



# Venice Neighborhood Council

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



## MINUTES 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: **Thursday December 4, 2014**

TIME: **7:45 - 10:45 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 – the meeting was called to order at 8 p.m.**

Name	P	A	Name	P	A
Robin Rudisill, Chair	x		Mehrnoosh Mojallali	x	
Robert Aronson, Vice Chair	x		Kathleen Rawson		x
Ramsey Daham	x		Maury Ruano		x
Todd Darling	x		Gabriel Ruspini	x	
Mark Kleiman		x			

**2. Approval of Minutes from the last meeting were approved.**

The Chair was requested by the Committee members to ask AdCom to delay putting forward the Motion approved on November 25, 2014 for 710 California until the Mello Act determination is completed.

**3. Approval of Agenda – approved as submitted (although shortly thereafter all consented to go from Item 4. to Item 10.a. and return to the other agenda items thereafter.**

**4. Declaration of Ex-Parte Communications and Conflicts of Interest--All LUPC members shall declare any ex-parte communications (City Attorney guidance pending) and conflicts of interest relating to items on this meeting’s agenda – None noted.**

**5. Discussion on CUB’s & ABC Licenses in Venice and related Impacts--Noise and Other Issues, Chair--continued**

**6. Chair Updates – None noted. Items a. - j. below continued to next meeting.**

- a. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- b. Mello Act training and procedures for non-feasibility decisions
- c. Use of same location/different address for repeated applications by WTF
- d. Coordination with ZA office on timing of hearings and holding cases open for advisement
- e. Upcoming West L.A. Area Planning Commission hearings

- f. Committee member posting to LUPC site
  - g. Amendment to Standing Rules for VNC De Minimis Project wording/description
  - h. Use of In Lieu Parking Fee during period between time of City Councilmember announcement of upcoming amendment and time of amendment
  - i. Use of Small Lot Subdivision Design Standards, conflicts with Map Act, etc. (recent APC hearing)
  - j. Creation of LUPC Agenda Ad-Hoc Subcommittee
7. Land Use and Planning Committee Current Case Updates--LUPC members provide status of their cases in progress. None noted.

8. Public Comment on non-agenized items related to Land Use and Planning only. None noted.

9. FOR POSSIBLE ACTION: MOTION–Request for Cumulative Impact Study – Robin Rudisill, Chair  
MOTION:

The LUPC recommends that the VNC Board request the City to prepare a study of cumulative environmental impacts of development on the entire community of Venice over the past ten years, which is necessary because since the environmental analysis for the Venice Coastal Zone Specific Plan was last performed, in 2004, development has been increasing at a significant and unforeseen pace, and also many of those developments are incompatible with and are having significant adverse cumulative impacts on the existing neighborhoods, such that there is a serious concern within the neighborhoods that the cumulative impact of successive projects of the same type in this same area appear to be having a very significant adverse cumulative impact on the character, social diversity, and quality of life of the existing neighborhoods.

Approved by LUPC on 12/4/14 by a vote 4-0-2 (RR/RA)  
(yes: RR, RA, GR, TD; abstain: RD, MM)

10. ACTIVE CASES:



a. CASES FOR VNC DE MINIMIS PROJECT CATEGORIZATION (aka VNC Fast Track Project)

NOTE: Public Comment is by case, voting is one vote for all cases under consideration.

MOTION:

The LUPC recommends that the VNC Board recommend approval of the following project as a VNC De Minimis Project:

1774 Washington Way (duplex to SFD), Southeast Venice Subarea

DIR-2014-1836-VSO-MEL

Applicant: John Bowman

Approved by LUPC on 12/4/14 by a vote of 4-0-2 (MM/RD)

(yes: MM, RD, GR, RA; abstain: RR, TD)

b. ALL OTHER CASES

i. 635 San Juan Ave (3 units); Oakwood Subarea

ZA-2014-2514-CDP and ENV-2014-2515-CE (Condo conversion?)

**CITY HEARING THURSDAY DECEMBER 18, 2014, 9:30 AM, 1645 CORINTH AVE, 2<sup>ND</sup> FLOOR**

Project Description: Demo existing 3 units & constr 24'8" 5,200 sq ft 3-unit bldg. on a 5,200 sq ft lot, RD1.5-1 zone (condo conversion?)

