



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



## **Board of Officers Meeting Agenda** Westminster Elementary School (Auditorium) 1010 Abbot Kinney Blvd, Venice, 90291 **Tuesday, December 15th, 2015 at 7:00 PM**

**BOARD MEETINGS:** The Venice Neighborhood Council holds its regular meetings on the third Tuesday of the month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. All are welcome to attend.

**TRANSLATION Services:** Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina 213.473.5391.

**POSTING:** In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact [communications@venicenc.org](mailto:communications@venicenc.org).

**PUBLIC COMMENT:** The public is requested to fill out a "**Speaker Card**" to address the Board on any Old or New Business item on the agenda and the Treasurer's Report. Comments from the public on these agenda items will be heard only when that item is being considered. Comments from the public on other agenda matters or on matters not appearing on the agenda but within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to one (1) minute per speaker, unless modified by the presiding officer of the Board. No new speaker cards will be accepted once Public Comment has begun.

**COMMUNITY IMPACT STATEMENTS:** Any action taken by the Board may result in the filing of a related CIS

**DISABILITY POLICY:** See last page.

**ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.**

1. **Call to Order and Roll Call (7:00PM – 1 minute)**  
Thank you to Whole Foods, Abbot's Habit, and Jessica Blumenthal for the food and refreshments.
  2. **Pledge Of Allegiance (7:01PM -- 1 minute)**
  3. **Approval of Outstanding Board minutes (7:02PM – 1 minute)**  
<http://www.venicenc.org/wp-content/uploads/2012/12/151117BoardMinutes.pdf>
  4. **Approval of the Board Agenda (7:03PM – 1 minute)**
  5. **Declaration of Ex Parte Communications or Conflicts-Of-Interest (7:04PM -- 1 minute)**  
All Board members shall declare any ex parte communications or conflicts-of interest relating to items on this meeting's agenda.
  6. **Scheduled Announcements and Presentations (7:05PM – 45 minutes)**
- A Intro of Ocean Front Walk Park Supervisor: Rob Davis (10 minutes)**
- B Public Safety - LAPD Report (10 minutes): Senior Lead Officers Peggy Thusing (25120@lapd.lacity.org), Kristan Delatori (32914@lapd.lacity.org), Gregg Jacobus, 35162@lapd.lacity.org, Lt. Lydia Leos 23216@lapd.lacity.org , OFW Beach Detail Supervisor. Includes a monthly Venice crime report and updates on law enforcement issues in Venice.**
- C Government Reports (15 minutes) (Representatives have standing place on the agenda, but are not always available to attend)**
- City Councilmember Mike Bonin, Field Deputy, Jesus "Chuy" D. Orozco, 310-568-8772



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([jesus.d.orozco@lacity.org](mailto:jesus.d.orozco@lacity.org))

- Congressman Ted Lieu, Representative Janet Turner, 310-496-9896  
[janet.turner@mail.house.gov](mailto:janet.turner@mail.house.gov)
- State Senator Ben Allen, Representative Fernando Morales, 310-318-6994  
([fernando.morales@sen.ca.gov](mailto:fernando.morales@sen.ca.gov))
- State Assemblyperson Autumn Burke, Rep Odysseus Bostick, 310-412-6400  
([odysseus.bostick@asm.ca.gov](mailto:odysseus.bostick@asm.ca.gov))
- LA County Supervisor Sheila Kuehl Westside Field Deputy Rachel Zaiden, 213-974-3333  
([rzaiden@bos.lacounty.gov](mailto:rzaiden@bos.lacounty.gov))
- Mayor Eric Garcetti, Westside Deputy, Daniel Tamm, 213-978-0836 ([Daniel.Tamm@Lacity.org](mailto:Daniel.Tamm@Lacity.org))
- Ejjah Cooper – Oakwood Rec Park Director, 310-452-7479 ([ejjah.cooper@lacity.org](mailto:ejjah.cooper@lacity.org))
- Commissioner Joel Jacinto - Board of Public Works; Rep Shelley Wong ([shelley.wong@lacity.org](mailto:shelley.wong@lacity.org))

