



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, 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 November 25, 2014**

TIME: **6:45 – 10 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):

November 6, 2014:

www.venicenc.org/wp-content/uploads/2012/09/Draft_LUPC_Minutes_November620145.pdf

October 10, 2014:

www.venicenc.org/wp-content/uploads/2012/09/Draft_LUPC_Minutes_October1020143.pdf

October 7, 2014:

www.venicenc.org/wp-content/uploads/2012/09/Draft_LUPC_Minutes_October720143.pdf

September 30, 2014:

www.venicenc.org/wp-content/uploads/2012/09/Draft_LUPC_Minutes_September3020142.pdf

3. Approval of Agenda

4. Declaration of Ex-Parte Communications and Conflicts of Interest--All LUPC members shall declare any ex-parte communications and conflicts of interest relating to items on this meeting’s agenda

5. Chair Updates--General Updates, by Chair, Land Use and Planning Committee

a. Chair presentation of new Subarea/neighborhood-based organization/assignment of cases, Fast Track processing option, review of detailed case report and sorting options, use of Neighborhood Committee and other community outreach/support, caseload adjustments, and typical first steps in handling cases.



b. Chair review of recent West L.A. Area Planning Commission Appeal Hearings and Review of Upcoming West L.A. Area Planning Commission Appeal Hearings, including ZA determination/approval on 1214 Abbot Kinney Blvd. case prior to resolution of in lieu parking fee issue and in spite of VNC request to hold case open for our advisement, and including treatment of Small Lot Subdivision Design Standards, conflicts with Map Act, etc.

c. Chair discussion of use of VNC LUPC website pages for posting of LUPC Staff Reports and case documents.

d. Chair discussion of POA for coordination with ZA office on scheduling of case hearings—early notification of upcoming hearings to applicants but not VNC.

e. Chair discussion of amendment to Standing Rules for De Minimis Project/VNC Fast Track Project language

f. Chair discussion of WTF application for same location (using different address)

g. Chair discussion on process for review of projects early in process rather than triggering committee review based on when cases are scheduled for City Hearing

- h. Chair discussion on Mello Act compliance, training session possibilities, and procedures for non-feasibility decisions
6. Land Use and Planning Committee Current Case Updates--LUPC members provide status of their cases in progress.
 7. Public Comment on non-agenized items related to Land Use and Planning only.
 8. Update from VNC Character, Scale & Mass Ad-hoc Committee – Sue Kaplan
 9. Review of Cases for VNC De Minimis Project or VNC Fast Track Project categorization: TBD
 10. Active Cases
 - a. 710 California Ave (SFD); Milwood Subarea
 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
 - b. 627 Oxford Ave (SFD); Southeast Venice Subarea
 ZA-2014-2141-CDP
CITY HEARING TOOK PLACE ON NOVEMBER 25, 2014
Project Description: Demo/new 3-story SFD
LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli
Applicant: Matthew Royce
 Public Comment
FOR POSSIBLE ACTION: Motion
 - c. 625 Oxford Ave (SFD); Southeast Venice Subarea
 ZA-2014-2137-CDP
CITY HEARING TOOK PLACE ON NOVEMBER 25, 2014
Project Description: Demo/new 3-story SFD
LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli
Applicant: Matthew Royce
 Public Comment
FOR POSSIBLE ACTION: Motion
 - d. 27-29 Lighthouse St. (change from 2 to 3 units); Ballona Lagoon West Subarea
 CPC-2014-2654-SPE-SPP-CDP-MEL and ENV-2014-2655-MND
CITY HEARING DECEMBER 15, 2014
Project Description: legalize conversion of storage room into 3rd unit for (E) duplex
LUPC Staff: Robert Aronson and Ramsey Daham
Applicant: Alvaro Ramirez
 Public Comment
FOR POSSIBLE ACTION: Motion

CASES NEEDING RESOLUTION/CATEGORIZATION:**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 in the 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****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****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 in the C2-1-0-CA zone; Height = 29'9.5" (RAS/stair tower 38')**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**

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.