq ft lot
Applicant: Gerhard Pichel
LUPC Staff: Robin Rudisill, Chair
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:
- a) 521 Rose Ave. (duplex), Oakwood Subarea
NOT HEARD BY THE VNC; City Hearing on October 23, 2014, City CDP issued on March 11, 2015; City appeal period expired March 25, 2015; Appealed to the Coastal Commission, Substantial Issue Hearing on June 10, 2015

ZA-2014-2166-CDP and ENV-2014-2167-CE and DIR-2014-1120-VSO-MEL

<http://www.venicenc.org/521-rose-ave/>

Project Description: CDP in the Single Permit Jurisdiction Coastal Zone for demo of 50% of (E) duplex and add 3,319 sq ft to create a 3,510 sq ft, 30' tall duplex, w/4 parking spaces on a 3,139 sq ft lot, & Mello determination, C4-1 zone

Applicant: George Klein & John Reed

LUPC Staff: Robin Rudisill & Maury Ruano

b) 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)
- c. ABC Inspections
- d. 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"
- e. Noise issues – Nuisance activities related to ABC licenses and Special Permits issued for areas adjacent to residential zones, i.e. The Brig, etc. on Abbot Kinney
- f. "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 documentation for selected Coastal Exemptions to assure correctly exempted from CDP
- 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
- c. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- d. Mello Act Determinations – status and ongoing changes to process
- e. VNC De Minimis Project – do more of them, refine definition, including no significant current or cumulative effect, clarify in more detail 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. Zoning Administration Hearings--West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave, L.A., CA 90025

- a. 931 Oxford Ave, Oxford Triangle Subarea (demo & new 25', 3,489 sq ft SFD on 4,997 sq ft lot, R1-1, Applicant's Rep), ZA-2014-4127-CDP--Thursday July 30, 2015 10:30 am
- b. 550-554 San Juan Ave, Oakwood Subarea (demo & new 27'4", 2-story, 6,843 sq ft SFD w/attached 1,197 sq ft 5-car garage; lot tie of 550 & 554 for 10,400 sq ft new lot, RD1.5-1, Mello Determination done under DIR-2014-2913-VSO-MEL, with no appeal right, Applicant Rep Rick Gunderson), ZA-2014-3538-CDP – Thursday July 30, 2015, 9:00 am
- c. 1421 Abbot Kinney, North Venice Subarea (change of use at ground floor from Parking to Retail, & at 2nd floor & mezzanine from Office to Artist-In-Residence for change of use & reduced parking (fr 7 to 5 spaces), in conjunction with a 2,579 sq ft building in the C2-1-0-CA zone, Applicant's Rep Jeff Allsbrook), ZA-2014-3427-CDP-SPP and ENV-2014-3428-MND--Thursday July 30, 2015, 9:30 am
- d. 910 Abbot Kinney Blvd & 916 Main St, North Venice Subarea (change of use of (E) 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, C2-CA zone, Applicant's Rep Robert Thibodeau), ZA-2014-3288-CDP-SPP and ENV-2014-3289-MND – Thursday August 6, 2015, 11 am
- e. 911 Milwood Ave, Milwood Subarea (ZAA to permit side yards of 3'6" in lieu of 4'6" required by LAMC 12.09-C, in order to allow the remodeling & 1,992 sq ft 2nd story addition with 600 sq ft attached garage to an existing 1-story SFD, with a finished height of

33'6" & floor area of 3,128 sq ft, on a 4,374 sq ft lot, R2-1 zone, Applicant's Rep Mike Jolly), ZA-2014-3597-ZAA – **Thursday August 6, 2015, 9:00 am**

- f. 437 Rialto Ave, North Venice Subarea (construction of 35', 1,936 sq ft SFD on 2,409 sq ft lot, RD1.5-1-0 zone, Applicant Rep Matt Dzurec), ZA-2014-3736-CDP-MEL--**Thursday August 13, 2015, 11:00 am**
- g. 1100 6th Ave & 602 Westminster Ave, Oakwood Subarea, (demo of detached garage & construction of 23' 10", 1,780 sq ft 2nd dwelling unit with 600 sq ft attached garage & 250 sq ft roof deck, on 5,200 sq ft lot, RD1.5-1 zone, Applicant Rep Gerhard Pichel), ZA-2015-0056-CDP – **Thursday August 20, 2015, 9:00 am**

11. 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

- a. 3205-3223 Washington Blvd & 2915-2923 Carter Ave ("Firestone Brewery") – ZA-2013-3173-CUB-1A – **August 5, 2015, 4:30 pm**
- b. Mello Determination Appeals for 728 Flower Ave, 705 Broadway, & 337 6th Ave, 1011-1015 5th Ave and 425 Westminster Ave, 736 Sunset Ave, 657 Flower Ave, 732 Indiana Ave--Appellant requested to do further research on Affordable Unit determination and **return on August 19, 2015 with results**

12. State CDP Permits and Appeal Periods

- a. 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**
- b. 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**
- c. 758 Sunset Ave (2-SFD Small-Lot Subdivision), Oakwood Subarea – **Final deadline for appeal to Coastal Commission suspended until further notice**
- d. 1697 Pacific Ave ("Hotel Erwin"), North Venice Subarea – submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, **pending Coastal appeal De Nova Hearing**
- e. 2 Rose Ave, North Venice Subarea--?
- f. 220 Rose Ave, North Venice Subarea – **VSO done for work currently in process being researched**
- g. 521 Rose Ave, Oakwood Subarea – submitted for appeal to Coastal Commission, decision on June 10, 2015 that not a Substantial Issue

August 12, 2015 COASTAL COMMISSION MEETING – Chula Vista Council Chambers, 276 Fourth Avenue, Chula Vista, CA :

- h. 416 Grand Blvd & 418-422 Grand Blvd, North Venice Subarea (416 Grand Blvd, 418-422 Grand Blvd) – submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, **De Nova CDP Hearing**
- i. 259 Hampton Dr (change of use from retail & take out to sit down restaurant), Oakwood – APPEAL of City CDP (**HOWEVER, ERRONEOUS CITY DETERMINATIONS ARE IN PROCESS OF BEING CORRECTED, APPEAL PERIOD EXTENSION WAS REQUESTED**)
- j. 2 Breeze Ave, North Venice Subarea – **Dual Permit Jurisdiction Coastal Zone State CDP hearing**
- k. 26 30th Ave, North Venice Subarea, Administrative Permit
- l. 513 28th Ave, Administrative Permit
- m. 450 Sherman Canal, Consent Calendar

13 10:30 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.