



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 2, 2014**

TIME: **6:45-10:00 pm**

LOCATION: **Beyond Baroque, 681 Venice Blvd.**

DETAILED AGENDA:

1. Call to Order - Roll Call

Name	P	A	Name	P	A
Robin Rudisill, Chair			Mehrnoosh Mojallali		
Robert Aronson			Kathleen Rawson		X
Ramsey Daham			Maury Ruano		X
Todd Darling			Gabriel Ruspini		
Mark Kleiman					

2. Approval of Minutes from last meeting:

www.venicenc.org/wp-content/uploads/2012/09/draftLUPCMinutesAugust2620141.pdf

3. Approval of Agenda

4. Chair Updates

a. General Updates

b. Report on (REVISED) DIR on Specific Plan Interpretation

www.venicenc.org/wp-content/uploads/2012/09/VZSP_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 assistants on project review to work with LUPC members who are staffing the reviews

e. Complaints filed re. garages illegally converted to living spaces, including applicability of Mello Act

f. Update on 664 Sunset Ave; DIR-2013-4118-SPP-1A (**COASTAL COMMISSION HEARING: September 11, 2014**)

g. Update on 1511 Abbot Kinney Blvd. (**WEST L.A. AREA PLANNING COMMISSION APPEAL HEARING: September 17, 2014**)

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

a. FOR POSSIBLE ACTION: Recommendation on City Council Motions on Sharing Economy and Illegal/Unapproved Units

a. Sharing Economy City Council Motion: www.venicenc.org/wp-content/uploads/2012/09/City_Council_Sharing_Economy_Motion_5-7-14.pdf

FOR POSSIBLE ACTION:

Motion: LUPC recommends that the VNC Board submit the attached Community Impact Statement to the L.A. City Council Sharing Economy Work Group; and that the VNC Board recommend that, in preparing the Work Group's report, the CAO, CLA and other committee members focus on the positive and negative impacts of the recent exponential expansion of the short-term rental market on Venice as a distinct residential community of the City of L.A., and that they carefully research and analyze the impact of non owner-occupied short-term rentals on the availability of long-term housing stock in Venice, the number of rent controlled units in Venice, and on the quality of life and socio-economic diversity in Venice's residential neighborhoods (including commercial zones with rent-controlled properties). See Community Impact Statement, attached.

- b. **Illegal/Unapproved Units City Council Motion:** www.venicenc.org/wp-content/uploads/2012/09/City_Council_Illegal_Unapproved_Units_Motion_08-19-14.pdf
6. **LUPC member Mehrnoosh Mojallali – Presentation of Concepts/Special Projects**
- a. **Community Center Dog Park at 1234 Pacific:** renovate existing dog park to better serve/bring community together.
 - b. **Windward Circle Fountain:** intended to have a unique urban energy and be integrated into its neighborhood.
7. **Public Comment on non-agenized items related to Land Use and Planning only.**
8. **Review of Cases for “VNC De Minimis Project” categorization**
9. **Active Cases**
- a. **1620 Electric Ave;** Case No: ZA-2014-1550-CDP and ENV-2014-1549-CE
CITY HEARING: September 4, 2014
 Case documents at: <http://www.venicenc.org/1620-electric/>
 - i. **Project description:** Demo of existing 1-story single-family dwelling and construction of new, approx. 4,066 sq ft 3-story & basement, single-family dwelling w/attached 3-car garage and swimming pool, on property located within the R2-1 Zone, and the Calvo Exclusion Area of the Coastal Zone Commission Authority Area of the California Coastal Zone, located within the single permit jurisdiction of the California Coastal Zone.
 - ii. **Staff Report:** Robin Rudisill & Ramsey Daham
 - iii. **Applicant Presentation:** Andy Liu
 - iv. **Public Comment**
 - v. **FOR POSSIBLE ACTION – Motion**
 - b. **1023 Abbot Kinney Blvd. (“Joe’s Restaurant”);** Case No: ZA-1999-0643-CUB-PA1
 Case documents at: <http://www.venicenc.org/1023-abbot-kinney-joes-restaurant/>
 - i. **Project Description:** CUB Plan Approval
 - ii. **Staff Report:** Robin Rudisill
 - iii. **Applicant –** Brett Engstrom
 - iv. **Public Comment**
 - v. **FOR POSSIBLE ACTION:** Motion
 - c. **2707 Ocean Front Walk;** Case No: ZA-2014-407-CDP-ZAA-SPP-SPPA and ENV-2014-408-MND
CITY HEARING: September 11, 2014
 Case documents at: <http://www.venicenc.org/2707-ocean-front-walk/>
 - i. **Project Description:** CDP in Dual Jurisdiction Zone for construction of a 636sq ft addition to existing 2-story duplex over basement w/roof deck, creating an additional story; Adjustment to maintain existing 3' side yard setback in lieu of 4' required; Specific Plan Project Permit Compliance (to VCZSP); Specific Plan Project Permit Adjustment (from VCZSP) to permit a height of 37'11" in lieu of a max height of 35'
 - ii. **Staff Report:** Gabriel Ruspini
 - iii. **Applicant Presentation:** Henry Ramirez
 - iv. **Public Comment**
 - v. **FOR POSSIBLE ACTION:** Motion
 - d. **425 Washington Blvd. (“Charcoal”);** Case No: ZA-2014-2337-CUB and ENV-2014-2338-CE