## **D VNC Announcements (5 Minutes)**

- President - Mike Newhouse ([President@VeniceNC.org](mailto:President@VeniceNC.org))
- Vice President - Marc Saltzberg ([VicePresident@VeniceNC.org](mailto:VicePresident@VeniceNC.org))
- Westside Regional Alliance of Councils- Mike Newhouse, WRAC President, Marc Saltzberg, VNC Representatives. ([Chair@westsidecouncils.org](mailto:Chair@westsidecouncils.org)),
- Los Angeles Neighborhood Council Coalition (LANCC) Ivan Spiegel  
([Parliamentarian@VeniceNC.org](mailto:Parliamentarian@VeniceNC.org))
- VNC Representative to DWP: Dede Audet
- Venice Chamber Of Commerce: Carl Lambert, President ([carl@lambertinc.com](mailto:carl@lambertinc.com))
- VNC Elections 2016: Ivan Spiegel, Elizabeth Wright

## **E Great Venice Toy Drive (3 Minutes) Mariana Aguilar ([thegreatvenicetoydrive@gmail.com](mailto:thegreatvenicetoydrive@gmail.com))**

THE GREAT VENICE TOY DRIVE IS UNDERWAY! The VNC and Vera Davis McClendon Youth and Family Center are collecting new, unwrapped, non-violent toys through December 17, 2015 at the following locations: (1) Abbot's Habit, 1401 Abbot Kinney Blvd.; (2) CaliSons, 2013 Ocean Front Walk; (3) HUZDAH!, 2010 Lincoln Blvd.; (4) Le Cellier Wine Bar & Restaurant, 417 Washington Blvd.; (5) Oscar's Cerveteca, 523 Rose Ave.; (6) Superba Food & Bread, 1900 Lincoln Blvd.; (7) the VNC booth at the Venice Farmers' Market (Fridays from 7:30 a.m. to 10:30 a.m.), intersection of Venice Blvd. and Venice Way; (8) the VNC's Board meeting on December 15, 2015, Westminster Elementary School, 1010 Abbot Kinney Blvd.; and (9) Councilman Bonin's Westchester Office, 7166 W. Manchester Ave. (Make sure to look for the bin with the reindeer riding the bicycle!) Then, on Saturday December 19, 2015, the VNC and Vera Davis will give the toys away to kids at their annual free holiday festival at Oakwood Recreation Center from 10am-2pm. At the festival, children up to 16 years of age present with a parent or guardian will be able to select a toy. (First come, first served.) Santa will be available for photos. Kids will be able to engage in arts and crafts or play on a moon bounce or in the snow. There will be facepainting as well as a caricature artist and deejay. Food will be provided. Interested in helping, donating, sponsoring, sharing an idea, or having a collection bin at your company/place of employment? Contact [thegreatvenicetoydrive@gmail.com](mailto:thegreatvenicetoydrive@gmail.com).



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7. **Treasurer's Report (7:50PM - 3 minutes)** (Hugh Harrison on behalf of Budget & Finance Committee), ([Treasurer@VeniceNC.org](mailto:Treasurer@VeniceNC.org))  
[Discussion and possible action] **[EXHIBIT]**

**A** **MOTION:** The Venice Neighborhood Council approves the Monthly Expenditure Reports for November 2015.

**B** **Allocation of Additional \$5000 in Budget**

**MOTION:** The VNC shall allocate the additional \$5000 in funding from the City of Los Angeles as follows:

1. \$2000 for Elections.
2. \$2000 for General Outreach.
3. \$1000 for Community Barbecue.

RECOMMENDED BY BUDGET COMMITTEE 3-0-1

**C** **Funding for Vera Davis Thanksgiving**

**MOTION:** The VNC approves the additional expenditure of \$66.91 for the 2015 Vera Davis Thanksgiving turkey giveaway.

RECOMMENDED BY BUDGET COMMITTEE 4-0-0

**D** **Allocation of Funds for Election Manager**

**MOTION:** The VNC approves the allocation of \$2000 for a contract with EmpowerLA for the services of an Election Manager for the 2016 Board election.

RECOMMENDED BY BUDGET COMMITTEE 3-0-1

**E** **Augment Toy Drive Budget**

**MOTION:** The Venice Neighborhood Council shall allocate an additional \$1000 for the 2015 Toy Drive with unspent funds from the Art Fair.

