



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



Board of Officers Meeting Agenda Westminster Elementary School (Auditorium) 1010 Abbot Kinney Blvd, Venice, 90291 **Tuesday, September 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.

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)

Meeting called in honor of former board member and LUPC Chair Challis MacPherson, Jascent-Jamal Lee Warren, and Nena Gianfrancisco, the mother of George Francisco. 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/2012/12/150818BoardMinutes.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 – 35 minutes)

A 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.



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



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

C VNC Announcements (5 Minutes)

- President - Mike Newhouse (President@VeniceNC.org)
- Vice President - Marc Saltzberg (VicePresident@VeniceNC.org)
- Westside Regional Alliance of Councils- Mike Newhouse, WRAC President, Marc Saltzberg, VNC Representatives. (Chair@westsidecouncils.org),
- Los Angeles Neighborhood Council Coalition (LANCC) Ivan Spiegel (Parliamentarian@VeniceNC.org)
- VNC Representative to DWP: Dede Audet
- Venice Chamber Of Commerce: Catherine Chevalier, President (Catherine@notmaurice.com)

7. General Consent Calendar (7:35PM -- 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 Bonin requests his petition regarding SMO to be publicized through VNC Laura Silagi (Irsilagi@gmail.com)

MOTION: Whereas the VNC has taken positions opposing the Santa Monica Airport sending planes over Venice and

Whereas Mike Bonin has requested that his petition asking the FAA to not send planes over Venice be publicized through the VNC through emails and any other means possible

Therefore be it resolved that the VNC will take immediate action to accomplish that.

Here is the link to the petition:

https://www.change.org/p/federal-aviation-administration-put-neighborhoods-first?recruiter=339485303&utm_source=share_petition&utm_medium=copylink



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



B Support for Opening Winter Shelter Early Linda Lucks (lindalucks@gmail.com)

MOTION: The VNC urges Mayor Garcetti and Councilmember Garcetti open the Winter Shelter(S) early this year due to the 12% increase in homelessness, resulting crime, the severe loss of affordable housing and predicted El Niño storms.

Under the previous Mayor and Councilman Rosendahl, the WLA Armory was opened 6 weeks earlier than the scheduled 11/1 opening at a cost of \$110, 000. \$20,000 was provided by The CM and \$90,000 by the Mayor's office.

Further, the VNC urges the Mayor to recruit all areas of the City to open shelters early.

C Indigenous Peoples Day Mike Bravo Jr. (mike.bravo@venicenc.org)

MOTION relating to Indigenous Peoples' Day; declaring the second Monday in October as Indigenous Peoples' Day in the Neighborhood of Venice, California; encouraging our Los Angeles City government and other institutions to recognize the Day; and reaffirming the Venice Neighborhood Council's (VNC) commitment to encourage community diversity by promoting the well-being and growth of Los Angeles' American Indian and Indigenous community; and demonstrating that the Venice, California community values tribal members' history, culture, welfare and contributions to the community.

WHEREAS, the Neighborhood of Venice recognizes that the Indigenous Peoples of these lands that would later become known as Venice, CA have occupied these lands since time immemorial; and

WHEREAS, the Neighborhood of Venice recognizes the fact that Venice, California is built upon the homelands and villages of the Indigenous Peoples of this region (Tongva), without whom the building of the City would not have been possible; and

WHEREAS, the City values the many contributions made to our community through Indigenous People's' knowledge, labor, technology, science, philosophy, arts and the deep cultural contribution that has substantially shaped the character of our neighborhood; and

WHEREAS, the Neighborhood of Venice promotes the closing of the equity gap for Indigenous Peoples through policies and practices that reflect the experiences of Indigenous Peoples, ensure greater access and opportunity, and honor our nation's indigenous roots, history, and contributions; and

WHEREAS, Indigenous Peoples' Day was first proposed in 1977 by a delegation of Native Nations to the United Nations sponsored International Conference on Discrimination Against Indigenous



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



Populations in the Americas; and has already been adopted in the United States by cities such as, but not limited to: Seattle, WA; Minneapolis, MN; Berkeley, CA; and Traverse City, MI ; and

