



# 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 April 25, 2016**

**TIME: 7:00 - 10:30 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 February 29, 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. **PUBLIC COMMENT** on non-agenized items related to Land Use and Planning only.

7. **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/>

8. **Report on VSO Motion, Todd Darling, Chair**  
Coastal Exemption Appeals--Update

9. **Hearing on Construction Issues/Communications With Neighbors at 1227 Preston Way, Robin Rudisill, Chair**

10. **Coastal Zone Issues, Robin Rudisill & Todd Darling**

a. April Coastal Commission hearings

b. May Coastal Commission hearings

c. City Planning--Local Coastal Program

11. Area Planning Commission hearings, and Case Scheduling/Assignment, Robin Rudisill, Chair

12. Scopa Restaurant, Abbot Kinney Hotel, and other cases to be heard in next two months

13. Sun/Shade Study Task Force, Todd Darling

14. ACTIVE CASES FOR REVIEW:

a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION, PUBLIC COMMENT & MOTION: none

b. REVIEW/HEARING OF ACTIVE CASES:

**I.** 619 6<sup>th</sup> Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

ZA-2015-1016-CDP-MEL and ENV-2015-1017-CE

VCZSP Compliance: DIR-2015-4311-VSO

<http://www.VeniceNC.org/619-6th-Ave/>

City Hearing Took Place on March 10, 2016

Project Description: a CDP & Mello Act Compliance Determination for demo of 2 detached 1-story units and construction of a new, 28'-4" tall (varied roofline), 4,782 sq ft, 2-story duplex with an attached 1,110 sq ft 5-car garage (access from alley) and roof deck area, on a 5,670 sq ft lot

Applicant: Sarai Grenell (Tatiana Barhar of VERDEGO), for Stephanie Lin

LUPC Staff: Maury Ruano

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**II.** 854 Marco Place, Milwood Subarea, R2 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I

Coastal Development Permit (not yet filed) & DIR-2015-3953-SPP (under appeal)

VCZSP Compliance: SPP

<http://www.VeniceNC.org/854-Marco-Place/>

Project Description: WALK STREET--CDP & SPP for remodel & 1-story addition to an existing 1-story single-family dwelling with a detached 1-car garage and storage, as well as addition of a recreation room above the existing detached 1-car garage and storage.

Applicant: Ronald Howell, REH Architects

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**III.** 2814 Grand Canal, Marina Peninsula Subarea, RW1-1-O zone, General Plan Land Use Plan designation: Single-Family Residential Low Medium I

DUAL PERMIT JURISDICTION COASTAL ZONE

DIR-2016-0051-CDP-SPPA-SPP-MEL and ENV-2016-52-EAF

VCZSP Compliance: SPP

<http://www.VeniceNC.org/2814-Grand--Canal/>

City Hearing Not Yet Scheduled

Project Description: CDP, SPP & Mello Act Compliance Determination for the demo of an existing 4-unit (3-unit?) building & construction of one new 3-story SFD, & a SPPA (Specific Plan Project Adjustment) for a height of 32'-2 3/4", which is < 10% over the 30' height limit for the Canals Subarea.

Applicant: Zoran Pevec

LUPC Staff: Maury Ruano

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**IV.** 333 Windward Ave, North Venice Subarea, RD1.5-1-O zone, General Plan Land Use Designation: Multiple-Family: Low Medium II Residential  
 DIR-2016-737-CDP (or DIR-2015-1894-CDP?) and ENV-2016-738-CE  
 VCZSP Compliance: DIR-2014-1514-VSO  
<http://www.VeniceNC.org/333-Windward-Ave/>  
 City Hearing Not Yet Scheduled  
 Project Description: Coastal Development Permit for a 2<sup>nd</sup> story addition with a roof deck and roof access structure to existing 1-story single-family dwelling; attach detached 1-car garage to main dwelling  
 Applicant: Corinne & John Baginski  
 LUPC Staff: Mehrnoosh Mojallali  
**PUBLIC COMMENT**  
**FOR POSSIBLE ACTION:** Motion