8. **General Consent Calendar (7:50PM -- 1 minute)**

*[All agenda items on the Consent Calendar will pass when the Consent Calendar is approved. No discussion or Public Comment is allowed on any item. Items may be removed by any board member or stakeholder. Removed items will go to the end of the agenda and be treated as regular agenda items with discussion and public comment.]*

- A** **Support for the Los Angeles Homeless Veterans Leasing Act of 2015** (Marc Saltzberg on behalf of WRAC [vicepresident@venicenc.org](mailto:vicepresident@venicenc.org))

**MOTION:** WHEREAS, Los Angeles County has the highest number of homeless Veterans in the nation. According to the most recent homeless count conducted by the Los Angeles Homeless Services Authority, there are 4,363 homeless Veterans in the county.

WHEREAS, in order to address this crisis, the U.S. Department of Veterans Affairs (VA) is currently implementing a Homeless Plan and developing a Master Plan which will serve as a roadmap for housing and programs at the West LA VA.



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WHEREAS, the current best practices for housing homeless Veterans is to offer Permanent Supportive Housing with comprehensive services. There is strong evidence-based data confirming a high rate of success and stability using this Housing First model.

WHEREAS, the VA would like to build an appropriate number of Permanent Supportive Housing units on the West LA VA based on the needs of the most chronically homeless Veterans, including women, aging and disabled Veterans. Permanent Supportive Housing requires a vehicle called an Enhanced Use Lease. The West LA VA does not currently have Enhanced Use Leasing authority and therefore cannot build Permanent Supportive Housing.

WHEREAS, Senator Feinstein and Congressman Lieu have introduced companion bills known as the Los Angeles Homeless Veterans Leasing Acts of 2015. This Act gives the VA the authority to enter into Enhanced Use Leases for the sole purpose of providing supportive housing. The authority has a number of safeguards, including the prohibition against selling or disposing of the land for private development. There are also regular reporting requirements to Congress about the status and success of the supportive housing.

WHEREAS, we are pleased the VA is striving to transform the West LA VA into a Veteran-centric property and we support their efforts to use the property to serve our nation's Veterans.

NOW, THEREFORE, BE IT RESOLVED, the Venice Neighborhood Council adopts a resolution in support of the Los Angeles Homeless Veterans Leasing Act of 2015 (S. 2013 and H.R. 3484)

**B** **Pagoda Beautification Light Shows** (Melissa Diner on behalf of the Ocean Walk Front Committee [melissa.diner@venicenc.org](mailto:melissa.diner@venicenc.org))

**MOTION:** The Venice Neighborhood Council supports light shows on all the Ocean Front Walk Pagodas every evening from 8-9pm weekdays and 9-10pm weekends in continuation of the Pagoda Beautification Project. Light will shine toward the beach.

RECOMMENDED BY OCEAN FRONT WALK COMMITTEE 6-0-2

**C** **RFI proposals Westminster Senior Center and Dog Park USES FOR ALL and alternative site for exclusive homeless storage** (Melissa Diner [melissa.diner@venicenc.org](mailto:melissa.diner@venicenc.org))

**MOTION:** The Venice Neighborhood Council recommends that the Westminster Dog Park not be utilized exclusively for homeless storage as the RFI specifically states "provide community services and/or of a recreational nature," for ALL. (see RFI attached.)

**D** **Evening "Art Walk, Crawl, Block," etc. event to activate Ocean Front Walk** (Melissa Diner on behalf of the Ocean Walk Front Committee [melissa.diner@venicenc.org](mailto:melissa.diner@venicenc.org))

**MOTION:** The Venice Neighborhood Council recommends that the Art walk, Art block, Venice Art Crawl and other interested art organizations consider collaborating on an evening event to activate Ocean Front Walk.

RECOMMENDED BY OCEAN FRONT WALK COMMITTEE 8-0-0



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- E** **Allow events on piers, sand & Ocean Front Walk** (Melissa Diner on behalf of the Ocean Walk Front Committee [melissa.diner@venicenc.org](mailto:melissa.diner@venicenc.org))

**MOTION:** The Venice Neighborhood Council recommends that the County of Los Angeles, the Dept. of Public Works and the City of Los Angeles allow event permits for all for all applicants, such as weddings and local concerts on Ocean Front Walk, the sand and the Washington and Rose Ave. Pier. They further encourage, transparency in the permit process for all.