WHEREAS, the Tongva- Kuruvugna Springs Foundation, representing the Tongva Tribe from the West Los Angeles neighborhoods of Sawtelle, Palms, Venice, Santa Monica, Mar Vista, and Del Rey already celebrate “Life Before Columbus” and support to change Columbus Day (2nd Monday of October) to “Indigenous Peoples' Day”; NOW THEREFORE

BE IT RESOLVED BY THE VENICE NEIGHBORHOOD COUNCIL (VNC):

1. The VNC strongly supports the proposition that Indigenous Peoples' Day shall be an opportunity to celebrate the thriving cultures and values of the Indigenous Peoples of our region; and encourages our community to participate in local Indigenous Peoples' Day celebrations and education activities;
2. The VNC strongly encourages our CD-11 Councilman Mike Bonin to support and encourage the City of Los Angeles to adopt the 2nd Monday of October as “Indigenous People’s Day.
3. The VNC encourages other businesses, organizations, and public institutions to recognize Indigenous Peoples' Day.
4. The VNC firmly commits to continue its efforts to promote the well-being and growth of Venice, California’s and Los Angeles’ American Indian and Indigenous community.

8. Land Use and Planning Committee (LUPC) Consent Calendar (7:36 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.]

OAKWOOD SUBAREA

A 550-554 San Juan Ave, Oakwood Subarea, RD1.5-1 zone, Land Use Plan designation:

Multiple-Family Residential: Low Medium II

ZA-2014-3538-CDP and ENV-2014-3539-CE & DIR-2014-2913-VSO-MEL

<http://www.venicenc.org/550-554-san-juan-ave/>

CITY HEARING TOOK PLACE ON JULY 30, 2015, CDP Determination issued on August 6, 2015, Coastal Appeal period pending, Mello Act Determination issued with VSO (not appealable)

Project Description: demo existing 1-story SFD & new 27’4”, 2-story, 6,843 sq ft SFD (66% FAR) w/attached 1,197 sq ft 5-car garage; lot tie of 550 & 554 resulting in 10,400 sq ft new lot

Applicant: Rick Gunderson

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



MOTION:

The VNC Board recommends denial of the project as presented.

Approved by LUPC 3-0-3 (GR/MK)

- B** 1100 6th Ave & 602 Westminster Ave, Oakwood Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple-Family Residential: Low Medium II
ZA-2015-0056-CDP and ENV-2015-57-CE and DIR-2014-1416-VSO

<http://www.venicenc.org/1100-6th-ave-602-westminster-ave/>

CITY HEARING TOOK PLACE ON AUGUST 20, 2015

Project Description: demo of detached 2-car garage & construction of new 2-story, 23' 10", 1,780 sq ft 2nd dwelling unit with 600 sq ft attached garage & 250 sq ft roof deck, in conjunction w/existing SFD, w/5 parking spaces provided on site, on a 5,200 sq ft lot

Applicant: Gerhard Pichel

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The VNC Board recommends approval of the project as presented.

Approved by LUPC 7-0-0 (RA/KR)

NORTH VENICE SUBAREA

- C** 1421 Abbot Kinney Blvd, North Venice Subarea, C2-1-0-CA zone, Land Use Plan designation: Commercial Artcraft
ZA-2014-3427-CDP-SPP and ENV-2014-3428-MND

<http://www.venicenc.org/1421-abbot-kinney-blvd/>

CITY HEARING TOOK PLACE ON JULY 30, 2015

Project Description: change of use at ground floor from Parking to Retail, & at 2nd floor & mezzanine from Office to Artist-In-Residence & reduced parking (fr 7 to 5 spaces), in conjunction with an existing 2,579 sq ft building

Applicant: Jeff Allsbrook

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The VNC Board recommends denial of the project as presented as it does not provide sufficient parking.

