



# 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 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: **Tuesday, October 7, 2014** TIME: **6:45-10:00 pm**  
LOCATION: **Oakwood Recreation Center, 767 California Ave.**

**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			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

- a. General Updates, by Chair, Land Use and Planning Committee
- b. DIR on Specific Plan Interpretation (Revised) – working group to comment by August 29<sup>th</sup> deadline [www.venicenc.org/wp-content/uploads/2012/09/V CZSP\\_DIR\\_Specific\\_Plan\\_Interpretation\\_Revised.pdf](http://www.venicenc.org/wp-content/uploads/2012/09/V CZSP_DIR_Specific_Plan_Interpretation_Revised.pdf)
- c. Community Impact Statements & administrative
- d. Direct communication of basis for LUPC findings when those findings are later validated by a NC Board decision
- e. Asking for community assistants on project review to work with LUPC members who are staffing the reviews
- f. Training
- g. Complaints filed re. garages illegally converted to living spaces, including applicability of Mello Act

### 5. Land Use and Planning Committee Current Case Updates--LUPC members provide status of their cases in progress.

### 6. FOR POSSIBLE ACTION: MOTION on City Planning processes for VSO's and Coastal Exemptions (City issued CEX AND Exemptions issued by the Coastal Commission) re. providing of both to VNC, Council Office, Coastal Commission, etc. immediately upon making a written decision and immediate posting, with hyperlink, on ZIMAS; and clarification that both are PROCESSING EXCEPTIONS ONLY and the underlying

project still must comply with all applicable provisions of the Venice Coastal Zone Specific Plan and Chapter 3 policies of the California Coastal Act; and re. providing to VNC, Council Office, Coastal Commission, etc. a copy of the complete inventory of all VSO's and Coastal Exemptions issued; and documentation explaining compliance/processing requirements for CEQA.

7. Report from VNC Mass, Scale & Character Ad-hoc Committee – Sue Kaplan
8. **FOR POSSIBLE ACTION: MOTION**--Short-term Rentals and Review of Applicable Coastal Act Policies – Robin Rudisill & Dr. Judy Goldman
9. **FOR POSSIBLE ACTION: MOTION** on minimum interim (prior to LCP) amendments to Venice Coastal Zone Specific Plan – Robin Rudisill & Robert Aronson
10. **Public Comment** on non-agenized items related to Land Use and Planning only.
11. Review of Cases for VNC De Minimis Project or VNC Compliant Project categorization – Ramsey Daham Ron Howell, 2608 Ocean, and TBD
12. Active Cases
  - a. **454-456 Venice Blvd. (2-unit condominium), North Venice Subarea; ZA-2014-1543-CDP-MEL and AA-2014-1540-PMLA and ENV-2014-1542-MND** (publication date for CEQA/ENV case ends 9-29-14), continued from 9-30-14 meeting  
<http://www.venicenc.org/454-456-venice-blvd/>  
**CITY HEARING: not yet scheduled, AA case “accepted for review” on 7-23-2014**
    - i. **Project Description:** CDP in the Dual Permit Jurisdiction Coastal Zone for demo of (E) 2-story duplex, subdivision of 3,350 sq ft lot & construction of a 3-story, 2-unit condominium, height 35 ft, with 2 parking spaces each (1 covered & 1 uncovered) in the R-3 Zone; Mello determination; Preliminary Parcel Map; & consideration of the MND
    - ii. LUPC Staff: Kathleen Rawson & Mehrnoosh Mojallali
    - iii. Applicant: Harvey Goodman
    - iv. Public Comment
    - v. **FOR POSSIBLE ACTION: MOTION**
  - b. **458 Venice Blvd. (2-unit condominium), North Venice Subarea; ZA-2013-3894-CDP-MEL and AA-2013-3892-PMLA and ENV-2013-3893-MND**, continued from 9-30-14 meeting  
<http://www.venicenc.org/458-venice-blvd/>  
**CITY HEARING: October 8, 2014, City Hall, Room 1020, 9:30 am**
    - i. **Project Description:** CDP in the Dual Permit Jurisdiction Coastal Zone for demo of (E) SFD, subdivision of 3,389 sq ft lot & construction of a 3-story, 2-unit condominium, height 35 ft, with 2 parking spaces each (1 covered & 1 uncovered) in the R-3 Zone; Mello determination; Preliminary Parcel Map; & consideration of the MND
    - ii. LUPC Staff: Kathleen Rawson & Mehrnoosh Mojallali
    - iii. Applicant: Sheri Gould
    - iv. Public Comment
    - v. **FOR POSSIBLE ACTION: MOTION**
  - c. **418-422 Grand Ave. (SFD), North Venice Subarea; ZA-2014-1358-CDP and ENV-2014-1357-MND** (same CEQA/ENV case as project at d. above), continued from 9-30-14 meeting  
<http://www.venicenc.org/418-422-grand-ave/>