RECOMMENDED BY OCEAN FRONT WALK COMMITTEE 7-0-1

- F** **Appoint community Liaison Board of Public Works** (Melissa Diner [melissa.diner@venicenc.org](mailto:melissa.diner@venicenc.org))

**MOTION:** The Venice Neighborhood Council will appoint a community liaison or group of community liaisons to the Board of Public Works.

- 9.** **Land Use and Planning Committee (LUPC) Consent Calendar (7:51 PM -- 1 minute)**  
*[All agenda items on the Land Use and Planning Committee (LUPC) Consent Calendar will pass when the LUPC Consent Calendar is approved. No discussion or Public Comment is allowed on any item. Items may be removed by any Board member or Stakeholder. Removed items will go to the end of agenda item 11. Land Use and Planning Committee and will be treated as regular LUPC agenda items, with discussion and public comment.]*

- A** **1317 Cabrillo Ave, North Venice Subarea**

RD1.5-1-O, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II  
DIR-2015-2856-VSO and DIR-2015-3491-CEX

<http://www.venicenc.org/1317-cabrillo-ave/>

Project Description: Add 21'-9" x 11'-6" to connect 2 1-story SFD's to create 3-story duplex. Add 22' x 60' 2<sup>nd</sup> floor including 3 bedrooms and 3 bathrooms.

Recommended by LUPC on 12-7-15 by a vote of 6-0-0 (RR/KR):

**MOTION:** Whereas, complete demo of original structure was done/they did not retain 50% or more of the exterior walls, as required for a Coastal Exemption, Therefore, the VNC Board recommends that the Coastal Exemption for this project be revoked and that the applicant be required to apply for a CDP.

- B** **2614 Grand View Ave, Southeast Venice Subarea**

R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I  
ZA-2015-1138-CDP-ZAA and ENV-2015-1139-CE and DIR-2015-828-VSO

VCZSP Compliance: VSO (Note: there are 2 separate CEQA cases for this project and the 908 Harding Ave project, and not one MND for both CDP's due to the common ownership.)

<http://www.venicenc.org/2614-grand-view-ave/>

City Hearing took place on December 3, 2015

Project Description: Construction of a 30' tall, 2,676 sq ft duplex located on a 6,634 sq ft lot and a



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Zoning Administrator’s Adjustment per LAMC Section 12.28 to permit a 4’-4” passageway between an entrance and a street in lieu of 10’ as required by LAMC Section 12.21-C, 2(b), with 5 parking spaces—4 covered and 1 uncovered

Applicant: Laurence Tighe, for Berta Gehry

LUPC Staff: Mehrnoosh Mojallali

RECOMMENDED BY LUPC on 11-30-15 by a vote of 9-0-0 (MM/RD):

**MOTION:** The VNC Board recommends approval of the project as presented.

**C** **908 Harding Ave, Southeast Venice Subarea**

R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I  
ZA-2015-1240-CDP-F and ENV-2015-1241-EAF and DIR-2015-827-VSO

VCZSP Compliance: VSO

<http://www.venicenc.org/908-harding-ave/>

City Hearing took place on December 3, 2015

Project Description: Construction of a 30’ tall, 2,669 sq ft SFD located on a 7,463 sq ft lot and a Zoning Administrator’s Adjustment per LAMC Section 12.24-X, 7 to allow the construction and continued use of a wall, landscaping, and entry gates with a maximum height of 8’, in lieu of the maximum 3’-6” in height otherwise permitted in the front yard by LAMC Section 12.21-C, 1(g).

Applicant: Laurence Tighe, for Berta Gehry

LUPC Staff: Mehrnoosh Mojallali

RECOMMENDED BY LUPC on 11-30-15 by a vote of 6-1-2 (RA/MK):

**MOTION:** The VNC Board recommends approval of the project as proposed, except that the front yard wall shall not be in excess of the allowable height of 42”.