Approved by LUPC 4-0-3 (MK/KR)



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



- D** **75 Windward Ave, North Venice Subarea**, C2-1-CA zone, Land Use Plan designation: Commercial Artcraft; ZA-2014-3979-CUW & ENV-2014-3980-CE and ZA-2015-2754-CEX on 7/28/15, for “minor modification to existing WTF--(*no compliance review & no CDP*)

<http://www.venicenc.org/1515-pacific-ave>

CITY HEARING TOOK PLACE ON AUGUST 27, 2015

Project Description: Pursuant to LAMC Section 12.24-W.49, to permit the installation, use & maintenance of an unmanned WTF consisting of 10 panel antenna & 10 remote radio units that will be flush mounted on H-frames to 3 sides of the building wall of an existing 44’6” tall building, supported by 2 GPS antenna, one back-up power generator, proposed roof-mounted equipment platform, equipment cabinets, and other equipment on the rooftop of an existing building

Applicant: Lena Mik, Core Development Services, for Verizon Wireless

LUPC Staff: Robin Rudisill, Chair and Kathleen Rawson

PUBLIC COMMENT

MOTION:

The VNC Board recommends upholding the two prior VNC Board recommendations to deny the project at 75 Windward Ave, aka 1515 Pacific Ave, as according to the Venice Land Use Plan this building is within the boundaries of the Windward Historic Arcade, which has been identified as a significant architectural and cultural landmark in the Venice Coastal Zone and as such the WTF screens should be moved to a location where they cannot be seen from the street.” The same Motion was also approved by the VNC Board on February 17, 2015, which was for the same proposal, in the same location, but was using a different street address, as the project previously proposed at 1515 Pacific Ave, for which the VNC Board approved a Motion to deny the project on October 21, 2014.

Approved by LUPC 7-0-0 (RR/MK)

- E** **218 Main Street, North Venice Subarea**, M1-1 zone, Land Use Plan designation: Limited Industry ZA-2014-4079-CDP-CUB-**SPP** and ENV-2014-4080-MND

<http://www.venicenc.org/218-main-st/>

CITY HEARING TOOK PLACE ON SEPTEMBER 3, 2015

Project Description: change of use from retail to café/restaurant; conditional use to permit the sale & dispensing of beer & wine only for on-site consumption in conjunction with a 1,257 sq ft café/restaurant, with a service floor area of 250 sq ft, seating for 20 patrons total, & hours of operation from 6 am to 12 midnight Sunday through Wednesday, & 6 am to 1 am Thursday through Saturday

Applicant: Jesse Feldman

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The VNC Board recommends approval of the project as presented.

Approved by LUPC 7-0-0 (RA/KR)



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



F 424 Grand Blvd, North Venice Subarea, RD1.5-1-0 zone, Land Use Plan designation:

Multiple-Family

Residential: Low Medium II

ZA-2014-3911-CDP and ENV-2014-3912-MND and DIR-2015-2972-MEL (HCID determined 1 affordable unit in letter issued 6-27-13, pending Mello Determination issuance) *(no compliance review)*

<http://www.venicenc.org/424-grand-blvd/>

CITY HEARING TOOK PLACE ON SEPTEMBER 3, 2015

Project Description: Mello Act Determination, construction of new 24'10" tall, 2-story, 1,462 sq ft SFD w/detached 420 sq ft garage on 2,250 sq ft lot. Lot 9/424 Grand Blvd. is part of a Unified Development consisting of 6 lots (lots 6-11), from 416 Grand through 428 Grand Blvd.

Applicant: Robert Thibodeau

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The VNC Board recommends denial of the project as presented, as a separate project.

Approved by LUPC 7-0-0 (RR/GR)

MOTION:

The VNC Board recommends that all 6 lots of the Unified Development—416, 418, 422, 424, 426, and 428 Grand Blvd, which includes 424 Grand Blvd., be considered together for purposes of determining Mello Act Affordable Replacement Units and feasibility study, if required, and that all four factors be considered in any such feasibility study, if required, including the economic, social, environmental and technical factors.

Approved by LUPC 7-0-0 (MK/RR)

MILWOOD SUBAREA

G 911 Milwood Ave, Milwood Subarea, R2-1 zone, Land Use Plan designation: Multiple-Family

Residential: Low Medium I

ZA-2014-3597-ZAA and ENV-2014-3598-CE and DIR-2014-1419-VSO and ZA-2014-1992-CEX

http://www.venicenc.org/911_milwood_ave/

CITY HEARING TOOK PLACE ON AUGUST 6, 2015 (MELLO DETERMINATION?)

