



# 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

*VNC Mission: To improve the quality of life in Venice*

*by building community and to secure support from the City of Los Angeles for the resources needed to achieve our goals.*

**DATE: MONDAY June 6, 2016** **TIME: 6:45 – 10:45 pm**

### **VERA DAVIS FAMILY SOURCE CENTER**

**610 California (@ Electric)**

**LUPC Chair requests: Respect, Kindness, Civility, and Honesty**

**DISABILITY POLICY:** As covered under 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 at 213-485-1360 or email [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

#### **AGENDA:**

**1. Call to Order**

**2. Roll Call**

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

**3. Approval of Minutes – see draft minutes for May 23, 2016 and May 31, 2016 at:**

<http://www.venicenc.org/committees/lupc/>

**4. Approval of Agenda**

**5. Conflicts of Interest & Items of Special Interest from LUPC Members--All LUPC members**

- a. LUPC members to declare any conflicts of interest relating to items on this meeting’s agenda
- b. LUPC members to share any items of special interest

**6. GENERAL PUBLIC COMMENT on non-agendized items related to Land Use and Planning**

**7. Status of Small-Lot Subdivision updates to the ordinance and guidelines based on July 1, 2015 City Council Motion, Ramsey Daham**

**8. Update on City Council’s April 15, 2016 draft Short-Term Rentals Ordinance, Short-Term Rentals Education & Awareness Task Force, Dr. Judy Goldman**

<http://www.VeniceNC.org/draft-short-term-rentals-ordinance/>

**9. Local Coastal Program, Robin Rudisill, Chair**

**10. ACTIVE CASES FOR REVIEW:**

- a. HEARING FOR CASES UNDER CONSIDERATION FOR “VNC DE MINIMIS PROJECT” CATEGORIZATION, PUBLIC COMMENT & MOTION:

**I. 638 Sunset Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family**

**Residential Low Medium II**

ZA-2015-2749-CDP-MEL and ENV-2015-2750-CE

**Project Description:** CDP & Mello Act Compliance Determination for demolition of existing residence & detached garage & construction of new 2-story, 2,996 sq ft single-family dwelling  
Eva Sobesky, EIS Studio, for Jodie Fried

**II. 314-326 Lincoln Blvd, East of Lincoln, [Q]C2-1-CDO zone**

DIR-2016-362-CDO and ENV-2016-363-CE

**Project description:** CDO for a front and rear façade renovation and core interior renovation  
Scott Ginsburg, Linrose Property, LLC

**III. 1698 Electric Ave, Oakwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II**

DIR-2016-1704-CDP and ENV-2016-1705-CE, VCZSP Compliance: DIR-2015-4517-VSO

**Project Description:** CDP for demo of existing 600 sq ft detached garage/guest unit & addition of 1,500 sq ft 1<sup>st</sup> & 2<sup>nd</sup> story to an existing single-family dwelling  
Brian Silveira, for owner

**b. REVIEW/HEARING OF ACTIVE CASES:****I. 52-54 Windward Ave ("Townhouse Cocktails, LLC"), North Venice Subarea, C2-1-CA zone, General Plan Land Use Plan designation: Commercial Artcraft**

ZA-2009-2124-CDP-CUB-CUX-ZV-SPP-PA2 and ENV-2016-1645-CE

<http://www.VeniceNC.org/52-54-Windward-Ave/>

**CITY HEARING Monday June 13, 2016, 11:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

**Project Description:** Plan Approval (PA) pursuant to LAMC section 12.24-M, as required by condition no. 36 of the original CUB determination, to review the effectiveness and compliance of the conditions of the previous CUB/PA and to allow for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 5,894 sq ft bar/lounge (2,659 sq ft ground level bar & a 3,235 sq ft basement bar having a 451 sq ft dance floor) featuring a disc jockey on the first floor, live entertainment and dancing on the basement, and the continued use of the pool table; and modification of condition no. 7 of the original CUB determination, to allow a decrease of patron seating from 74 to 66 seats on the ground level bar and 71 to 56 on the basement level bar; and proposed hours of operation for the ground floor of 11 am to 2 am daily and 6 pm to 2 am daily for the basement.

**Applicant:** Elizabeth Peterson Group, Inc.**LUPC Staff:** Robert Aronson, Vice Chair**PUBLIC COMMENT****FOR POSSIBLE ACTION:** Motion**II. 1704-1708 Lincoln Blvd ("The Lincoln Grocery"), East of Lincoln, [Q]C2-1-CDO zone**ZA-2016-1265-CUB and ENV-2016-1266-EAF, **Continued from May 2, 2016****VCZSP Compliance:** n/a as not in coastal zone but need to check CDO requirements<http://www.VeniceNC.org/1704-1708-Lincoln-Blvd-The-Lincoln-Grocery/>**City Hearing Not Yet Scheduled**

**Project Description:** CUB for sale of beer & wine for on-site & off-site consumption, in conjunction with a change of use from Retail (1st floor retail in 2-story single dwelling) to Restaurant, Retail & Office; Restaurant to have 499 interior sq ft with 20 interior seats, 615 exterior/patio sq ft with 36 seats, 670 sq ft market, & 57 sq ft office, with hours of operation from 7 am to 11 pm daily.