**D** **330-330½-332-332½ Rennie Ave (“Rennie Row”), Oakwood Subarea**

RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II  
ZA-2014-1264-CDP-SPP-MEL and VTT-72727-SL (Vesting Tentative Tract—5+ lots) and ENV-2014-1262-MND

VCZSP Compliance: SPP (DIR for SLS/VCZSP pre-October 2014)

<http://www.venicenc.org/330-332-rennie-ave/>

CITY HEARING NOT YET SCHEDULED

Project Description: Mello Act Determination, demo of 5 existing residential units in 4 buildings on two separate lots totaling 12,700 sq ft, Small-Lot Subdivision to create 7 new record lots with 7 new individual SFD’s (note: case filed on 4/10/14, accepted for review on 1/22/15)

Applicant: Brian Silveira

LUPC Staff: Robin Rudisill, Chair

RECOMMENDED BY LUPC on 12-7-15 by a vote of 5-0-0 (RR/MR):

**MOTION:** The VNC Board recommends approval of the project as presented, with the following additions to the Project Description:



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1. Trees shown in renderings and plans will be transplanted mature trees of the approximate height shown,
2. There will be no roof access structures for the first, second and seventh units.
3. The project will include:
  - mature landscape of the approximate height shown on the south side yard,
  - community bike racks
  - a community garden
  - flowering landscape (birds of paradise)
  - use of front yard area of the building for a “pedestrian friendly,” front porch-like open gathering area
  - other “neighborhood-friendly features

## **E** 4264 Lincoln Blvd (“Starbucks”), East of Lincoln

[Q] M2-1-CDO zone

ZA-2015-3966-CUB and ENV-2015-3967-CE

VCZSP Compliance: n/a as only for a CUB

<http://www.venicenc.org/4264-lincoln-blvd-starbucks/>

City Hearing took place on December 15, 2015

Project Description: CUB application for proposed evening program, which includes menu addition of beer & wine for on site consumption, at its existing 1,608 sq ft coffee shop/restaurant/store at 4264 Lincoln Blvd, with 20 existing interior seats and existing hours of operation from 5 am to 9:30 pm on Monday – Saturday, and 5:30 am to 9:00 pm on Sunday, with “last call” ½ hour prior to closing and alcohol not sold prior to 12 noon

Applicant: Spencer Regnery, Glassman Planning Associates, Inc., for Coffee House Holdings, Inc.

LUPC Staff: Mehrnoosh Mojalalli

RECOMMENDED BY LUPC on 12-7-15 by a vote of 6-0-0 (KR/MR):

**MOTION:** The VNC Board recommends approval of the project as presented, with operating hours not to extend past 11 pm and no alcohol in the outdoor patio.

## **10. Announcements & Public Comment on items not on the Agenda (7:53PM -- 10 minutes)**

*[No more than 1 minute per person – no Board member announcements permitted]*

## **11. Old Business [Discussion and possible action] (8:03PM -- 0 minutes)**

## **12. LUPC (8:03PM – 80 minutes) Robin Rudisill on behalf of LUPC, (Chair-lupc@VeniceNC.org)**

*[Discussion and possible action]*

## **A** 601 Ocean Front Walk, North Venice Subarea

C1-1 zone, General Plan Land Use Plan designation: Community Commercial, Dual Permit Jurisdiction Coastal Zone

ZA-2015-0102-CDP-CU-SPP and ENV-2015-103-MND

VCZSP Compliance: SPP



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Conditional Use (CU): to permit deviations from commercial corner establishment/mini-shopping center requirements by allowing on-site tandem parking otherwise not permitted by LAMC Section 12.22-A.23(a)(4)(i), & relief from the requirement to landscape all street frontages and perimeters as required by LAMC Section 12.22-A.23(a)(10)(i)

<http://www.venicenc.org/601-ocean-front-walk/>

City Hearing took place on December 3, 2015

Project Description: construction of a 35' tall (3 stories on Ocean Front Walk side & 2 stories on Speedway side) 28,782 sq ft mixed-use building, featuring 7,985 sq ft of retail space (5,250 sq ft along the Boardwalk & 2,735 sq ft on the 2<sup>nd</sup> floor along Sunset Ave), 20,000 sq ft of office space on the 2<sup>nd</sup> & 3<sup>rd</sup> floors, & one 800 sq ft dwelling unit, all sited on a 19,195 sq ft parcel consisting of 4 lots (w/4 APN's) that have been tied via a recorded lot tie for the last 27 years (executed pre-VCZSP), with a parking requirement of 170 spaces, to be met with 134 auto parking spaces within 2 ½ levels of subterranean parking, 128 bicycle parking spaces (covers 32 automobile parking spaces), and an in-lieu parking fee payment for 4 parking spaces (representing 50% of the BIZ required parking), with no roof deck, and with setbacks of zero for the front yard ground floor and south side yard, 6' side yard on Sunset Ave, 5' rear yard (15' required less ½ alley width).