Applicant: Gary Werner

LUPC Staff: Gabriel Ruspini & Mark Kleiman

MOTION:

The LUPC recommends that the VNC Board recommend denial of the project, as the City Hearing Notice was materially wrong and misleading, also resulting in the LUPC meeting Agenda (meeting notice) being materially wrong; as the case coding was incomplete; and as the project does not comply with the Venice Coastal Zone Specific Plan.

Approved by LUPC on 12/4/14 by a vote 4-0-2 (RD/TD)

(yes: RD, TD, MM, GR; abstain: RR, RA)

ii. 627 Oxford Ave (SFD); Southeast Venice Subarea

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

Applicant: Matthew Royce

LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project in substantial conformance with the plans marked as "Exhibit A," pending receipt of the HCID Mello Act determination that no affordable units exist on the premises.

Approved by LUPC on 12/4/14 by a vote 4-0-2 (RA/MM)

(yes: RA, MM, TD, GR; abstain: RR, RD)

- iii. 625 Oxford Ave (SFD); Southeast Venice Subarea  
 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  
Applicant: Matthew Royce

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project in substantial conformance with the plans marked as "Exhibit A," pending receipt of the HCID Mello Act determination that no affordable units exist on the premises.

Approved by LUPC on 12/4/14 by a vote 4-0-2 (RA/MM)  
 (yes: RA, MM, TD, GR; abstain: RR, RD)

- iv. 29-47 Windward (surface parking lot); North Venice Subarea  
 ZA-2014-3650-CDP and ENV-2014-3651-CE  
**CASE NOT YET SCHEDULED FOR CITY HEARING**  
Project Description: add 30 automated/hydraulic car lifts (11'9.75" X 8'3" and 14' high, including auto height) to a surface beach parking lot, increasing capacity of lot from 38 to 68 spaces, C2 zone, Dual Permit Jurisdiction Coastal Zone  
Applicant: Clare Bronowski & Dillon Johnson  
LUPC Staff: Gabriel Ruspini & Kathleen Rawson

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project as presented.

Approved by LUPC on 12/4/14 by a vote 3-2-1 (RD/MM)  
 (yes: RD, MM, RR; no: RA, GR; abstain: TD)

Note: the Chair broke a 2-2 tie, resulting in LUPC recommendation of approval of the project.

- v. 55 27<sup>th</sup> Ave (SFD); North Venice Subarea  
 ZA-2014-2356-ZAA-SPP and ENV-2014-2357-CE  
**CITY HEARING DECEMBER 4, 2014, 10:30 AM, 1645 CORINTH AVE, 2<sup>ND</sup> FLOOR**  
Project Description: due to LADBS citation, requesting approval of unpermitted work done to convert 267 sq ft of mezzanine space into habitable rooms & change a 2-story bldg w/mezzanine to a 3-story bldg, incl ZAA for approval of bldg mods for 3' side yards instead of 4' required for 3 stories, RD1.5-1-0 zone  
Applicant: David Zohn & Jonathan Lonner  
LUPC Staff: Gabriel Ruspini & Kathleen Rawson

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project, for the following reasons: the project size is < 300 sq ft, the change from open mezzanine to enclosed bedrooms occurred over 25 years after the building was issued its current Certificate of Occupancy and it does not appear that there was any bad intent related to the original mezzanine structure, the outside of the building is not impacted, the building is adjacent to Pacific Ave on one side, and almost all of the neighbors have given their written support of the project.

Approved by LUPC on 12/4/14 by a vote 4-0-2 (RD/RA)

(yes: RD, RA, TD, MM; abstain: RR, GR)

- vi. **811-815 Ocean Front Walk (res. to mixed use); 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  
Applicant: John Reed – presented an overview of the project.  
LUPC Staff: Gabriel Ruspini & Kathleen Rawson  
**PUBLIC COMMENT –** There was some discussion by the Public and the committee members and it was agreed that as the meeting had gone overtime that it would be continued at the next LUPC meeting.

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/>  
**PUBLIC COMMENT**  
**FOR POSSIBLE ACTION: MOTION**
- 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, 2014, 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/>  
**PUBLIC COMMENT**  
**FOR POSSIBLE ACTION: MOTION**

11. **Adjournment –** The meeting was adjourned at 11 p.m.

***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).***