



# 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 February 3, 2015**

TIME: **6:45 - 10:15 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

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):

December 17, 2014

January 27, 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. Concentration of CUB's & ABC Licenses in Venice and related Impacts – noise, crime, parking/access and other issues

- a. City Planning new process for CUB processing
- b. Rose Café ABC permit request status – need Neighborhood Meeting (DIR-2015-96-VSO)
- c. Fiesta Bravo – status?
- d. Establishments with noise concerns/ABC guidance re. NC involvement: The Brig

6. Chair Updates –

- a. City Planning staffing changes
- b. 710 California Ave – Mello status
- c. Community interface for LCP process
- d. Coastal Commission meeting and tour
- e. Building & Safety concerns – Inspectors, Fire Safety
- f. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- g. Mello Act training and procedures for non-feasibility decisions and Appeals by Tenant or Applicant
- h. Use of same location/different address for repeated applications by WTF
- i. Coordination with ZA office on timing of hearings and holding cases open for advisement
- j. Committee member posting to LUPC site
- k. Amendment to Standing Rules for VNC De Minimis Project wording/description
- l. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment

- m. Use of Small Lot Subdivision Design Standards, conflicts with Map Act, etc. (recent APC hearing), and use of prior DIR for SLS/VCZSP interpretation.
  - n. Different process for LUPC/Board offsite recommendations
7. Upcoming West L.A. Area Planning Commission Appeal hearings – Wednesday, February 4, 2015, Henry Medina West L.A. Parking Enforcement Facility, 11214 W. Exposition Blvd., L.A., 90064, 2<sup>nd</sup> floor Roll Call Room  
758 Sunset Ave  
416 Grand Blvd  
418-422 Grand Blvd
  8. Upcoming Coastal Commission Appeal hearings – Thursday, February 12, 2015, Pismo Beach, CA  
1214 Abbot Kinney  
1511 Abbot Kinney  
Both appeals related to in lieu parking, both being appealed by Coastal Commission Executive Director Dr. Charles Lester, Robin Rudisill, as an individual and not on behalf of the VNC and/or LUPC, and James Murez
  9. PROPOSED MOTIONS: process recommendations
    - a. NC recommendations not optional and to be treated according to original intent of City Charter and considered in all determinations, with explanation provided if not followed
    - b. Work with City Planning, Building & Safety and Coastal Commission on misuse of Coastal Exemptions (CEX) to avoid CDP process
    - c. Request Coastal Commission District Office to forward copy of CDP's issued, CDP exemption letters, requests for revocation letters, any other formal decisions, notice of start of appeal period on City CDP determinations received (we cannot track these as there appears to be no deadline for the City to submit to the Coastal Commission District Office) and CDP and Administrative permit applications, where there has been no City case determination or VNC review, within 48 hours of receipt or approval, by both email and U.S. mail.
    - d. Request for all departments of City Planning (including the Advisory Agency) to treat the VNC as an "interested party" for all City Planning case information, and inform the VNC of determinations and other correspondence by both email and U.S. mail.
  10. Land Use and Planning Committee Current Case Updates--LUPC members provide status of their cases in progress
  11. Update from VNC Character, Scale & Mass Ad-hoc Committee – Sue Kaplan – POWERPOINT presentation (deferred until after next Agenda item ending after 8:30 p.m.)
  12. Public Comment on non-agenized items related to Land Use and Planning only.
  13. ACTIVE CASES FOR REVIEW:
    - a. 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 (CONTINUED PENDING NEIGHBOR OUTREACH)  
ZA-2014-3072-CDP and ENV-2013-2051-CE  
DIR-2013-2050-SPP-SPPA for Specific Plan Project Compliance review and height "adjustment" approved on April 14, 2014; Coastal Commission De Minimis Waiver for demo of (E) 1-story SFD approved on May 29, 2012; Mello letter declaring no affordable units approved on May 31, 2012; DIR-2012-1476-VSO-MEL for demo of (E) 1-story duplex to clear lot approved on June 5, 2012.  
<http://www.venicenc.org/2709-ocean-front-walk/>  
CITY HEARING: not yet scheduled  
Project Description: Construction of a new 3-story, 5,400 sq ft SFD w/roof deck, in the Dual Permit Jurisdiction Coastal Zone, RD1.5-1-0 zone. Project height = 32.95' vs. 30' allowed for flat roof max ht. in North Venice.  
LUPC Staff: Gabriel Ruspini  
Applicant: Henry Ramirez  
PUBLIC COMMENT:  
FOR POSSIBLE ACTION: Motion
      - ii. 75 Windward Ave (CUP for WTF), North Venice Subarea

ZA-2014-3979-CUW and ENV-2014-3980-CE

CITY HEARING: not yet scheduled

Project Description: Conditional use for new rooftop wireless telecommunications facility (WTF). Project height = ??.

