



Venice Neighborhood Council

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



Agenda For Public Meeting of the VENICE 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: Tuesday April 7, 2015 **TIME: 6:45 - 10:00 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.

CASES TO BE HEARD:

1. 2709 Ocean Front Walk (new SFD)
2. 425 Rose Ave (change of use from existing restaurant and market/deli, "Fiesta Brava", to a restaurant with new outdoor covered patio dining area)
3. 1217-1219 Cabrillo Ave (**CONVERSION OF 2 CONDOS TO A SMALL LOT SUBDIVISION**)

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			Maury Ruano		
Todd Darling			Gabriel Ruspini		
Mark Kleiman					

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

March 3, 2015

3. Approval of Agenda

4. Declaration of Conflicts of Interest--All LUPC members shall declare any conflicts of interest relating to items on this meeting's agenda

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

6. Update on Venice Real Estate Market - CJ Cole, VeniceBeachLiving.com

7. Education & Awareness Report on Short-Term Rentals - Dr. Judy Goldman: video/powerpoint & LAANE report

PROPOSED MOTION--Robin Rudisill, LUPC Chair

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

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

8. ACTIVE CASES FOR REVIEW:

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

None

b. REVIEW/HEARING OF ACTIVE CASES:

- i. 2709 Ocean Front Walk (new SFD), North Venice Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple Family Residential--Low Medium II, Dual Permit Jurisdiction Coastal Zone (aka "Appealable Area" post LCP) ZA-2014-3072-CDP and ENV-2013-2051-CE and formerly approved: DIR-2013-2050-SPP-SPPA-MEL and DIR-2012-1476-VSO-MEL (6-5-12)

<http://www.venicenc.org/2709-ocean-front-walk/>

CITY HEARING NOT YET SCHEDULED

REVISED **Project Description:** Construction of a new 3-story, 5,400 sq ft SFD, including 500 sq ft roof deck with roof access structure not to exceed 43.95' in height, on a vacant 2,502 sq ft, 28' wide lot (demo of formerly existing 1-story, 1,218 sq ft, 1912 structure was approved by Coastal Commission De Minimis Waiver on May 29, 2012, and Mello letter issued by HCID on May 31, 2012), with 3 parking spaces, and Specific Plan Project Permit Adjustment to allow a roof height of 32.95' in lieu of required 30'. ZA Adjustment request for 3'4" side yards in lieu of 4' required.

Applicant: Dan Brunn & Henry Ramirez

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

- ii. **425 Rose Ave** (change of use from existing restaurant and market/deli, "Fiesta Brava", to a restaurant with new outdoor covered patio dining area), Oakwood Subarea, C4-1 zone, Land Use Plan designation: Community Commercial ZA-2014-1877-CDP-CUB-SPP and ENV-2014-1878-MND
<http://www.venicenc.org/425-rose-ave/>
CITY HEARING THURSDAY APRIL 23, 2015, 9 A.M., West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: CDP & SPP (VCZSP compliance permit) for change of use from existing 2,696 sq ft restaurant & market/deli to a 2,306 sq ft restaurant with a new 410 sq ft outdoor covered patio dining area, with increase in seating from 38 interior seats to 59 interior seats & 34 outdoor patio seats, on a 6,294 sq ft lot, with 18 on-site parking spaces, comprised of 11 spaces existing, 4 spaces grandfathered, & 4 spaces met by adding 16 bicycle stalls; and CUB for sale & dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant providing a total of 93 seats, with hours of operation of 8 am to 12 am daily.
Applicant: Bruce Horowitz
LUPC Staff: Maury Ruano
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
 - iii. **1217-1219 Cabrillo Ave (CONVERSION OF 2 CONDOS TO A SMALL-LOT SUBDIVISION)**, North Venice Subarea, RD1.5-1-0 zone, Land Use Plan designation: Multiple Family Residential--Low Medium II AA-2013-3873-PMLA and ENV-2013-3872-CE
<http://www.venicenc.org/1217-1219-cabrillo-ave/>
CITY HEARING WEDNESDAY APRIL 8, 2015, 10:40 A.M., CITY HALL, 200 N. SPRING STREET, ROOM 1020
Project Description: Pursuant to LAMC Section 17.50, request for a Preliminary Parcel Map for a 1-lot Small-Lot Subdivision for a 2-unit residential condominium with 2 covered parking spaces and 1 uncovered parking space per unit, for a total of 6 parking spaces, on a 4,950 net sq ft site
Applicant: John Staff
LUPC Staff: Robin Rudisill
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
9. **758 Sunset Ave-- Charter Section 245/Assert Jurisdiction/AA-2013-1086-PMLA-SL, PROPOSED MOTION, Robin Rudisill, Chair**
<http://www.venicenc.org/758-sunset-ave-charter-section-245/>
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion
 10. **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
 11. **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
 12. **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 -- The Brig
 - f. **"My Voice Matters" Community Workshop re. Alcohol Licenses in Venice:** How YOU CAN influence the alcohol licensing process:
DEBRIEF--Sarah Blanche

13. Chair Updates & Outstanding Issues

- a. LUPC Study--review of documentation for selected Coastal Exemptions to assure correctly exempted from CDP requirement
- b. Upcoming Coastal Commission CDP cases and/or appeals: 2 Rose Ave, 2 Breeze Ave, 220 Rose Ave (LUPC involvement or rehearing)
- c. 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
- d. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- e. Mello Act Determinations—status and ongoing changes in process
- f. VNC De Minimis Project—do more of them, refine definition, clarify in more detail in Bylaws
- g. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment—see 8.c.ii. below
- h. Subdivision Map Act, Small Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation
- i. LUPC/Board offsite recommendations

