



Venice Neighborhood Council

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



AGENDA

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 March 3, 2015

TIME: 7:30 - 10:30 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

CASES TO BE HEARD:

- 106 Dudley Ave (Major Remodel of SFD), North Venice Subarea
- 2709 Ocean Front Walk (new SFD), North Venice Subarea
- 811-815 Ocean Front Walk (mixed use—2 residential units & 100-seat restaurant w/full CUB), North Venice Subarea
- 328 Rennie Ave (3 unit conversion from apartments to condos), Oakwood Subarea

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			Maurly Ruano		
Todd Darling			Gabriel Ruspini		
Mark Kleiman					

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

- December 17, 2014
- January 27, 2015
- February 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. Discussion on 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. 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. Fiesta Bravo status – meeting with applicant
- e. Noise issues
- f. "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: March 11, 2015, 6:30 - 8:30 p.m., Oakwood Recreation Center, 767 California Ave--learn how YOU CAN influence the alcohol licensing process

6. Chair Updates--

- a. Upcoming City Zoning hearings:
 - 454 Venice Blvd on March 11, 2015, 9:30 a.m. at City Hall
 - 3205-3223 Washington Blvd (Firestone) on March 26, 2015, 10:30 a.m. at West L.A. Municipal Bldg, 1645 Corinth

- b. Upcoming Coastal Commission CDP cases and/or appeals: 2 Rose Ave, 2 Breeze Ave, 220 Rose Ave (LUPC involvement)
 - c. Building & Safety inspection concerns and 50% or more of exterior walls remaining requirement
 - d. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
 - e. Mello Act Determinations – status and changes
 - f. VNC De Minimis Project – do more, 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
7. 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. 758 Sunset Ave–APC decision
 - b. 416 & 418-422 Grand Blvd–appeals on Wednesday, March 4, 2015, 4:30 p.m.:
416 Grand Blvd
418-422 Grand Blvd
416-418 Grand Mello Determination
422-424 Grand Mello Determination
 - c. 259 Hampton SPP and CDP Appeals – Reconsideration: Wednesday, April 1, 2015, 4:30 p.m.
8. PROPOSED MOTIONS (DRAFTS TO BE PROVIDED IN WRITING AT MEETING:
- a. Clarify Role of NC's–NC's "shall monitor City services" per Charter and NC recommendations shall not be optional but rather shall be treated according to original intent of City Charter and considered in all determinations, with explanation provided if not being followed
 - b. Change to Coastal Exemption Review/Approval Process/Procedure – improve controls, transparency and Staff training for Coastal Exemptions at the City level (CEX) and at the State level;
 - c. Propose Interim Control Ordinance for Venice Coastal Zone–during time of preparation of Local Coastal Program (LCP) must assure that development prior to and during this ongoing LCP coastal planning effort does not prejudice, impede or negate the goals and policies of the ultimate certified LCP, necessary due to:
 - i. existing cumulative impact of successive projects of same type in same place having very significant adverse effect on the character, social diversity, and quality of life of the Venice Coastal Zone neighborhoods, due to development in Venice increasing at a significant and unforeseen pace since an environmental analysis was last done (in 2004, for the Venice Coastal Zone Specific Plan City Ordinance approval); and due to many of those developments being incompatible with and having negative impacts on the existing neighborhoods; and
 - ii. need to protect current "below market" In Lieu Parking Fee from further use (no parking solutions have yet been funded using the fees) until the LCP or a new City Council Motion are in place.
9. Land Use and Planning Committee Current Case Updates–LUPC members provide status of their cases in progress
10. Update on Venice Real Estate Market – Jerry Jaffe (to be confirmed)
11. Education & Awareness Report on Short-Term Rentals – Dr. Judy Goldman
12. Public Comment on non-agenized items related to Land Use and Planning only.
13. ACTIVE CASES FOR REVIEW:
- a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION:

106 Dudley Ave (SFD), North Venice Subarea
R3-1 zone, Land Use Plan designation: Multiple Family Residential–Medium
DIR-2014-3974-SPP and ENV-2014-3975-CE
Project Description: Major Remodel of existing 1,136 sq ft SFD with the addition of a 1,921 sq ft 1st story, 2nd story, & roof deck & RAS (32'11"), resulting in a 3,057 sq ft SFD, on a lot size of 3,776 sq ft, with 3-car covered parking, with a height of 27' @ roof
 - 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 DIR-2013-2050-SPP-SPPA-MEL and DIR-2012-1476-VSO-MEL (6-5-12)
<http://www.venicenc.org/2709-ocean-front-walk/>

