



# 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 SPECIAL MEETING

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, October 10, 2014** TIME: **6:00 - 9:00 pm**

LOCATION: **Extra Space Storage Meeting Room, 658 Venice Blvd.**

*DISABILITY POLICY: As per 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 days prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment (213-485-1360 or NCSupport@lacity.org).*

1. Call to Order--the meeting was called to order at 6:05 pm

Roll Call:

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				

1. Approval of Minutes from last meeting – recording available on website, minutes temporarily delayed due to project in progress to reformat case line items so that they are uniform/consistent in content and format and thus much more easily transferred from LUPC Agenda to LUPC Minutes, to AdCom Agenda to AdCom Minutes, to Board Agenda to Board Minutes, and to VNC Board recommendation letter. Said project will significantly reduce time in preparing all of these items for both LUPC and the Board Secretary, and will significantly increase accuracy, uniformity, and reliability as well as improve timeliness. [note: upon completion of project, the as yet unapproved draft minutes for September 30, 2014 and October 7, 2014 were posted on the VNC website on November 8, 2014]
1. Approval of Agenda – no changes
2. Chair Updates--General Updates, by Chair, Land Use and Planning Committee
3. Public Comment on non-agenized items related to Land Use and Planning only--none
4. VNC De Minimis Projects--none

## 5. CASES

### a. 920 Superba Ave. (SFD), Milwood Subarea

ZA-2014-1710-CDP and ENV-2014-1711-CE

**CITY HEARING TOOK PLACE ON OCTOBER 9, 2014**

**Description:** CDP in the Single Permit Jurisdiction Zone for demo of (E) SFD & constr new approx. 3,326 sq ft 2-story, SFD w/att 2-car garage & rooftop deck in the R2-1 zone. Height = 25'.

**Special request to Applicant: prior to the VNC Board meeting, Applicant to provide LUPC Chair a sun/shade study and information on length of ownership of the prior owner (for Mello determination review).**

**MOTION:**

The LUPC recommends that the VNC Board recommend denial of the project, based on it being incompatible with the character, scale and mass of the surrounding neighborhood.

**Applicant:** Mike Poirier, Jesse Reyes

**LUPC Staff:** Kathleen Rawson

Approved by LUPC on 10/10/2014 by a vote of 3-1-2 (MK/TD)

(yes: MK, TD, GR; no: MR; abstain: MM, RR)

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/920-superba-ave/>

### b. 1235 Vienna Way (fence/gate ht), Venice Community Plan

ZA-2014-1748-F and ENV-2014-1749-CE

**CITY HEARING: October 23, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 1:30 pm**

**Project Description:** ZAA for over-height wall, pedestrian gate, and automobile driveway gate, with max ht of 7'11" vs. required 3'6", in conjunction with occupancy of a SFD on a 10,891 sq ft lot in the R1-1VLD zone

**MOTION:**

The LUPC recommends that the VNC Board recommend denial of the project, based on it being out of character with the neighborhood, as the comps/precedent provided were determined to be not applicable, as no unique hardship or extraordinary circumstances were found, and as over-height fences and walls diminish safety and hinder law enforcement duties.

**Applicant:** Jay McDonald

**LUPC Staff:** Gabriel Ruspini

Approved by LUPC on 10/10/2014 by a vote of 6-0-0 (GR/MK)

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/1235-vienna-way/>

### c. 1515 Pacific Ave. (WTF), North Venice Subarea

ZA-2004-7596-CU-PA3

**CITY HEARING: October 23, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 1:00 pm**

**Project Description:** Plan Approval to modify (E) rooftop TWF replacing 3 (E) antenna w/6 new antenna, associated screening structures, install 2 new equipment cabs & 2 new utility cabs on ground floor w/associated fencing, new cable tray, all within a 42' tall building; and request for

determination to permit a max height of 51' 4" for the modified WTF in lieu of the VCZSP height limit of 30 feet in the C2-1-CA zone

**MOTION:**

The LUPC recommends that the VNC Board recommend denial of the project as presented, as according to the Venice Land Use Plan this building is within the boundaries of the Windward Historic Arcade, which has been identified as a significant architectural, historical and cultural landmark in the Venice Coastal Zone and as such the WTF screens should be moved to a location where they cannot be seen from the street.

Applicant: Suzanne Iselt

LUPC Staff: Mark Kleiman

Approved by LUPC on 10/10/2014 by a vote of 4-1-1 (MK/GR)

(yes: MK, GR, MM, TD; no: MR; abstain: RR)

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/1515-pacific-ave/>

6. Adjournment--the meeting was adjourned at 9:05 pm due to loss of a quorum; thus, the following cases were "continued:"

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

ZA-2014-2166-CDP and ENV-2014-2167-CE and DIR-2014-1120-VSO-MEL

**CITY HEARING: October 23, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 9:00 am**

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

450 Sherman Canal (SFD), Venice Canals Subarea **CONTINUED**

ZA-2014-2039-CDP and ENV-2014-1349-CE

**CITY HEARING: October 16, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 10:00 am**

Project Description: CDP in the Dual Permit Jurisdiction Coastal Zone for constr of a 30' tall (RAS/stair tower + 9'6"), 3,724 SFD w/att 456 sq ft garage, located on a vacant 2,850 sq ft lot in the RW1-1-0 zone

Applicant: Tim Bailey

LUPC Staff: Robin Rudisill

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/450-sherman-canal/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

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

ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE

**CITY HEARING: October 16, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 10:30 am**

**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 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**

*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).*