**CITY HEARING TOOK PLACE ON OCTOBER 2, 2014**

- i. Project Description: CDP in the Single Permit Jurisdiction Coastal Zone for demo of (E) duplex & constr of new, 3-story 5,183 sq ft SFD, height 35 ft, w/attached 2-car garage in the RD1.5-1-0 Zone; & consideration of the MND
  - ii. LUPC Staff: Ramsey Daham
  - iii. Applicant: Melinda Gray/Rosario Perry
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: MOTION
- d. 665 Vernon Ave. (2 SFDs/Small Lot Sub), Oakwood Subarea; ZA-2014-1084-CDP-ZAA-MEL and AA-2014-1082-PMLA-SL and ENV-2014-1083-MND, continued from 9-30-14 meeting  
<http://www.venicenc.org/665-vernon/>
- i. Project Description: CDP in the Single Permit Jurisdiction Coastal Zone for a 2 lot small-lot subdivision in the RD1.5-1 Zone; Mello determination; Preliminary Parcel Map; & consideration of the MND
  - ii. LUPC Staff: Mehrnoosh Mojallali
  - iii. FOR POSSIBLE ACTION: MOTION correction/revision
- e. 21 Voyage St. (duplex), Marina Peninsula Subarea; APCW-2014-0364-SPE-SPP-CDP and ENV-2014-0365-MND, continued from 9-30-14 meeting  
<http://www.venicenc.org/21-voyage-st/>

**CITY HEARING (Kevin Jones for APC) TOOK PLACE ON September 29, 2014, APC HEARING TO BE SCHEDULED**

- i. Project Description: CDP in the Dual Permit Jurisdiction Coastal Zone, SPP determination, SPE to allow 3 dwelling units vs. 2 for R3 zone, 6 parking spaces vs. 7 required & 1,137 sq ft per dwelling unit vs. 1,200 sq ft required re. conversion of rec room into dwelling unit in the R-3-1 Zone
  - ii. LUPC Staff: Gabriel Ruspini
  - iii. Applicant: Henry Ramirez
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: MOTION
- f. 1697 Pacific Ave. ("Hotel Erwin"), North Venice Subarea; APCW-2008-317-SPE-CUB-ZV-CDP-SPP  
<http://www.venicenc.org/1697-pacific-ave/>  
**CITY HEARING: November 5, 2014, West L.A. Area Planning Commission, 4:30 pm**  
Parking Enforcement Building located at 11214 W. Exposition Boulevard at Sepulveda Boulevard, Second Floor.
- i. Project Description: A Plan Approval proceeding to evaluate the Hotel's compliance with the existing conditions of approval, and to determine whether the conditions should be modified to be more effective in accomplishing their objectives, particularly noise, traffic, and parking issues. The Plan Approval process allows the applicant to ask for an expansion of up to 20%, and the Hotel is asking to approximately double the size of its rooftop bar/restaurant, from 2,700 square feet to 5,000 square feet. The Hotel is seeking to provide no additional parking for this increase. In support of the request for reduced parking, the Hotel has submitted a letter dated July, 2014, summarizing a parking utilization study, and has proposed to add approximately 90 bicycle parking spaces on Hotel property along the alley known as Windward Court. The Hotel proposes to eliminate the current distinction of Fall/Winter hours of operation, and Spring/Summer hours of operation, so that the rooftop bar/restaurant can stay open one hour later, from 7 A.M. to 12:30 A.M. Sunday through Thursday, and from 7 A.M. to 1:30 A.M. on Friday and Saturday. The Hotel proposes to eliminate the existing condition that prohibits a Happy Hour or reduced price drinks at any time.
  - ii. LUPC Staff: Robert Aronson

- iii. Applicant: Marina Pacific Hotel and Suites, LLC
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: MOTION
- g. **920 Superba Ave. (SFD), Milwood Subarea; ZA-2014-1710-CDP and ENV-2014-1711-CE**  
<http://www.venicenc.org/920-superba-ave/>  
**CITY HEARING: October 9, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 10:30 am**
- i. **Project 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 = ?
  - ii. LUPC Staff: Kathleen Rawson
  - iii. Applicant: Dave Wyrick
  - iv. Public Comment
  - v. Possible Action: Motion
- h. **1235 Vienna Way (fence/gate ht), Venice Community Plan; ZA-2014-1748-F and ENV-2014-1749-CE**  
<http://www.venicenc.org/1235-vienna-way/>  
**CITY HEARING: October 23, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 1:30 pm**
- i. Project Description: ZAA for fence and 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
  - ii. LUPC Staff: Gabriel Ruspini
  - iii. Applicant: Jay McDonald
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion
- i. **1515 Pacific Ave. (WTF), North Venice Subarea; ZA-2004-7596-CU-PA3**  
<http://www.venicenc.org/1515-pacific-ave/>  
**CITY HEARING: October 23, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 1:00 pm**
- i. 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
  - ii. LUPC Staff: Mark Kleiman
  - iii. Applicant: Suzanne Iselt
  - iv. Public Comment
  - v. FOR POSSIBLE ACTION: Motion
- j. **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

k. **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

l. **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

13. 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).*