Project Description: ZAA to permit side yards of 3'6" in lieu of 4'6", in order to allow the remodeling & 1,992 sq ft 2nd story addition w/ 600 sq ft attached garage to an existing 1-story SFD, w/new roof deck w/RAS, with a finished height of 33'6" & floor area of 3,128 sq ft (72% FAR) on a 4,374 sq ft lot (Coastal clearance by Coastal Exemption/CEX for Major Remodel & 2nd story addition w/roof deck & RAS to existing 1-story SFD; connect detached 2-car garage w/rec room above to main SFD via 2nd floor bridge, convert rec room into master bedroom & bath, "Proj Prov")

Applicant: Mike Jolly

LUPC Staff: Robin Rudisill, Chair



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



PUBLIC COMMENT

MOTION:

The VNC Board recommends approval of the project as presented.

Approved by LUPC 3-2-1 (RD/MM)

SILVER STRAND SUBAREA

- H **4513 Via Dolce**, Silver Strand Subarea, R1-1 zone, Dual Permit Jurisdiction Coastal Zone, Land
Use Plan designation: Single-Family Residential: Low Medium I

ZA-2014-4597-CDP-ZAA-SPP and ENV-2014-4598-CE

CITY HEARING Thursday September 24, 2015, 10:00 am, West L.A. Municipal Bldg, 2nd floor
Hearing Room, 1645 Corinth Ave

<http://www.venicenc.org/4513-via-dolce/>

Project Description: renovation & increase in existing SFD floor area of 736 sq ft (22%) for 1st & 2nd floors & addition to existing 3rd floor loft area (to 32'8" tall), side yard adjs to allow 3rd floor with 3'1" side yard setback (east/street side/Via Dolce) & 3'6" west side yard setback, 1'7"x 11' x 32'8" projection into the side yard (easterly, street side/Via Dolce) & 9' x 2'2" x 32' projection into the required 16'10" front yard (both projections for steel support beams), with a lot size of 3,150 sq ft & total project size of 4,058 sq ft

Applicant: Brian Silveira

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The VNC Board recommends approval of the project as presented.

Approved by LUPC 4-0-2 (RA/MK)

9. **Announcements & Public Comment on items not on the Agenda (7:37PM -- 10 minutes)**
[No more than 1 minute per person – no Board member announcements permitted]
10. **Old Business** *[Discussion and possible action]*



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



- 11. **LUPC (7:50PM – 50 minutes)** Robin Rudisill on behalf of LUPC, (Chair-lupc@VeniceNC.org)
[Discussion and possible action]

OXFORD TRIANGLE SUBAREA

- A** 931 Oxford Ave, Oxford Triangle Subarea, R1-1 zone, Land Use Plan designation: Single-Family Residential: Low **(10 minutes)**

ZA-2014-4127-CDP and ENV-2014-4128-CE and DIR-2014-3481-VSO-MEL

<http://www.venicenc.org/931-oxford-ave/>

CITY HEARING TOOK PLACE ON JULY 30, 2015; CDP Determination issued on August 6, 2015, Coastal Appeal period pending, Mello Act Determination issued with VSO (not appealable)

Project Description: demo of 978 sq ft existing SFD & new 25', 2-story, 3,489 sq ft SFD (70% FAR) w/attached 2-car garage & one uncovered parking space, on a 4,996 sq ft lot

Applicant: Douglas Dworsky

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The VNC Board recommends approval of the project as presented.

Approved by LUPC 4-2-1 (KR/MR)

NORTH VENICE SUBAREA

- B** 901 Pacific Ave, North Venice Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple Family Residential: Low Medium II **(10 minutes)**

ZA-2014-4081-CDP-ZAD and ENV-2014-4082-EAF *(no compliance review)*

<http://www.venicenc.org/901-pacific-ave/>

CITY HEARING TOOK PLACE ON SEPTEMBER 3, 2015

Project Description: Zoning Administrator Determination (ZAD) pursuant to LAMC Section 12.24-X.27 to allow the continued use & maintenance of an existing, non-conforming, approximately 4,042 sq ft, 1-story commercial building w/6 retail spaces, & changes of use from unpermitted artist studios and medical marijuana dispensary to all commercial retail uses

Applicant: Robert Thibodeau

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The VNC Board recommends denial of the project as there is no parking and as legalizing the commercial use is an intensity of use.