LUPC Staff: Kathleen Rawson

Applicant: Lena Mik, rep for Verizon Wireless

PUBLIC COMMENT:

FOR POSSIBLE ACTION: Motion

iii. 16 Topsail St (add habitable area, side yard ZA adjustment, for duplex), Marina Peninsula

ZA-2014-4417-ZAA and ENV-2014-4418-CE

CITY HEARING: not yet scheduled

Project Description: Exterior & interior remodel of (E) 2-story + mezzanine (3-story) SFD, & 447 sq ft addition of habitable area (enclosing (E) balcony). (E) 1<sup>st</sup> floor consists only of garage, storage & egress. Requesting ZA adjustment to allow 3' 6" east/west side yard setbacks in lieu of 5' 6" for buildings w/4 stories in the R3-1 zone. Project results in 4-story duplex. Project height = 35' (no change).

LUPC Staff: Robert Aronson

Applicant: Brian Silveira

PUBLIC COMMENT:

FOR POSSIBLE ACTION: Motion

c. ACTIVE CASES NOT BEING HEARD

ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:

- i. 635 San Juan Ave (3 units); Oakwood Subarea – Condos? 3 units deemed Affordable by Housing. Pending Mello determination by City Planning  
 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: TBD  
PUBLIC COMMENT  
FOR POSSIBLE ACTION: Motion on recommendation for 3 units deemed affordable by HCID
- ii. 627 Oxford Ave (SFD); Southeast Venice Subarea – pending HCID Mello review – Determination Letter issued on January 23, 2015, Appeal period expires 2/6/15, Mello letter not received by LUPC as promised  
 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  
PUBLIC COMMENT  
FOR POSSIBLE ACTION: Motion
- iii. 625 Oxford Ave (SFD); Southeast Venice Subarea – pending HCID Mello review – Determination Letter issued on January 23, 2015, Appeal period expires 2/6/15, Mello letter not received by LUPC as promised  
 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/att 2-car (on lift) garage & 1 uncovered parking, & Mello determination, R1-1 zone  
LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli  
Applicant: Matthew Royce  
PUBLIC COMMENT  
FOR POSSIBLE ACTION: Motion
- iv. 710 California Ave (SFD); Milwood Subarea PENDING MELLO REVIEW & RECEIPT OF DOCS  
 ZA-2014-2135-CDP  
CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014  
Project Description: Demo/new 3-story SFD  
LUPC Staff: Todd Darling & Maury Ruano

**Applicant:** Matthew Royce  
**Public Comment**  
**FOR POSSIBLE ACTION:** Motion

**ACTIVE CASES PENDING LUPC HEARING/REVIEW:**

- i. **811-815 Ocean Front Walk; North Venice Subarea, CONTINUED**  
 ZA-2014-3007-CDP-CUB-ZV-SPP-MEL and ENV-2014-3008-EAF  
**CASE NOT YET SCHEDULED FOR CITY HEARING**  
Project Description: demo of 9 res units & constr of mixed-use project consisting of 2 res units (8,456 sq ft) over 100-seat ground floor restaurant (2,691 sq ft) with 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, C1-1 zone, Dual Permit Jurisdiction Coastal Zone (State CDP also required)  
LUPC Staff: Kathleen Rawson and Gabriel Ruspini  
Applicant: John Reed
  
- ii. **1712, 1712 1/2 & 1712 3/4 Washington Way (2-lot small lot subdivision), Southeast Venice Subarea**  
**CONTINUED PENDING CASE REVISIONS**  
 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, requesting ZA adj for a 10' front yard setback for 1712 Washington Way and a 6' front yard adjustment at the 2<sup>nd</sup> floor line for the 609 Mildred in lieu of the required 15' front yard, and requesting a ZA adj to permit a 4' side yard in lieu of the required 5', in the RD1.5-1-0 zone  
LUPC Staff: Mehrnoosh Mojallali  
Applicant: Alon Zakoot  
**PUBLIC COMMENT:**  
**FOR POSSIBLE ACTION:** Motion

**ACTIVE CASES PENDING RESOLUTION/CATEGORIZATION:**

- i. **521 Rose Ave. (duplex), Oakwood Subarea**  
**PENDING ZA DETERMINATION, NOT HEARD BY VNC/LUPC**  
 ZA-2014-2166-CDP and ENV-2014-2167-CE and DIR-2014-1120-VSO-MEL  
**CITY HEARING TOOK PLACE ON OCTOBER 23, 2014**  
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, C4-1 zone  
Applicant: George Klein & John Reed  
LUPC Staff: Robin Rudisill/Maury Ruano  
Case documents/information:  
<http://www.venicenc.org/521-rose-ave/>
  
- ii. **1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea**  
**UNDER APPEAL AT COASTAL COMMISSION**  
 ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE  
**CITY HEARING TOOK PLACE ON OCTOBER 16, 2015, DETERMINATION LETTER ISSUED ON NOVEMBER 14, 2014 (appeal period expired 12/1/14)**  
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 3<sup>rd</sup> 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  
LUPC Staff Report and Supporting Documentation:  
<http://www.venicenc.org/1214-abbot-kinney-ave/>

**14. Preliminary Review of Characteristics for Upcoming Small Lot Subdivision Projects – Jake Kaufman**

**15. 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](http://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](mailto:Chair-LUPC@VeniceNC.org).**