CASE NOT YET SCHEDULED FOR CITY HEARING

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 40' 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' (including request for 3'1/2" side yards in lieu of 4' required--either need to apply for a SPP adjustment or request a Building Modification during Plan Check, however, a max of 20%, or 3'2 1/2", is avail for bldg. mod, which is 2" short)

LUPC Staff: Gabriel Ruspini

Applicant: Dan Brunn & Henry Ramirez

PUBLIC COMMENT:

FOR POSSIBLE ACTION: Motion

- ii. **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)**

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

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

CASE NOT YET SCHEDULED FOR CITY HEARING

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

LUPC Staff: Kathleen Rawson & Gabriel Ruspini

Applicant: John Reed

PUBLIC COMMENT:

FOR POSSIBLE ACTION: Motion

- iii. **328 Rennie Ave (3 unit conversion from apartments to condos), Oakwood Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple Family Residential--Low Medium II**

ZA-2014-2373-CDP-MEL and AA-2014-2269-PMLA-CC and ENV-2014-2270-CE

<http://www.venicenc.org/328-rennie-ave/>

CITY HEARING TOOK PLACE ON FEBRUARY 26, 2015, AT CITY HALL

Project Description: Preliminary Parcel Map for Condo conversion of 3 apartment units, lot area 6,381 sq ft, building 8,234 sq ft (need to determine whether 3 2-bedroom units as per January 7, 2015 Mello letter from HCID OR 2 3-bedroom units & 1 2-bedroom unit as per Community Planning Referral Form; has 10 bathrooms; C of O has not yet been found), with 7 parking spaces

LUPC Staff: Gabriel Ruspini & Robin Rudisill

Applicant: Heidi Burke

PUBLIC COMMENT:

FOR POSSIBLE ACTION: Motion

c. **ACTIVE CASES NOT BEING HEARD:**

i. **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

CITY HEARING TOOK PLACE ON DECEMBER 18, 2014

Project Description: Demo 3 apt. units & replace with 3 condo units, RD1.5-1 zone

LUPC Staff: Mark Kleiman and Gabriel Ruspini

Applicant: Apel Design Inc.

- b) **627 Oxford Ave (SFD); Southeast Venice Subarea – pending HCID Mello review – Determination Letter issued on January 23, 2015, Appeal period expired 2/6/15**

ZA-2014-2141-CDP and ENV-2014-2142-CE and DIR-2014-4314-VSO-MEL (11/18/14)

CITY HEARING TOOK PLACE ON NOVEMBER 25, 2014

Project Description: Demo SFD/construct new 3-story SFD w/att 2-car (on lift) garage, & Mello determination, R1-1 zone

LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli

Applicant: Matthew Royce

- c) 625 Oxford Ave (SFD); Southeast Venice Subarea – pending HCID Mello review – Determination Letter issued on January 23, 2015, Appeal period expired 2/6/15
 ZA-2014-2137-CDP and ENV-2014-2138-CE and DIR-2014-4316-VSO-MEL (11/18/14)
CITY HEARING TOOK PLACE ON NOVEMBER 25, 2014
Project Description: Demo SFD/construct new 2-story SFD over basement w/attached 2-car (using car lifts) garage & 1 uncovered parking space, & Mello Determination, R1-1 zone
LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli
Applicant: Matthew Royce
- d) 710 California Ave (SFD), Milwood Subarea – pending MELLO Determination Letter
 ZA-2014-2135-CDP and ENV-2014-2136-CE and DIR-2013-2261-VSO
CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014
Project Description: Demo/new 3-story SFD, with accessory living quarters above garage
LUPC Staff: Todd Darling & Maury Ruano
Applicant: Matthew Royce
- ii. 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, **PENDING NEIGHBORHOOD DISCUSSIONS WITH APPLICANT**
 ZA-2014-1728-CDP-ZAA-MEL and AA-2014-1730-PMLA-SL and ENV-2014-1729-EAF
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'
LUPC Staff: Mehrnoosh Mojalalli & Robin Rudisill
Applicant: Alon Zakoot
- iii. ACTIVE CASES PENDING RESOLUTION/CATEGORIZATION:
- a) 521 Rose Ave. (duplex), Oakwood Subarea
PENDING ZA DETERMINATION, NOT HEARD BY VNC
 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
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
UNDER APPEAL AT COASTAL COMMISSION, NOT HEARD BY VNC
 ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE
<http://www.venicenc.org/1214-abbot-kinney-ave/>
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 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 Mojalalli

14. 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.