Approved by LUPC 4-3-0, with the Chair breaking the 3-3 tie. (MK/GR)



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



C **1217-1219 Cabrillo Ave, North Venice Subarea**, RD1.5-1-0 zone, Land Use Plan designation: Multiple-Family Residential: Low Medium II **(10 minutes)**
ZA-2015-1473-CDP and AA-2013-3873-PMLA and ENV-2013-3872-CE (changed to ENV-2013-3872-ND)

and DIR-2013-1784-**VSO-MEL**

<http://www.venicenc.org/1217-1219-cabrillo-ave/>

CITY HEARING TOOK PLACE ON SEPTEMBER 9, 2015

Project Description: construction of 2 residential condominiums on one 4,950 net sq ft lot, foundation & framing already completed based on a Coastal de minimis waiver on 9-20-13 for “demo of duplex & SFD on 2 abutting 2,550 sq ft lots (lot nos. 7&8: tied), & construction of 2 attached 3-story, 35’ high, 2,741 sq ft SFD’s, each w/ attached 2-car garage” (110% FAR)

Applicant: John Staff

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The VNC Board recommends denial of the CDP and PMLA for the project as presented as it does not meet the qualitative standards of the Coastal Act and the Venice Land Use Plan.

Approved by LUPC 3-2-2 (GR/MK)

D **16 Park Ave, North Venice Subarea**, RD1.5-1 zone, Dual Permit Jurisdiction Coastal Zone, Land Use Plan designation: Multiple-Family Residential: Low Medium II **(10 minutes)**
ZA-2014-4366-CDP-**SPP** & ENV-2014-4367-CE

<http://www.venicenc.org/16-park-ave/>

CITY HEARING Thursday September 17, 2015, 10:30 am, West L.A. Municipal Bldg, 2nd floor

Hearing Room, 1645 Corinth Ave

Project Description: remodel & addition to existing 2,683 sq ft 2-story 2-bedroom SFD with mezzanine level (to be demolished) & roof deck (to be renovated), add new bedroom, resulting in renovated 37’ (28’ + 9’ RAS) main house of 2,772 sq ft; demo existing detached garage & construct new detached 28’, 2-story + basement, 1,771 sq ft, 3-bedroom accessory living quarters over basement/garage, all located on a 3,607 sq ft lot, with total project size of 4,543 sq ft.

Applicant: Jeffrey Soler

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The VNC Board recommends approval of the project, **SUBJECT TO** the appropriate CEQA historical review of the house, **PRIOR TO** any related project approvals, as it is a contributing structure.

Approved by LUPC 4-1-1 (RA/RD)



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



MILWOOD SUBAREA

- E** 1621 Crescent Place, Milwood Subarea, R2-1 zone, Land Use Plan designation: Multiple-Family Residential: Low Medium I **(10 minutes)**

ZA-2014-4289-ZAA and ENV-2014-4290-CE *(no compliance review)*

<http://www.venicenc.org/1621-crescent-place/>

CITY HEARING TOOK PLACE ON SEPTEMBER 10, 2015

Project Description: ZAA to permit the continued use of an existing 5-foot rear yard in lieu of the 15' rear yard otherwise required, in conjunction with the conversion of an existing breezeway into a bridge to connect an existing SFD to an existing detached garage/accessory building (recreation room) to create one attached building, on a 4,500 sq ft lot

Applicant: Robert Thibodeau

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

MOTION:

The VNC Board recommends denial of the project as presented, on the grounds that the setback requested leads to a project that is too bulky and not compatible with the Scale, Mass & Character of the surrounding existing neighborhood.

Approved by LUPC 3-2-1 (MK/GR)

- 12. New Business (8:40PM – 30 minutes)**

[Discussion and possible action]

- A** Additional Crosswalks implemented on Pacific Ave bet. Navy and Washington Ave. Melissa Diner (melissa.diner@venicenc.org) **(5 minutes)**

MOTION: The Venice Neighborhood Council recommends the installation of crosswalks from Navy to Washington on Pacific Ave. Printed on road, with flashing lights or markers. There were some installed at Market street and they have since been removed.