**Applicant:** Gary Benjamin, Elizabeth Peterson Group, Inc.**LUPC Staff:** Robin Rudisill, Chair**PUBLIC COMMENT****FOR POSSIBLE ACTION:** Motion**III. 2003 Linden Ave, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I, **Continued from May 2, 2016****

Milwood Venice Walk Streets Historic District

ZA-2015-2404-CDP-SPP-MEL and ENV-2015-2405-CE

**VCZSP compliance:** SPP<http://www.VeniceNC.org/2003-Linden-Ave/>

**City Hearing Not Yet Scheduled**

**Project Description:** CDP, SPP, & Mello Act Compliance Determination for demolition of existing single-family dwelling & detached garage, construction of new, 3,175 sq ft, 27' high single-family dwelling, with attached garage, on a 3,383 sq ft lot

**Applicant:** Me Morales, EME Partners, for Charles Forsyth

**LUPC Staff:** Robin Rudisill, Chair

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**IV.** 519-521 Boccaccio Ave, Southwest Venice Subarea, M1-1 zone, General Plan Land Use Plan designation: Limited Industry, **Continued from May 2, 2016 until Housing letter is received, likely June 27, 2016 meeting**

ZA-2014-3182-CDP-SPP-MEL and ENV-2014-3183-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/519-521-Boccaccio-Ave/>

**CITY HEARING** took place on **May 19, 2016**

**Project Description:** CDP, SPP, & Mello Act Compliance Determination for demolition of an existing duplex & construction of a 2-story, 29.5' high, 3,850 sq ft industrial building, with 11 car parking spaces (**tandem, using parking lifts**) & 12 bike parking spaces, on a 5,000 sq ft lot

**Applicant:** Allen Concepcion, Planning Associates, Inc.

**LUPC Staff:** Mehrnoosh Mojallali & Robin Rudisill, Chair

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**V.** 2100-2106 Narcisus Court, Southwest Venice Subarea, M1-1 zone, General Plan Land Use Plan designation: Limited Industry, **Continued from May 2, 2016 until Housing letter is received, likely June 27, 2016 meeting**

ZA-2014-3186-CDP-SPP-MEL and ENV-2014-3187-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/2100-2106-Narcisus-Court/>

**CITY HEARING** took place on **May 19, 2016**

**Project Description:** CDP, SPP & Mello Act Compliance Determination for demolition of an existing single-family dwelling & construction of a 3,491 sq ft industrial building (as modified on the back side based on neighbor's request), with 11 car parking spaces (**tandem, using parking lifts**) & 8 bike parking spaces, on a 5,405 sq ft lot

**Applicant:** Allen Concepcion, Planning Associates, Inc.

**LUPC Staff:** Mehrnoosh Mojallali & Robin Rudisill, Chair

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**VI.** 514 Santa Clara Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, **CONTINUED until application and feasibility analysis are complete, likely July meeting**

DIR-2016-125-CDP-MEL and ENV-2016-126-CE

VCZSP Compliance: **none?**

<http://www.VeniceNC.org/514-Santa-Clara-Ave/>

**City Hearing Not Yet Scheduled**

**Project Description:** CDP and Mello Act Compliance Determination for demolition of 2 existing 1-story dwelling units and construction of a new 3-story, 5,228 sq ft single-family dwelling w/attached garage, on a 5,200 sq ft lot

**Applicant:** Jeff McConnell, Austin Peters, Peters Architecture, for Christian Salceda, Silicon Bay 514 Santa Clara, LLC

**LUPC Staff:** Kathleen Rawson & Mark Kleiman

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**VII.** 20 Sunset Ave, North Venice Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

Dual Permit Jurisdiction Coastal Zone

North Venice Walk Streets Historic District

DIR-2015-3309-CDP-SPPA-SPP and ENV-2015-3310-CE

**VCZSP Compliance: SPP**

<http://www.VeniceNC.org/20-Sunset-Ave>

**CITY HEARING Thursday June 20, 2016, 10:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

**Project Description:** CDP & SPP (VCZSP Project Compliance Permit) for a remodel & 2<sup>nd</sup> story addition to a 1-story, single-family dwelling, resulting in a 2-story (with basement level), single-family dwelling with roof deck, providing 4 parking spaces, and SPPA (VCZSP Adjustment) to allow a maximum height of 30' in lieu of the permitted 28' (< 10%); with no change to the existing 2-story, detached 2-car garage & recreation room

