



Venice Neighborhood Council

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



AGENDA

*******SPECIAL MEETING*******

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: **Friday January 16, 2015**

TIME: **11:45 am to 1:45 pm**

LOCATION: **Beyond Baroque, 681 Venice Blvd**

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

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. Community Impact Statement on Short-Term Rentals--Robin Rudisill, Chair

MOTION: The LUPC recommends that the Venice Neighborhood Council Board approve the following Community Impact Statement (CIS) in response to City Council File 14-1635:

Venice Neighborhood Council
Community Impact Statement
Sharing Economy/Peer-to-Peer Short-Term Rentals, Council File 14-1635

6.

Will embed this hyperlink into "Council File 14-1635":

<http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635>

The Venice Neighborhood Council (VNC) Board recommends the following in support of Councilmember Bonin's motion:

Researching and evaluating the best practices of cities such as S.F., Portland, New York and other cities in California and other states, to consider the most effective controls and enforcement processes to 1) protect quality of life and right to quiet enjoyment in Venice's residential neighborhoods from the negative impacts of short-term rentals (STR's), and 2) prohibit removal of large numbers of units from the City's stock of long-term rentals, especially low income/affordable housing.

In addition, the VNC makes the following recommendations:

1. STR's must be genuine peer-to-peer sharing of homes or rooms. This must be the guiding principle in determining changes to the framework and in determining details of the controls governing STR's and any attendant changes to the Zoning Codes.
2. Adequate and effective enforcement is critical. In Venice we are already severely impacted by the actions of operators hijacking the "shared" economy for decidedly non-sharing purposes. The difficulty of enforcement must not be underestimated, and for it to be successful the City must have:
 - a. a department, agency, or office dedicated specifically to this ongoing task;
 - b. a budget that grows with the market, funded by the STRs themselves via the taxes and fees they pay;
 - c. a data-driven approach on a par with the platforms being regulated. This requires active and passive access to relevant data from the platforms and STR hosts/operators. In other words, in order to realistically track trends and impacts and catch violations, any change in law to allow STRs must require both platforms and operators to report STR information on a regular basis, provide access to more specific information as needed, and be responsible and held liable for abuses.
3. Enforce current laws to protect our communities, and disturb them as little as possible in making these changes in order to best enable the success of the STR experiment.
4. Consider an immediate Interim Control Ordinance (ICO) to provide basic regulations and to begin to immediately collect the STR-related taxes and fees.
5. As an inducement to neighborhoods impacted by STRs and as a mitigation of the impacts, consider extending the benefits of the sharing economy to the neighborhoods, using some form of revenue sharing.
4. **Other relevant information:**
Report on Short-Term Vacation Rentals, dated November 7, 2013, prepared by the VNC Neighborhood Committee: <http://www.venicenc.org/wp-content/uploads/2012/09/Short-Term-Vacation-Rental-Report.pdf>
Links to other two VNC Motions (I will add before finalizing)

7. Discussion on concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues

- a. Will Salao presentation/Q&A on January 6, 2015 – follow up issues
- b. **MOTION:** The Venice Neighborhood Council Board requests that the 11th District City Council Office forward a copy of all ABC alcohol-related notices and correspondence received that are related to Venice, directly to the VNC President, the VNC Vice-President and the LUPC Chair, within 48 hours of receipt, via both email and U.S. mail.
- c. Rose Café ABC permit request status

8. Chair Updates –

- a. 635 San Juan Ave--3 affordable units per HDIC Mello Act review
- b. 710 California Ave – Mello status
- c. Recommendation on community interface for LCP process
- d. Coastal Commission meeting and tour
- e. Building & Safety concerns
- f. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings

- g. Mello Act training and procedures for non-feasibility decisions
 - 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. Upcoming West L.A. Area Planning Commission Appeal hearings
 - k. Committee member posting to LUPC site
 - l. Amendment to Standing Rules for VNC De Minimis Project wording/description
 - m. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
 - n. Use of Small Lot Subdivision Design Standards, conflicts with Map Act, etc. (recent APC hearing), and use of prior DIR for SLS/VCZSP interpretation.
 - o. Different process for LUPC
 - p. Clarification/standardization of role of NC recommendations and whether City Planning is required to use or to at least formally address
9. Land Use and Planning Committee Current Case Updates--LUPC members provide status of their cases in progress.
10. Update from VNC Character, Scale & Mass Ad-hoc Committee – Sue Kaplan
11. Public Comment on non-agenized items related to Land Use and Planning only.
12. ACTIVE CASES FOR REVIEW:
- a. REVIEW OF CASES FOR VNC DE MINIMIS PROJECT CATEGORIZATION (aka VNC Fast Track Project): none
 - b. REVIEW OF ALL OTHER CASES
 - i. 635 San Juan Ave (3 units); Oakwood Subarea – status of Mello/condo case
 ZA-2014-2514-CDP and ENV-2014-2515-CE
CITY HEARING THURSDAY DECEMBER 18, 2014, 9:30 AM, 1645 CORINTH AVE, 2ND FLOOR
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
 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
 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. **811-815 Ocean Front Walk; North Venice Subarea, continued to next meeting**

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

LUPC Staff: Gabriel Ruspini and Kathleen Rawson

Applicant: John Reed

c. **CASES NEEDING RESOLUTION/CATEGORIZATION:**

i. **521 Rose Ave. (duplex), Oakwood Subarea**

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 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

LUPC Staff Report and Supporting Documentation:

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

ii. **1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea**

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 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

LUPC Staff Report and Supporting Documentation:

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

12. 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.