MOTION Melissa, Shelly Second

Unanimously in Favor, 9-0-0 **MOTION CARRIES**

- B** Street Vending CIS/Motion-Correct Version Melissa Diner (melissa.diner@venicenc.org) **(15 minutes)**

MOTION: The Venice Neighborhood Council supports street vending with the following conditions: Supports the develop of street vending district with the following considerations:

- 1.) Westside of Ocean Front Walk, i.e. the Free Speech Zone as defined in 42.15, is exempt from any other city street vending ordinances and will remain and be enforced as a NO VENDING ZONE and a place that solely supports oral, visual, performance, written, musical arts and free expression.
- 2.) Community forums held to discuss a list of items that will be allowed to be sold, guidelines, rules and designating vending districts.
- 3.) As areas are designated, signs will be posted in designated areas of what items are permitted



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



to sell as to help with enforcement and define for potential street vendor owners.

- 4.) The city to develop an expediting non-profit entity that serves and handles all permits for the city and serves as a resource for anyone interested in street vending.
- 5.) Work with Rec and Parks to ensure they fulfill their current obligations and test street vending on Windward Plaza, a potential site where a portion of the plaza can be permitted and dedicated to street vending, i.e. items not permitted in 42.15 but on a designated list of items approved by the city. Other sites can be tested as well citywide.
- 6.) As we continue to develop a new, citywide street vending program and regulation, the city will agree to meet with Ocean Front Walk constituents in order to better understand, refine and define 42.15.
- 7.) Street vendor must have signed letters of support from adjacent businesses of street vendor if on public property in pre-designated areas only, i.e. a portion of Windward Plaza, etc.
- 8.) If on private property, they must have letter of support or lease from property owner.
- 9.) Must obtain all proper licenses from the city in order to operate.
- 10.) Must have business insurance.
- 11.) A list of pre approved items in which vendors may sell. (Please see number 1)
- 12.) Online sales allowed.
- 13.) Recognize indigenous wares as being sovereign, items able to be sold.
- 14.) Veterans are exempt as per code.

References: <http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=13-1493>

MOTION Melissa, Jodi Second

MOTION CARRIES Unanimously 8-0-0

C **Motion in support of Council File 14-1635-S2 with amendments** Marc Saltzberg
(VP@venicenc.org) (35 minutes)

Public Comment: 20 minutes – 1 minute per person, no ceding of time to others.

Board Discussion: 15 minutes

****If discussion does not conclude, motion discussion and vote will roll over to October's board meeting****

"Motion in support of Council File 14-1635-S2 with amendments" was debated separately by the VNC's Neighborhood Committee (8/27/15 - passed by a vote of 11-0) and Land Use and Planning Committee (on 8/24/15 – passed by a vote of 6-0-0). The two versions had differences; a single motion was created by the Chairs of the committees that carefully reflected the original motions passed by their respective committees.

Motion in support of Council File 14-1635-S2 with amendments

The Venice Neighborhood Council thanks Council members Bonin, Koretz and Wesson for their short-term rentals motion ([Council File: 14-1635-S2](#)) and for taking this important step toward reining



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



in the proliferation of commercial short-term rentals that have impacted the affordable housing stock in Venice and the quality of life in our neighborhoods. We appreciate the goal of differentiating sharing of a primary residence from commercial exploitation and the Council's responsiveness to our prior motions regarding this issue.

Whereas: Venice is the City's most severely impacted neighborhood in Los Angeles, with 1,118 non-owner-occupied short-term rentals (STRs), while approximately 822 more, non-duplicate, entire apartments or homes are listed on the other 22 on-line platforms serving Venice, and we are losing affordable and Rent Stabilized housing to STRs at an alarming rate¹, and

Whereas: STRs are impacting the quality of life in neighborhoods throughout Los Angeles and City enforcement and regulation is urgently needed, and

Whereas: City Council Motion 14-1635-S2:

- Authorizes a host to rent all or part of their primary residence to short-term visitors, permitting someone to rent a spare room, a back house, or even their own home while they are out of town.
- Prohibits hosts from renting units or buildings that are not their primary residence or are units covered by the Rent Stabilization Ordinance (RSO), forbidding speculators from creating a syndicate of short-term rental properties, and prohibiting the loss of valuable rental housing stock.

