



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



AGENDA 24 hour NOTICE of

REVISED AGENDA FOR SPECIAL MEETING

(only change is addition of Item 9)

LAND USE AND PLANNING COMMITTEE

LUPC Chair requests: Respect, Kindness, Civility, and Honesty

*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: WEDNESDAY MAY 13, 2015

TIME: 4:00 – 7:00 pm

LOCATION: The Terrace Restaurant, 7 Washington Blvd. (at Venice Pier)

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			Mehrnoosh Mojallali		
Robert Aronson, Vice Chair			Kathleen Rawson		
Ramsey Daham			Mauzy Ruano		
Todd Darling			Gabriel Ruspini		
Mark Kleiman					

2. Approval of Minutes from last meeting(s):

March 3, 2015, April 7, 2015, April 28, 2015, May 5, 2015

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

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

6. ACTIVE CASES FOR REVIEW:

a. Cases to be HEARD:

- i. 811-815 Ocean Front Walk (mixed use—2 residential units & 110-seat restaurant w/CUB), North Venice Subarea, C1-1 zone, Land Use Plan designation: Community Commercial, Dual Permit Jurisdiction Coastal Zone (aka "Appealable Area" post LCP) Hearing CONTINUED from the MARCH 3, 2015 meeting (recording of March 3rd hearing for 811-815 Ocean Front Walk can be found on the VNC website, LUPC page, towards end of "LUPC Meeting Recordings" section, near bottom of page.

ZA-2014-3007-CDP-CUB-ZV-SPP-MEL and ENV-2014-3008-MND

<http://www.venicenc.org/811-815-ocean-front-walk/>

CITY HEARING THURSDAY JUNE 11, 2015, 10:30 AM, 1645 Corinth Ave, Municipal Building, 2nd floor hearing room

Project Description: demo of 9 res units & constr of 8,456 sq ft mixed-use project consisting of 2 residential units over 100-seat ground floor restaurant (2,691 sq ft) with new CUB for full alcohol & hours of Sun-Thurs 8 am to 12 midnight & Fri/Sat 9 am to 1 am; request for parking variance to allow mechanical lifts & tandem parking w/parking attendant

Applicant: John Reed

LUPC Staff: Kathleen Rawson & Gabriel Ruspini

- ii. 2715 Ocean Front Walk (adjustment to project for new SFD), North Venice Subarea, RD1.5-1-0, Land Use Plan Designation: Multiple-Family Residential Low Medium II, Dual Permit Jurisdiction Coastal Zone ZA-2015-1111-CDP-ZAA-SPPA-SPP and ENV-2015-1112-MND & related cases ZA-2012-2764-ZAA and DIR-2012-2713-SPP-SPPA-MEL and ENV-2012-2765-CE and ENV-2012-2714-CE
<http://www.venicenc.org/2715-ocean-front-walk/>
CITY HEARING NOT YET SCHEDULED
Project Description: 3rd story (over a basement/4-stories) addition (by expanding 89'-41" sq ft roof access structure to 345'-33" sq ft livable area loft) to previously approved 2-story SFD (over a basement/3 stories), SPPA (Specific Plan Permit Adjustment) for 38'-5" roof height in lieu of 35' limit, ZA Adjustment to provide 3' side yards in lieu of 4' required by LAMC, SPP (Specific Plan Project Compliance Permit) & CDP.
Applicant: Henry Ramirez
LUPC Staff: Gabriel Ruspini
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion

b. **Cases NOT being heard:**

i. **ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:**

- a) 635 San Juan Ave (3 units); Oakwood Subarea – still going to be 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

ii. **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, pending Substantial Issue Hearing.

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

7. **Questions for City Attorney on LUPC Issues, PROPOSED MOTION, Robin Rudisill, Chair**

<http://www.venicenc.org/lupc-questions-for-city-attorney/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

8. **Venice Coastal Zone Interim Control Ordinance, PROPOSED MOTION, as requested by VNC Board, Robin Rudisill, Chair**

<http://www.venicenc.org/venice-coastal-zone-interim-control-ordinance/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

9. **Pedestrian Safety Measures--recommendation for 2022 Alberta Ave – NEW Item added to Special Meeting Agenda**

<http://www.venicenc.org/pedestrian-safety-measures/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion:

The LUPC recommends that the VNC Board recommend that [sidewalk warning strips for pedestrians be used in conjunction with warning bells in garage for drivers] for purposes of helping to mitigate risk for pedestrians crossing driveways on the sidewalk on Alberta Avenue, for the project at 2022 Alberta Ave.

10. **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.