CITY HEARING: October 2, 2014

Case documents at: <http://www.venicenc.org/425-washington-blvd-charcoal/>

- i. **Project Description:** Sale of a full line of alcoholic beverages in conjunction with an existing restaurant
 - ii. **LUPC Staff Recommendation:** Mehrnoosh Mojallali
 - iii. **Applicant Presentation:**
 - iv. **Public Comment**
 - v. **FOR POSSIBLE ACTION:** Motion
- e. **665 Vernon Ave;** Case No: ZA-2014-1084-CDP-ZAA-MEL and AA-2014-1082-PMLA-SL and ENV-2014-1083-EAF
Case documents at: <http://www.venicenc.org/665-vernon/>
- i. **Project Description:** 2 lot small-lot subdivision
 - ii. **LUPC Staff Recommendation:** Mehrnoosh Mojallali
 - iii. **Applicant Presentation:** Robert Thibodeau
 - iv. **Public Comment**
 - v. **FOR POSSIBLE ACTION:** Revised Motion
- f. **672 Brooks Ave;** Case No: ZA-2014-1088-CDP-ZAA-MEL and AA-2014-1086-PMLA-SL and ENV-2014-1087-EAF
Case documents at: <http://www.venicenc.org/672-brooks/>
- i. **Project Description:** 2 lot small-lot subdivision
 - ii. **LUPC Staff Recommendation:** Mehrnoosh Mojallali
 - iii. **Applicant Presentation:** Robert Thibodeau
 - iv. **Public Comment**
 - v. **FOR POSSIBLE ACTION:** Revised Motion

10. Adjournment

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the LUPC members in advance of a meeting may be viewed at our website by clicking on the following link: www.VeniceNC.org/LUPC, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the Agenda, please contact the LUPC Chair at Chair-LUPC@venicenc.org.

LUPC Agenda
September 2, 2014 meeting
Attachment
Agenda Item 6a.

COMMUNITY IMPACT STATEMENT

- ❖ The short-term, vacation rental business has been part of Venice since its inception; it has a long history as part of our heritage as a community and is a large part of our economy today. The VNC and City offices heard little or no negative news about the subject until mid 2013, when they started getting more and more complaints and getting frequent reports of issues.
- ❖ In the past, most of these short-term vacation rentals were “mom & pop” type owner-occupied rentals (a true definition of today’s term “home sharing”); however, the number of non owner-occupied year round short-term rentals (this is not “home sharing” or part of a “sharing economy” by any definition) in residentially zoned neighborhoods in Venice has been increasing at an alarming rate over the past year due to a proliferation of online brokerages, resulting in large numbers of long-term rental units rapidly being withdrawn from the market. One (of many) online site lists approximately 2,000 short-term rentals in the three square miles that comprise Venice, which is approximately triple the number of a year ago.
- ❖ Due to its location by the beach and its already existing popularity with beach goers, as well as its growing recent popularity as a chic destination, Venice has a disproportionately greater share of non owner-occupied short-term rentals as compared to all other residential neighborhoods in Los Angeles.
- ❖ A large number of rent-controlled properties have been and continue to be removed from the long-term rental market, resulting in sharply diminished availability of affordable housing.
- ❖ Entire long-term rent-controlled apartment buildings are being converted into motels and hotels.
- ❖ The exponential increase in short-term rentals and their recent popularity has led long-term tenants to illegally sublease their homes to short-term tenants, and has led investors to increasingly recognize that they can make more money from short-term rentals than from renting a property on a long-term basis. In a very short period of time, long-term residential housing stock is quickly disappearing from the market, rents are rapidly increasing, and shortages of long-term and affordable housing have become a significant problem.
- ❖ The Los Angeles General Plan, Venice Community Plan and Venice Coastal Zone Specific Plan all require protection of the residential character and integrity of existing residential neighborhoods, and our elected City officials have a duty to uphold the laws and General and Specific Plans of the City with respect to residential neighborhoods.
- ❖ Venice residents are seeing their quality of life and right to quiet enjoyment of their homes significantly harmed by the impact of these short-term rentals, which have been allowed to proliferate without restrictions or enforcement of existing City regulations, including safety and insurance compliance. The result of “selective enforcement” has been that some investors have acquired an “unfair advantage” over others, as they are allowed to continue to violate current regulations in anticipation of a change in such regulations.
- ❖ Venice has engendered a status as one of the more unique coastal communities in the State, the Coastal Act requires that the character of special Coastal communities be protected from adverse impacts, and Venice is zoned primarily as a residential community, thus remaining as a residential community is a significant factor in maintaining and protecting Venice's community character, under State law.