Therefore, be it Resolved, the Venice Neighborhood Council supports the concept of owner-occupied home sharing and asks that the first bullet of Motion 14-1635-S2 above be modified to say:

Authorizes a host to rent ~~all or~~ part of their primary residence to short-term visitors, permitting someone to rent a spare room or a back house, ~~or even their own home while they are out of town~~ so long as the owner also occupies the house.

We urge Council members Bonin, Koretz, Wesson and the entire City Council to take additional assertive actions to protect our endangered affordable housing and RSO housing stock, and to protect home sharing from speculators and profiteers who are undermining its success. We ask that the City immediately begin enforcing current zoning and occupancy laws that outlaw short-term rentals for fewer than 30 days in residential neighborhoods

The Venice Neighborhood Council further suggests that while motion 14-1635-S2 is a positive step forward, it is incomplete as written because it does not include suggestions to enhance regulation and enforcement of STRs. We suggest the following list of recommendations be reviewed for inclusion in any final ordinance (see list below and linked report "Suggestions from the Venice Neighborhood Council on Regulating Short-Term Rentals at www.venicenc.org/wp-content/uploads/2012/09/150903_Attachment_Motion-CIS_14-1635-S2_ShortTermRentals.pdf). We

¹ Roy Samaan, LAANE Policy Brief: Short-Term Rentals and Los Angeles' Lost Housing, July, 2014, supplement to "Airbnb, Rising Rent, and the Housing Crisis in Los Angeles," (LAANE, 2014)



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



further suggest that this list be expanded through a series of regional meetings to be held throughout the City to gather additional input.

Any new ordinance regulating Short Term Rentals should include the following (Click www.venicenc.org/wp-content/uploads/2012/09/150903_Attachment_Motion-CIS_14-1635-S2_ShortTermRentals.pdf to see attached report with details regarding the following items):

1. Must be primary residence, owner occupied required
2. No grandfathering or amnesty for existing STRs and de facto "hotels"
3. No rent stabilized properties (RSO properties) should be permitted to operate as a STR
4. Mello Act provisions must be strictly adhered to
5. No conversions to "legal hotels" or "corporate housing" of residentially zoned, rent stabilized apartment buildings and multi-unit properties
6. Neighborhood specific density caps
7. Posting of STR contact information
8. Parking for STR occupants
9. STRs must comply with applicable noise ordinances
10. Health and Safety Regulations
11. Eviction and remedies available to Home-Sharers
12. Protection of Home-Sharing service workers
13. A New STR Oversight Department should be created within the City to unify STR permitting, collection of fees (including TOT) and enforcement of STR regulations
14. An STR permit should be required for the operation of an STR
15. A Home-Sharing/STR Enforcement Unit should be created
16. Owners and/or Third-Party Service Agents of all STR units to be offered for rental must report monthly
17. STRs listed for rental shall include their Permit Number in advertisements
18. Fines for operating an STR without a permit, non-payment of STR TOT and non-reporting
19. Tiered Performance Standards
20. Citizens will be allowed the Right of Private action

13. **Treasurers Report (9:30PM - 3 minutes)** Hugh Harrison on behalf of Budget & Finance Committee, (Treasurer@VeniceNC.org) [Discussion and possible action] **[EXHIBIT]**
- A MOTION:** The Venice Neighborhood Council approves the attached Monthly Expenditure Reports for August 2015.
This motion was approved 3-0-0 by the Budget and Finance Committee on September 1, 2015.
- B MOTION:** The Venice Neighborhood Council approves a second booth for the Annual Abbot Kinney Festival and allocates up to \$350 for the cost.
This motion was approved 3-0-0 by the Budget and Finance Committee on September 1, 2015.
14. **Board Member Comments on subject matters within the VNC jurisdiction (9:33PM - 5 minutes)**



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



15. Adjourn (approx. 9:40PM)

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. 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; 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.