Applicant: Glen Irani, Glen Irani Architects Inc.

LUPC Staff: Robert Aronson

RECOMMENDED BY LUPC on 12-7-15 by a vote of 6-0-0 (RR/RD):

**MOTION:** WHEREAS the L.A. General Plan Venice Community Plan Land Use Plan (LUP), certified by the California Coastal Commission in 2001 and thus may be used as guidance in determining compliance of a project with Chapter 3 of the Coastal Act, one of the key Findings required for a CDP, states the following:

Development Within Natural and Recreational Resource Areas/Protection of Views—"Policy I. D. 3. Views of Natural and Coastal Recreation Resources. The scale of development shall comply with height limits, setbacks and standards for building massing specified in Policy Groups I.A and I.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views of highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, walk streets and pedestrian oriented special communities."  
*and*

Preservation of Venice as a Special Coastal Community—"Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged." and "Policy I. E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing."  
*and*



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Commercial Land Use and Development Standards—“Policy I. B. 2. Mixed-Use Development. Mixed-use residential-commercial development shall be encouraged in all areas designated on the Land Use Policy Map for commercial use....the design of mixed-use development is intended to help mitigate the impact of the traffic generated by the development on coastal access roads and reduce parking demand by reducing the need for automobile use by residents and encouraging pedestrian activity.” and “Policy I. B. 7. Commercial Development Standards. Density/Intensity: Maximum Floor Area Ratio (FAR): 1.0 to 1 for retail/office and 1.5 to 1 for retail and/or office and residential.” and “Lot Consolidation. Two commercial lots may be consolidated, or three with subterranean parking, with the following restrictions: 1. Methods for insuring that the structure does not look consolidated (breaks in front wall of ten feet minimum) shall be utilized, and 2. Subterranean parking shall be fully depressed with roof at natural grade. Exception: Lot consolidation of more than two lots shall be permitted for mixed-use projects which conform to the existing scale and character of the surrounding community and provide adequate on-site parking.....Building Separation: A minimum of five feet between commercial and residential buildings (except for mixed-use projects).”

2. WHEREAS the following concerns impacting mass, scale and character have been identified:

\* the project is allowed to be treated as a mixed-use project per code, based on the inclusion of a residential unit of 800 sq ft, which is less than 3% of the total square footage of the project, resulting in a benefit of a 50% larger maximum FAR, allowing approximately 9,000 additional square feet over the square footage that would be allowed for a strictly commercial project with a 1.0 to 1 maximum FAR.

\* for the past 27 years, four vacant lots have been consolidated into one parcel via a recorded lot tie that is revocable only by the owner.

\* the building separation requirement of five feet between commercial and residential buildings does not apply to this project as it is a mixed-use project per code.

3. WHEREAS neither the VCZSP nor the LUP provides for an exception to substitute required auto parking spaces with bike (or any other mode of transportation) parking spaces, thus using 128 bike parking spaces to meet the parking requirement for 32 auto parking spaces is not acceptable; and many Community members/neighbors and LUPC members believe that due to major flaws in its assumptions the DOT (Department of Transportation) Traffic Impact Study does not adequately address the project issues/requirements for traffic and parking.

THEREFORE, the VNC Board *recommends approval* of the project according to the plans dated October 28, 2015, subject to the following conditions:

1. There shall be a 5-foot setback between the office building and the south side adjacent residential building (1'-10" setback from the property line), starting above the parking garage roofline;



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2. The air conditioning units shall be located lower into the sloped roof to allow the mechanical systems mounted on the roof to sit at the 33' flat roof deck rather than on top of the varied roofline, which will decrease the required mechanical screen from five feet high to approximately one foot high, thus reducing the overall height of the building;

3. The Applicant and its tenant lease agreements shall allow for the Public to park in the building on evenings, nights, and weekends at prevailing rates, in good faith and to the maximum extent reasonably possible;

4. The Applicant shall avoid obstructing the view and the transparency of the windows for the office areas fronting Ocean Front Walk on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, in order to protect public views and to maximize the effect of the aesthetics of the building and its lightness and openness created by the visually interesting curved glass and terraces/open air areas, which serve as visual breaks and both vertical and horizontal articulation, thus reducing the mass of the building;

5. The Council Office shall work with the Applicant, the City's DOT, the VNC and other interested Community members/neighbors to facilitate the City's commitment to implement as many traffic and parking mitigating measures as possible prior to the project breaking ground.