**Applicant:** John Stein

**LUPC Staff:** Gabriel Ruspini

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**VIII. 15 Westwind St, Marina Peninsula Subarea, R3-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, continued to June 27, 2016 LUPC meeting**

**DUAL PERMIT JURISDICTION COASTAL ZONE**

**ZA-2013-3923-CDP-SPPA and ENV-2013-3294-CE**

**VCZSP Compliance: none?**

<http://www.VeniceNC.org/15-Westwind-Ave/>

**City Hearing Took Place on March 31, 2016**

**Project Description:** WALK STREET--CDP for the remodel & addition to an existing 2-story, approx. 3,288 sq ft, 4-unit apartment building with 2, 2-car garages, resulting in a 3-story, approximately 6,101 sq ft building with rooftop deck & 4 garages accommodating a total of 14 vehicles, on a 3,150 sq ft lot; and SPPA (Specific Plan Project Permit Adjustment) to allow a maximum height of 30'-8" in lieu of the maximum 28' allowed on a designated Walk Street

**Applicant:** Gigi Goyette, Aloha Expediting

**LUPC Staff:** Robin Rudisill, Chair

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**IX. 15 Rose Ave, North Venice Subarea, R3-1, General Plan Land Use Plan designation: Multiple-Family Residential Medium**

**DUAL PERMIT JURISDICTION COASTAL ZONE**

**DIR-2016-986-VSO**

<http://www.VeniceNC.org/15-Rose-Ave/>

**City Hearing Not Yet Scheduled**

**Project Description:** VCZSP compliance permit to install an ADA compliant bathroom for use by guests of "light housekeeping room;" upgrade to common shower room for existing "light housekeeping rooms," and amend the Certificate of Occupancy that will reduce the number of "light housekeeping rooms" from 14 to 12. There will be no changes to the existing 11 apartments on the amended Certificate of Occupancy.

**Applicant:** Laurette Healey

**LUPC Staff:**

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

c. **ACTIVE CASES NOT BEING HEARD AT THIS MEETING:**

i. **ACTIVE CASES PENDING LUPC HEARING/REVIEW:**

**658 Venice Blvd ("Extra Space Storage" repairs of fire damage and expansion), Southeast Venice Subarea, M1-1-O zone, General Plan Land Use Plan designation: Limited Industrial, CONTINUED FROM JULY 7, 2015 MEETING**

**AMENDMENT to Current CDP and 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:** Expansion of the facility's 2nd floor area, and the addition of parking spaces. While the zoning allows for an area of 91,998 sq ft, the 1996 project approval and CDP provide for a maximum of

85,000 sq ft. The facility was eventually built out to a little under 80,000 sq ft, though parking was included for the full 85,000 sq ft. Extra Space now proposes adding area that will reach the maximum allowed by right. Parking spaces will be added as required by the VCZSP. Because the area will exceed that allowed under the CDP, the CDP must be amended. No further action will be required as the facility will remain in compliance with all of the other conditions set forth in the CDP and project plans.

Applicant: James Goodman, AIA

LUPC Staff: Robert Aronson

934 Amoroso Pl, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I, CONTINUED FROM OCTOBER 5, 2015 MEETING as City Hearing Cancelled ZA-2015-4600-ZAA – filed December 18, 2015

DIR-2015-2907-CDP-SPP and ENV-2015-2906-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/934-Amoroso-Place/>

City Hearing Not Yet Scheduled

Project Description: WALK STREET--demo 148 sq ft of existing 833 sq ft SFD & demo of detached accessory garage; construct 1<sup>st</sup> floor addition of 169 sq ft, new 2<sup>nd</sup> floor of 1,463 sq ft, a roof deck and a new attached 2-car garage to the existing SFD. New Recreation Room. Total sq ft proposed is 2,317. NOTE: ADDITION OF ZAA CASE; NOT CLEAR AS TO INTENT AS PROJECT DESCRIPTION IS THE SAME AS FOR THE CDP-SPP.

Applicant: Bill Tsui, YU2e, Inc., LOC Equities, LLC

LUPC Staff: Gabriel Ruspini

230 San Juan Ave, Oakwood Subarea, RD1.5-1-O zone, General Plan Land Use designation: Multiple-Family Residential Low Medium II, on hold pending historic structure analysis

ZA-2015-1261-ZAA and ENV-2015-1262-CE

VCZSP Compliance: none

CITY HEARING Thursday December 10, 2015, 10:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave

<http://www.VeniceNC.org/230-San-Juan-Ave/>

Project Description: Zoning Administrator's Adjustment to permit 1) a front yard of 5' in lieu of the 15' front yard required, 2) a 3'-6" westerly side yard & a 2'-4" easterly side yard in lieu of the 4' side yard required, & 3) a rear yard varying from 0' to 8' in lieu of the 15' rear yard required, all in conjunction with the proposed 1,159 sq ft addition to an existing 1,056 sq ft SFD & new 310 sq ft attached garage, on a 1,344 sq ft lot, resulting in a max height of 35'

Applicant: Brian Silveira, for Shrigley Holdings, Inc.

