



# 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  
**SPECIAL MEETING**  
**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: **Thursday November 6, 2014**

TIME: **7:30 – 10 a.m.**

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.
3. Approval of Agenda
4. Chair Updates--General Updates, by Chair, Land Use and Planning Committee
5. Public Comment on non-agenized items related to Land Use and Planning only.
6. Report from VNC Mass, Scale & Character Ad-hoc Committee – Sue Kaplan
7. Review of Cases for VNC De Minimis Project or VNC Fast Track Project categorization--various
8. Active Cases

- a. 251 Lincoln Blvd. ("proposed Chevron convenience store"); Oakwood Subarea; ZA-2013-3814-ZV-CU-CUB-SPP-CDO and ENV-2013-3815-EAF  
**CASE NOT YET SCHEDULED FOR CITY HEARING**

- i. **Project Description:** a zone variance pursuant to section 12.27 of the LAMC to permit the construction of approximately 1,879 sq ft mini-mart with the primary entrance to be oriented to the interior of the lot instead of the primary entrance being oriented towards Lincoln Blvd. as not permitted by ordinance no. 179,906; a conditional use permit pursuant to section 12.24 w 27 to allow said mini-mart to operate 24 hours and propose a pole sing as not permitted by-right under section 12.22 a 23 and section 12.22.a.28 of the LAMC; a coastal development permit pursuant to section 12.20.2 of the LAMC to allow the construction, use and maintenance of said mini-shopping center; a project permit compliance pursuant to the Venice Coastal Zone Specific Plan to allow the construction use and maintenance of said mini-mart; and a director's approval pursuant to the Lincoln Blvd. community design overlay zone to allow the construction, use and maintenance of said mini-mart, all in the [q]c2-1-cdo zone
  - ii. LUPC Staff: Robert Aronson
  - iii. Applicant:
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion
  
- b. 204 Hampton Drive ("St. Joseph Center"); Oakwood Subarea; APCW-2003-3304-SPE-CU-ZAD-SPP-CDP-PA  
**CASE NOT YET SCHEDULED FOR CITY HEARING**
  - i. Project Description: demo & new SFD
  - ii. LUPC Staff: Robert Aronson
  - iii. Applicant: Michael Jaeger
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion
  
- c. 26-30<sup>th</sup> Avenue (demo/new SFD); North Venice Subarea; ZA-2014-2043-CDP  
**CITY HEARING November 20, 2014**
  - i. Project Description: demo & new SFD
  - ii. LUPC Staff: Robert Aronson
  - iii. Applicant: Brian Silveira
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion
  
- d. 29 Windward (parking lot); North Venice Subarea  
**CASE NOT YET SCHEDULED FOR CITY HEARING**
  - i. Project Description: add automated/hydraulic car lifts to a surface beach parking lot. Capacity of lot would increase from 38 to 68 spaces
  - ii. LUPC Staff:
  - iii. Applicant: Clare Bronowski
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion
  
- e. 710 California Ave (SFD); Milwood Subarea; ZA-2014-2135-CDP  
**CITY HEARING NOVEMBER 20, 2014**
  - i. **Project Description:** Demo/new 3-story SFD
  - ii. LUPC Staff:
  - iii. Applicant: Matthew Royce

- iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion
- f. 627 Oxford Ave (SFD); Southeast Venice Subarea; ZA-2014-2141-CDP  
**CITY HEARING NOVEMBER 25, 2014**
- i. Project Description: Demo/new 3-story SFD
  - ii. LUPC Staff:
  - iii. Applicant: Matthew Royce
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion
- g. 625 Oxford Ave (SFD); Southeast Venice Subarea; ZA-2014-2137-CDP  
**CITY HEARING NOVEMBER 25, 2014**
- i. Project Description: Demo/new 3-story SFD
  - ii. LUPC Staff:
  - iii. Applicant: Matthew Royce
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion

**CASES NEEDING RESOLUTION/CATEGORIZATION:**

- a. 521 Rose Ave. (duplex), Oakwood Subarea; ZA-2014-2166-CDP and ENV-2014-2167-CE and DIR-2014-1120-VSO-MEL  
<http://www.venicenc.org/521-rose-ave/>  
**CITY HEARING: October 23, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 9:00 am**
- i. 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
  - ii. LUPC Staff: Robin Rudisill/Maury Ruano
  - iii. Applicant: George Klein & John Reed
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion
- b. 450 Sherman Canal (SFD), Venice Canals Subarea; ZA-2014-2039-CDP and ENV-2014-1349-CE  
<http://www.venicenc.org/450-sherman-canal/>  
**CITY HEARING: October 16, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 10:00 am**
- i. Project Description: CDP in the Dual Permit Jurisdiction Coastal Zone for constr of a 40' tall, 3,724 SFD w/att 456 sq ft garage, located on a vacant 2,850 sq ft lot in the RW1-1-0 Zone
  - ii. LUPC Staff: Robin Rudisill/TBD
  - iii. Applicant: Tim Bailey
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion
- c. 1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea; ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE  
<http://www.venicenc.org/1214-abbot-kinney-ave/>  
**CITY HEARING: October 16, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 10:30 am**

- i. **Project Description:** CDP in the Single Permit Jurisdiction Coastal Zone and a 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 of retail uses on the ground & second 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 = ??
- ii. LUPC Staff: Mark Kleiman & Mehrnoosh Mojallali
- iii. Applicant: Shannon Nonn, LionGate Global #1, LLC
- iv. Public Comment
- v. **FOR POSSIBLE ACTION:** Motion

## 9. 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).*