## **B** 533 Rose Ave ("Superba Snack Bar"), Oakwood Subarea

C4-1 zone, General Plan Land Use Plan designation: Community Commercial Area of Special Interest—Oakwood Community Commercial Area (Rose Avenue between 4<sup>th</sup> and 7<sup>th</sup> Avenues, to be used for residential, neighborhood retail and services, personal services, and small scale businesses oriented to the local community)

ZA-2015-3040-CUB

VCZSP Compliance: n/a as only for a CUB

<http://www.venicenc.org/533-rose-ave-superba-snack-bar/>

CITY HEARING NOT YET SCHEDULED

Project Description: upgrade of an existing CUB for a full line of alcohol, with 32 existing seats and 5 parking spaces. No change in hours.

Applicant: Dafne Gokcen, FE Design & Consulting

LUPC Staff: Mehrnoosh Mojallali

RECOMMENDED BY LUPC on 11-30-15 by a vote of 5-3-1 (MM/RD):

**MOTION:** The VNC Board recommends approval of the project as presented.



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



**C 658 Venice Blvd (“Extra Space Storage” repair & expansion), Southeast Venice Subarea**

M1-1-O zone, General Plan Land Use Plan designation: Limited Industrial  
ZA-2015-2789-CEX and ZA-2014-1463-CEX and DIR-2015-3076-CEX and DIR-2015-3188-VSO  
VCZSP Compliance: VSO (2015 vs. 2014?)

<http://www.venicenc.org/658-venice-blvd-extra-space-storage/>

CITY HEARING NOT YET SCHEDULED

Project Description: the repair, replacement, renovation and expansion of a public storage facility partially destroyed by fire

Applicant: James Goodman, AIA

LUPC Staff: Robert Aronson

RECOMMENDED BY LUPC on 11-30-15 by a vote of 5-2-2 (RR/KR):

**MOTION**: The VNC Board recommends approval of the project as presented.

**D Amendments to the Venice Land Use Plan, Robin Rudisill, Chair (Returned to LUPC by AdCom for a more detailed recommendation)**

RECOMMENDED BY LUPC on 11-30-15 by a vote of 6-2-0 (RR/MK):

**MOTION**: The VNC Board recommends the following amendments to the Venice Land Use Plan:

a. Definition of Remodel, page I-15

The definition of “Remodel” shall be changed to be essentially the same as the definition used by the City of Malibu in their Local Coastal Program, as follows:

“Remodel: the upgrade or improvement of the interior or exterior faces of an existing structure without altering the existing foundation, footprint or building envelope, and removing or replacing no more than 50% of the exterior walls, in accordance with all other applicable Building Code and LAMC zoning requirements.”

and

b. Policy I. F. 1. Historic and Cultural Resources, page II-28

The second paragraph shall be changed to: “The following buildings, streets, and trees have been identified through the coordinated efforts of surveys performed by the Venice Historical Society, Venice Community, State Coastal Conservancy and City of Los Angeles, including but not limited to Survey LA, as significant architectural, historical and cultural landmarks in the Venice Coastal Zone.”

and

The following sentence shall be added at the bottom of the listing of significant architectural, historical and cultural landmarks in the Venice Coastal Zone: “All potential historical districts and historic and cultural resources identified in the 2015 SurveyLA, which is incorporated herein by reference.”



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## 13. **New Business (9:23PM – 55 minutes)**

*[Discussion and possible action]*

### **A Grassy Knolls allowed to be maintained by community partners (10 minutes)** (Melissa Diner on behalf of the Ocean Walk Front Committee [melissa.diner@venicenc.org](mailto:melissa.diner@venicenc.org))

**MOTION:** The Venice Neighborhood Council recommends permitting green areas to be redesigned and available for community space overseen by adjunct community partners.  
RECOMMENDED BY OCEAN FRONT WALK COMMITTEE 7-1-0

### **B Sunscreen dispensers on OFW (10 minutes)** (Melissa Diner on behalf of the Ocean Walk Front Committee [melissa.diner@venicenc.org](mailto:melissa.diner@venicenc.org))