LUPC Staff: Gabriel Ruspini

115 Park Place, North Venice Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

North Venice Walk Streets Historic District

DIR-2015-2974-CDP-SPP-MEL and ENV-2015-2975-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/115-Park-Place/>

City Hearing Not Yet Scheduled

Project Description: WALK STREET--CDP, SPP (VCZSP Project Compliance Permit), and Mello Act Compliance Determination for the demolition of 2 existing uninhabited residential units, & construction of a new 3,487 sq ft single-family dwelling on a 2,250 sq ft lot

Applicant: Sherwin Aryeh, Lion Walnut 26 LLC, for Michael Young, Breakform Design

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

ii. ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:

710 California Ave (SFD), Milwood Subarea – pending MELLO Determination Letter

ZA-2014-2135-CDP and ENV-2014-2136-CE and DIR-2013-2261-VSO

VCZSP Compliance: VSO

<http://www.venicenc.org/710-california-ave/>

CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014, ZA DETERMINATION ISSUED APRIL 29, 2015, APPEAL PERIOD EXPIRED MAY 13, 2015, PENDING STATE CDP APPEAL PERIOD NOTIFICATION

Project Description: Demo/new 3-story SFD, with accessory living quarters above garage

Applicant: Matthew Royce

LUPC Staff: Todd Darling & Maury Ruano

iii. ACTIVE CASES PENDING RESOLUTION/CATEGORIZATION:

1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea

NOT HEARD BY THE VNC; City hearing on October 16, 2014, City CDP issued on November 14, 2014, City appeal period expired December 1, 2014; Appealed to the Coastal Commission; Substantial Issue found by CC at February 12, 2015 Hearing; Pending continuance for de Novo Hearing.

ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE

<http://www.venicenc.org/1214-abbot-kinney-blvd/>

Project Description: CDP in the Single Permit Jurisdiction Coastal Zone and SPP for change of use fr SFD to 1,502 sq ft artist-in-residence on 3<sup>rd</sup> floor, 2,300 sq ft retail use on ground & 2nd floors, within (E) 3-story 3,802 sq ft building w/att 864 sq ft garage, located on a 2,700 sq ft lot; height = 29'9.5" (RAS/stair tower 38'), C2-1-0-CA zone

Applicant: Shannon Nonn, LionGate Global #1, LLC

LUPC Staff: Mark Kleiman & Mehrnoosh Mojallali

11. Discussion of concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues

- a. Status Update on City Planning's new process for CUB processing
- b. No new alcohol licenses "policy" (transfers & upgrades only) & ABC inspections
- c. Rose Café ABC conditions, questionable VSO re. parking (DIR-2015-96-VSO), need Neighborhood Meeting, parking to be reviewed by CP group responsible for "effectuation"
- d. Noise issues – Nuisance activities related to ABC licenses & Special Permits issued for areas adjacent to res zones
- e. "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: DEBRIEF--Sarah Blanche

12. Chair Updates & Outstanding Issues

- a. Building & Safety inspection concerns and 50% or more of structure remaining requirement; changes from duplex Certificate of Occupancy to Small Lot Subdivision SFD Certificate of Occupancy literally overnight, conversion from rental units to condos ("workarounds")
- b. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- c. Mello Act Determinations – status and ongoing changes to process, pending corrections to HCID procedures
- d. VNC De Minimis Project – do more, refine definition, including no significant current or cumulative effect, clarify in Bylaws
- e. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
- f. **Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation – City Council Motion for Small-Lot Subdivisions on July 1, 2015**
- g. LUPC/Board offsite recommendations
- h. Report on permits and demolition for 713-721 Venice Blvd and Neighborhood group request for permit review and Due Process for review of project, Robin Rudisill, Chair
- i. Review of City Planning Mello Act Checklist Errors/Impact on Decisions, including current cases 811-815 & 417 OFW
- j. Status of Determination Letters from West L.A. Area Planning Commission (APC), prepared by City Planning but not reviewed by APC prior to submission to Coastal Commission, for 259 Hampton CDP & SPP determinations, Robin Rudisill, Chair

13. Adjournment

*In compliance with Government Code section 54957.5, the Agenda and non-exempt writings that are distributed to a majority or all of the LUPC members in advance of a scheduled meeting may be viewed at [www.VeniceNC.org/LUPC](http://www.VeniceNC.org/LUPC) or at the meeting. For a copy of any record related to an item on the Agenda, contact the LUPC Chair at [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)*