**V.** 13700 Marina Pointe Drive (Azzurra Rooftop Antenna Project'), Oxford Triangle Subarea  
 C4(OX)-2D and R1-1 zone  
 ZA-2016-612-CUW and ENV-2016-613-EAF  
 Compliance: none  
<http://www.VeniceNC.org/13700-Marina-Pointe-Drive/>  
 City Hearing Not Yet Scheduled  
 Project Description: Conditional Use Permit to install and operate a WTF (wireless telecommunications facility) broadcasting internet service only from behind a sn facility that will be painted to match the building rooftop area  
 Applicant: Curt Collier  
 LUPC Staff: Mehrnoosh Mojallali  
**PUBLIC COMMENT**  
**FOR POSSIBLE ACTION:** Motion

c. **ACTIVE CASES NOT BEING HEARD:**

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

811 Washington Blvd ("United Oil") Southeast Venice Subarea, C2-1 zone, General Plan Land Use Plan

designation: General Commercial

CITY HEARING NOT YET SCHEDULED

Project Description: add CUB for beer and wine

Applicant: Sherrie Olson

LUPC Staff: Robin Rudisill, Chair

437 Rialto Ave, North Venice Subarea, RD1.5-1-0 zone, General Plan Land Use Plan designation: Multiple-

Family Residential: Low Medium II, CONTINUED FROM JULY 28, 2015 MEETING

ZA-2015-607-CDP-ZAA and DIR-2015-2708-MEL and ENV-2015-608-CE

VCZSP Compliance: NONE

<http://www.VeniceNC.org/437-Rialto-Ave/>

August 13, 2015 City Hearing CANCELLED; LUPC Chair agreed to rehear case upon future request of

Applicant prior to rescheduled City Hearing

Project Description: construction of 35', 1,936 sq ft SFD on 2,409 sq ft lot

Applicant: Howard Robinson

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

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

3128 Thatcher Ave, Oxford Triangle Subarea, R1-1 zone, General Plan Land Use Plan designation: Single-Family Residential Low

DIR-2015-4181-CDP-MEL and ENV-2015-4182-CE

VCZSP Compliance: DIR-2016-208-VSO

<http://www.VeniceNC.org/3128-Thatcher-Ave/>

City Hearing Scheduled for Monday March 21, 2016 was continued until further notice

Project Description: CDP & Mello Act Compliance Determination for demo of existing SFD and construction of a 2-story, 29.83' tall (varied roofline), new SFD with a detached 2-car garage (access from the alley) with a studio and 1/2 bath above (23.5' tall), and a 1-car carport, resulting in **2,850 sq ft house, 416 sq ft garage, & 416 sq ft studio above the garage,** on a 106' x 40', 4,215 sq ft lot

Applicant: Miguel Luna, Avalon Construction Corp, for Michael Torrey

LUPC Staff: Robin Rudisill, Chair and Todd Darling

15 Westwind, Marina Peninsula Subarea, R3-1 zone, General Plan Land Use Plan designation: ???

DUAL PERMIT JURISDICTION COASTAL ZONE

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

VCZSP Compliance: **none**

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

City Hearing Took Place on March 31, 2016

Applicant: Gigi Goyette, Aloha Expediting

LUPC Staff: Robin Rudisill, Chair

1900 Penmar, East of Lincoln (not in coastal zone), [Q]RD3-1XL zone

Project Description: Small-Lot Subdivision of an existing 11,408.5 sq ft lot into 3 small lots to yield 2,461 sq ft each. Each lot to contain one 3-story SFD: 3,473.70 sq ft, 3,291.70 sq ft and 3,153.15 sq ft. Six parking spaces provided, 2 spaces per dwelling.

City Hearing Not Yet Scheduled

Applicant: The Code Solutions

LUPC Staff: not yet assigned

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

15. 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

16. 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, incl no significant curr 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

17. 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)