**MOTION:** The Venice Neighborhood Council recommends the implementation of free sunscreen dispensers in designated areas on Ocean Front Walk. The SnappyScreen, Inc. has reached out and should be implemented with minimal signage similar to how Sun Shield provided sunscreen to all participants on Ciclovía Oct. 18, 2015 etc.  
RECOMMENDED BY OCEAN FRONT WALK COMMITTEE 5-3-0

### **C 338-340 Indiana Ave, Oakwood Subarea (15 minutes)** (Robin Rudisill & Gabriel Ruspini)

RD1.5-1 zone, General Plan Land Use designation:

Multiple-Family Residential Low Medium II

ZA-2015-1389-CDP and ENV-2015-1390-CE and DIR-2012-1705-VSO-MEL

VCZSP Compliance: VSO

City Hearing took place on December 10, 2015

<http://www.venicenc.org/338-340-indiana-ave/>

Project Description: construction of a 30' tall duplex sited on a vacant 5,282 sq ft lot

Applicant: Jason Berk, for Aubrey Balkind

**MOTION:** The VNC Board recommends approval of the project as presented.

### **D 505 28<sup>th</sup> Ave, Southeast Venice Subarea (10 minutes)** (Robin Rudisill)

R1-1-O zone, General Plan Land Use Plan designation: Single-Family Residential Low, Dual Permit Jurisdiction Coastal Zone

DIR-2015-3474-CDP and ENV-2015-3475-CE and DIR-2015-3647-VSO

VCZSP Compliance: VSO

<http://www.venicenc.org/505-28th-ave/>

City Hearing took place on December 7, 2015

Project Description: Demo of 405 sq ft detached accessory garage, construction of 2<sup>nd</sup> floor addition of 646 sq ft & a new attached 370 sq ft garage to the existing SFD, with 3 parking spaces, 2 covered & 1 uncovered, max building height of 25' to the top edge of the flat roof and a residential floor area of



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2,877 sq ft, on a 4,300 sq ft lot

Applicant: Robert Thibodeau, for Gavin Dogan

**MOTION**: The VNC Board recommends approval of the project as presented.

**E 310-312 Venice Way, North Venice Subarea (10 minutes)** (Robin Rudisill)

RD1.5-1-O, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II  
ZA-2015-1963-ZAD and ENV-2015-1965-CE

VCZSP Compliance: none

<http://www.venicenc.org/310-312-venice-way/>

CITY HEARING Thursday December 17, 2015, 9:30 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave

Project Description: Zoning Administrator’s Determination pursuant to LAMC Section 12.24-X, 27 to permit the continued operation of a 4,134 sq ft office building in the RD1.5-1-O zone, otherwise not permitted by LAMC Section 12.23-B, 2

Applicant: Steve Catalano for Laura Alice & Peter Scaturro

**MOTION**: The VNC Board *recommends approval* of the project as presented.

**14. Board Member Comments on subject matters within the VNC jurisdiction (10:15PM - 5 minutes)**

**15. Adjourn (10:20PM approx.)**

**List of Venice Neighborhood Council Committees & Chairs – Volunteers Welcome**

Administrative	Mike Newhouse	Communications	Jed Pauker
Arts	Eduardo Manilla	Discussion Forum	Joe Murphy
Budget & Finance	Hugh Harrison	Business	George Francisco
Education	Bud Jacobs	Housing	Abigail Myers, Helen Stotler
Land Use and Planning	Robin Rudisill	Mass/Scale/Character	Sue Kaplan
Neighborhood	Marc Saltzberg	Parking/Transportation	Abigail Myers
Ocean Front Walk	Melissa Diner	Public Safety	George Francisco
Outreach	Sylvia Aroth	Santa Monica Airport	Laura Silagi, Abigail Myers
Rules & Election	Ira Koslow	2015/16 Election	Elizabeth Wright, Ivan Spiegel
Environmental	Abigail Myers, Erin Sullivan-Ward, Barbara Lonsdale		

**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](mailto:NCsupport@lacity.org). In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the committee members in advance of a meeting may be viewed at Beyond Baroque, 681 Venice Blvd; Venice Public Library, 501 S. Venice Blvd; at our website at the following link: [www.venicenc.org](http://www.venicenc.org); 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 [communications@venicenc.org](mailto:communications@venicenc.org).