14. 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. SPP and CDP Appeals for 259 Hampton—Reconsideration Hearing: Wednesday, April 1, 2015, 4:30 p.m.—Report on outcome
- b. Mello Determination Appeals for 728 Flower Ave, 705 Broadway, & 337 6th Ave: filed by March 27, 2015 Appeal deadline

15. State CDP Appeal Periods

- a. 416 & 418-422 Grand Blvd, North Venice Subarea (416 Grand Blvd, 418-422 Grand Blvd, 416-418 Grand Mello Determination, 422-424 Grand Mello Determination)-- Final deadline for appeal to Coastal Commission April 16, 2015
- b. 758 Sunset Ave, Oakwood Subarea—Final deadline for appeal to Coastal Commission April 27, 2015 (estimated—information not yet provided by California Coastal Commission) and See also Agenda Item 9.
- c. 1697 Pacific Ave (“Hotel Erwin”), North Venice Subarea—Final deadline for appeal to Coastal Commission April 14, 2015
- d. 2 Rose Ave, North Venice Subarea--?
- e. 220 Rose Ave, North Venice Subarea--?
- f. 521 Rose Ave, North Venice Subarea

16. State CDP's in process

2 Breeze Ave, North Venice Subarea

17. ACTIVE CASES NOT BEING HEARD AT CURRENT MEETING:

i. ACTIVE CASES PENDING LUPC HEARING/REVIEW:

- a) 1712, 1712 1/2 & 1712 3/4 Washington Way (2-lot small lot subdivision), Southeast Venice Subarea, RD1.5-1-0 zone, Land Use Plan designation: Multiple Family Residential--Low Medium II
Pending based on Applicant's request, expected LUPC Hearing Date April 28, 2015
 ZA-2014-1728-CDP-ZAA-MEL and AA-2014-1730-PMLA-SL and ENV-2014-1729-EAF
<http://www.venicenc.org/1712-washington-way/>
CITY HEARING NOT YET SCHEDULED
Project Description: Preliminary parcel map to create a 2-lot small lot subdivision, and Mello determination, request to permit a 10' front yard for 1712 and a 6' front yard at the 2nd floor line for the Mildred setback in lieu of the required 15' front yard, and request to permit a 4' side yard in lieu of the required 5'
Applicant: Alon Zakoot
LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill
- b) 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)
Pending receipt of information from Applicant, expected LUPC Hearing Date April 28, 2015
 ZA-2014-3007-CDP-CUB-ZV-SPP-MEL and ENV-2014-3008-EAF
<http://www.venicenc.org/811-815-ocean-front-walk/>
CITY HEARING NOT YET SCHEDULED
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
- c) 10 Washington Blvd (“The Venice Whaler” restaurant expansion), Marina Peninsula Subarea, C4-1 zone, Land Use Plan designation: Community Commercial, Dual Permit Jurisdiction Coastal Zone (aka “Appealable Area” post LCP)
 APCW-2014-4703-SPE-SPP-PAB-PAD-CDP and ENV-2014-4704-EAF
Expected LUPC Hearing Date April 28, 2015
<http://www.venicenc.org/10-washington-blvd-the-venice-whaler/>
CITY HEARING NOT YET SCHEDULED

Project Description: To permit the use and maintenance of an existing 754 sq ft patio service area operating in conjunction with an existing restaurant, including:

- a) An Exception from VCZSP Section 13.D to permit zero (0) on-site parking spaces in lieu of the 19 parking spaces that would otherwise be required;
- b) A VCZSP project compliance permit (SPP);
- c) A determination of a "Deemed-to-be-Approved" conditional use status (LAMC 12.24-L) for the sale of a full line of alcoholic beverages in conjunction with an existing 3,096 sq ft 2-story restaurant accommodating 214 patrons and having interior hours of operation from 6 a.m. to 2 a.m. daily, currently selling a full line of alcoholic beverages;
- d) Approval of Plans (LAMC 12.24-M) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing 754 sq ft patio having 36 patron seats and hours of operation from 6 a.m. to 2 a.m. daily, in conjunction with a "Deemed-to-be-Approved" 3,096 sq ft 2-story restaurant accommodating 214 patrons and having interior hours of operation from 6 a.m. to 2 a.m. daily, currently selling a full line of alcoholic beverages;
- e) A Coastal Development Permit, in the dual permit jurisdiction coastal zone

Applicant: Dafne Gokcen

LUPC Staff: Ramsey Daham & Robin Rudisill

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

- a) **635 San Juan Ave (3 units); Oakwood Subarea, RD1.5-1 zone – 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

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

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, C4-1 zone, Land Use Plan designation: Community Commercial NOT HEARD BY THE VNC; PENDING COASTAL COMMISSION APPEAL PERIOD NOTICE**

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

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

CITY HEARING TOOK PLACE ON OCTOBER 23, 2014, DETERMINATION LETTER ISSUED ON MARCH 11, 2015 (City APC appeal period expired 3/25/15)

Project Description: CDP for demo of 50% of (E) duplex and addition of 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

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, C2-1-0-CA zone, Land Use Plan designation: Artcraft/Commercial**

NOT HEARD BY THE VNC; UNDER APPEAL AT THE COASTAL COMMISSION

ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE

<http://www.venicenc.org/1214-abbot-kinney-blvd/>

CITY HEARING TOOK PLACE ON OCTOBER 16, 2015, DETERMINATION LETTER ISSUED ON NOVEMBER 14, 2014 (City APC appeal period expired 12/1/14), APPEALED TO COASTAL COMMISSION

Project Description: CDP & SPP for change of use from 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/attached 864 sq ft garage, located on a 2,700 sq ft lot; height = 29'9.5" (RAS/stair tower 38')

Applicant: Shannon Nonn, LionGate Global #1, LLC

LUPC Staff: Mark Kleiman & Mehrnoosh Mojallali

18. **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.