



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

DATE: **Tuesday, September 30, 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 does not discriminate on the basis of disability, and upon request, the Venice Neighborhood Council 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 at 213-485-1360 or email NCSupport@lacity.org.

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.

www.venicenc.org/wp-content/uploads/2012/09/draftLUPCminutesSeptember22014.pdf

3. Approval of Agenda

4. Chair Updates

- a. General Updates, by Chair, Land Use and Planning Committee
- b. DIR on Specific Plan Interpretation (Revised) – status of Appeal
www.venicenc.org/wp-content/uploads/2012/09/V CZSP_DIR_Specific_Plan_Interpretation_Revised.pdf
- c. Direct communication of basis for LUPC findings when those findings are later validated by a NC Board decision
- d. Asking for community assistance on project review to work with LUPC members who are staffing the reviews
- e. Training
- f. Status of Appeals
- 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:** Earthquake Fault Analysis Motion Proposed language (Sharon Commins, WRAC-LUPC):

MOTION BY WRAC-LUPC, PROPOSED FOR ADOPTION BY VNC (LUPC):

Whereas the 1972 Alquist-Priolo Earthquake Fault Zoning Act [California Public Resources Code §§2622 et. seq.] mandated faults to be mapped and state legislators banned construction across active earthquake faults after the Sylmar Quake; and Whereas said State mapping has not been completed due to budget cuts and some 2,000 of California's 7,000 miles of faults have not yet been zoned; and Whereas the building ban has not been enforced in unmapped areas; and Whereas the failure to finish said fault mapping and enforce the ban constitutes a significant public health and safety hazard. Now therefore the WRAC calls upon the City to require a fault study by the project applicant/developer as a condition of submission of an entitlement application when the proposed project

is within 1000 feet of a known fault line as mapped by the California Geological Survey's existing map of all 7,000 miles of faults, published in 2010, and to fully enforce the ban on construction in active earthquake zones.

7. Joe Murphy – VNC Vision Goals (tentative)
8. Public Comment on non-agenized items related to Land Use and Planning only.
9. Report from VNC Mass, Scale & Character Ad-hoc Committee – Sue Kaplan
10. Review of Cases for VNC de minimis project or VNC compliant project categorization – Ramsey Daham 343 28th Ave (SFD remodel) – Jake Kaufman for Greg Jacobson
11. FOR POSSIBLE ACTION: MOTION--Update on Alcohol-related Conditions for CUB's vs. identifying them for consideration by the ABC (Aronson & Rudisill)
12. FOR POSSIBLE ACTION: PROPOSED MOTION:
LUPC recommends that the VNC Board requests that the Planning Department include in the CNC Report the height of the proposed building, and whether the roof is a Varied Roofline or a Flat Roof. The CNC report currently states the number of stories, but that fact is not as significant as the building height (Robert Aronson).
13. CASES:
 - a. 1235, 1237, 1239 Abbot Kinney Blvd. ("Feed"); Case No: ZA-2014-2224-CUB and ENV-2014-2225-CE
<http://www.venicenc.org/1235-1237-1239-abbot-kinney-blvd-feed/>
CITY HEARING: October 23, 2014, 10 am
 - i. **Project Description:** CUB for sale of full line of alcoholic beverages, modification of hours of operation & addition of live entertainment to existing restaurant
 - ii. LUPC Staff: Maury Ruano
 - iii. Applicant: Eddie Navarrette & Dafne Gokcen
 - iv. Public Comment
 - v. **FOR POSSIBLE ACTION: MOTION**

454-456 Venice Blvd., North Venice Subarea (2-unit condominium); 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)
<http://www.venicenc.org/454-456-venice-blvd/>
CITY HEARING: not yet scheduled, "accepted for review" on 7-23-2014
Project Description: CDP in the Dual Jurisdiction Coastal Zone for demo of (E) 2-story duplex, subdivision of 3,350 sq ft lot in R-3 zone, & construction of a 3-story, 2-unit condominium, height 35 ft, with 2 parking spaces each (1 covered & 1 uncovered); Mello determination & consideration of the MND

 - vi. LUPC Staff: Kathleen Rawson & Mehrnoosh Mojallali
 - vii. Applicant: Harvey Goodman
 - viii. Public Comment
 - ix. **FOR POSSIBLE ACTION: MOTION**
 - c. 458 Venice Blvd., North Venice Subarea (2-unit condominium); ZA-2013-3894-CDP-MEL and AA-2013-3892-PMLA and ENV-2013-3893-MND
<http://www.venicenc.org/458-venice-blvd/>
CITY HEARING: October 8, 2014 (City Hall), 9:30 am
 - i. **Project Description:** CDP in the Dual Jurisdiction Coastal Zone for demo of (E) SFD, subdivision of 3,389 sq ft lot in R-3 zone, & construction of a 3-story, 2-unit condominium, height 35 ft, with 2 parking spaces each (1 covered & 1 uncovered); Mello determination & consideration of the MND
 - ii. LUPC Staff: Kathleen Rawson & Mehrnoosh Mojallali

- iii. Applicant: Sheri Gould
 - iv. Public Comment
 - v. FOR POSSIBLE ACTION: MOTION
- d. 416 Grand Ave., North Venice Subarea (SFD); ZA-2014-1356-CDP and ENV-2014-1357-MND
(associated DIR-2013-2903-VSO-MEL dated 9-17-13 approving demo of (E) duplex & constr of new SFD)
<http://www.venicenc.org/416-grand-ave/>
CITY HEARING: October 2, 2014, 10 am
- i. Project Description: CDP in the Single Jurisdiction Coastal Zone for demo of (E) duplex & constr of new, 2-story 1,425 sq ft SFD, height 35 ft, w/attached 2-car garage; consideration of the MND
 - ii. LUPC Staff: Ramsey Daham
 - iii. Applicant: Melinda Gray/Rosario Perry
 - iv. Public Comment
 - v. FOR POSSIBLE ACTION: MOTION
- e. 418-422 Grand Ave., North Venice Subarea (SFD); ZA-2014-1358-CDP and ENV-2014-1357-MND
(same CEQA/ENV case as project at d. above)
<http://www.venicenc.org/418-422-grand-ave/>
CITY HEARING: October 2, 2014, 10:30 am
- i. Project Description: CDP in the Single 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; & consideration of the MND
 - ii. LUPC Staff: Ramsey Daham
 - iii. Applicant: Melinda Gray/Rosario Perry
 - iv. Public Comment
 - v. FOR POSSIBLE ACTION: MOTION
- f. 665 Vernon Ave., Oakwood Subarea (2 SFDs/Small Lot Sub); ZA-2014-1084-CDP-ZAA-MEL and AA-2014-1082-PMLA-SL and ENV-2014-1083-MND
<http://www.venicenc.org/665-vernon/>
- i. Project Description: CDP in the Single Permit Jurisdiction Zone for a 2 lot small-lot subdivision; Mello determination & consideration of the MND
 - ii. LUPC Staff: Mehrnoosh Mojallali
 - iii. FOR POSSIBLE ACTION: MOTION correction/revision
- g. 21 Voyage St., Marina Peninsula Subarea (duplex); APCW-2014-0364-SPE-SPP-CDP and ENV-2014-0365-MND
<http://www.venicenc.org/21-voyage-st/>
CITY HEARING (Kevin Jones for APC): September 29, 2014, 10 am
- i. Project Description: CDP in the Dual 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
 - ii. LUPC Staff: Gabriel Ruspini
 - iii. Applicant: Henry Ramirez
 - iv. Public Comment
 - v. FOR POSSIBLE ACTION: MOTION

14. 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.