



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 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.**

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).

DETAILED AGENDA:

1. Call to Order - Roll Call

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

2. Approval of Minutes from last meeting--APPROVED

3. Approval of Agenda – APPROVED

4. Chair Updates

a. General Updates

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

www.venicenc.org/wp-content/uploads/2012/09/VCZSP_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

MOTION: LUPC recommends that the VNC Board shall submit the attached Community Impact Statement (CIS) to the L.A. City Council Sharing Economy Work Group; and LUPC recommends that the VNC Board send a letter to the L.A. City Council Sharing Economy Work Group, recommending and making it very clear that the Venice Community deserves to be included in preparing the Work

Statement (CIS) to the L.A. City Council Sharing Economy Work Group; and LUPC recommends that the VNC Board send a letter to the L.A. City Council Sharing Economy Work Group, recommending and making it very clear that the Venice Community deserves to be included in preparing the Work

Group's report and recommendation to the City Council; and that the VNC Board recommends that as the L.A. community most severely negatively affected by short-term rentals that our City Councilperson strongly support us in having a seat at the table of the Work Group; and further the VNC Board recommends that the CAO, CLA and other members of the Work Group 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.

APPROVED: 7-0-0

- b. CIS and Supporting Documentation: [www.venicenc.org/sharing-economy-short-term-rentals/Illegal/Unapproved Units City Council Motion](http://www.venicenc.org/sharing-economy-short-term-rentals/Illegal/Unapproved%20Units%20City%20Council%20Motion): 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--continued

7. Public Comment on non-agenized items related to Land Use and Planning only.

8. Review of Cases for “VNC De Minimis Project” categorization--continued

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. MOTION: LUPC recommends that the VNC Board DENY the project on the grounds that it is not in character with the mass and scale of the immediately adjacent community, based on height, which is inappropriate for the neighborhood and absent a sun-shade study it is impossible to determine its effect on surrounding homes.

APPROVED: 4-2-1 (For: RA, TD, MK, GR; Against: RD, MM; Abstain: RR)

b. 1023 Abbot Kinney Blvd. (“Joe’s Restaurant”); Case No: ZA-1999-0643-CUB-PA1

CITY HEARING: July 31, 2014

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. MOTION: LUPC recommends that the VNC Board recommend continued Plan Approval, with the following changes in conditions:
 1. Outdoor dining area shall close at 10 pm Sunday through Thursday and 11 pm Friday and Saturday. Indoor dining shall close at midnight daily.

2. Applicant shall create an incentive program for employees who walk, bike, or take transit to work.
 3. Plan approval shall be required in 5 years.
 4. Use of the bar as it presently exists shall be permitted.
 5. Acoustic and non-amplified, limited (weekends and holidays) live entertainment shall be permitted within the structure.
- APPROVED: 7-0-0

- 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. **MOTION**: LUPC recommends that the VNC Board approve the project as proposed, with no conditions.
- APPROVED: 7-0-0

- 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. **MOTION**: LUPC recommends that the VNC Board approve the project as presented, with the currently existing CUB conditions and the following two additional conditions:
 1. The premises shall be maintained as a bona fide restaurant with an operating kitchen and shall provide a menu containing an assortment of foods normally offered in restaurants. Food service shall be available at all times during normal operating hours.
 2. The quarterly gross sales of alcohol shall not exceed the quarterly gross sales of food; and the business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- APPROVED: 7-0-0

- e. **665 Vernon Ave**; Case No: ZA-2014-1084-CDP-ZAA-MEL and AA-2014-1082-PMLA-SL and ENV-2014-1083-EAF, continued

- f. **672 Brooks Ave**; Case No: ZA-2014-1088-CDP-ZAA-MEL and AA-2014-1086-PMLA-SL and ENV-2014-1087-EAF, continued

10. Adjournment: 10:30 p.m.

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 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.