



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE  
PO Box 550, Venice, CA 90294 / www.VeniceNC.org  
Email: Chair-LUPC@VeniceNC.org



## MINUTES

### LAND USE AND PLANNING COMMITTEE

*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 February 29, 2016

TIME: 7:00 – 11:00 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

#### AGENDA:

1. Call to Order

2. Roll Call

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

3. Approval of Minutes – The minutes for the January 25, 2016 & February 1, 2016 meetings were approved unanimously (RR/MK).

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

4. Approval of Agenda

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

i) LUPC members to declare any conflicts of interest relating to items on this meeting's agenda

ii) LUPC members to share any items of special interest

6. Report of Coastal Exemption Task Force, Todd Darling & Robin Rudisill, Chair, CONTINUED

7. PUBLIC COMMENT on non-agenized items related to Land Use and Planning only.

8. Update and Proposed Motion from Short-Term Rentals Education & Awareness Task Force, Dr. Judy Goldman

Link to unanimous motion from LAANC: <http://westsidecouncils.com/motion/short-term-rentals-laanc/>

PUBLIC COMMENT

Recommended by LUPC on 2-29-16 by a vote of 8-0-0 (RR/TD):

MOTION:

Whereas, short-term rentals are illegal in Los Angeles' residential neighborhoods, and

Whereas the City Attorney has failed to prosecute short-term rental violations in the City of Los Angeles, for a variety of reasons;

Now, therefore be it resolved, that:

The LUPC recommends that the VNC Board recommend and urge City Attorney Mike Feuer to enforce the law as required by the City Charter, and immediately prosecute short-term rental zoning violations in the City of Los Angeles; and demands that if after 60 days from this Motion the City Council has not made a Findings that the City Attorney has started adequate enforcement, that the City Council take action to hire a private law firm to start enforcement procedures and reallocate the City Attorney's budget to pay for those services.

9. Report on Implementation of new Mello Act Ordinance, Bill Przylucki, POWER, CONTINUED

PUBLIC COMMENT

PROPOSED ACTION: Motion

10. LUPC Chair Report on Coastal Commission meetings and Case Scheduling/Assignment, Robin Rudisill, Chair

11. 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. 35 Wave Crest Ave, North Venice Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Medium, Dual Permit Jurisdiction Coastal Zone

ZA-2015-1256-CDP-ZAA-SPP-MEL and ENV-2015-1527-MND

VCZSP Compliance: SPP

<http://www.VeniceNC.org/35-Wave-Crest-Ave/>

City Hearing was continued on Thursday February 18, 2016 and has not yet been re-scheduled

Project Description: (WALK STREET) demo of existing duplex & construction of SFD on a 3,902 sq ft lot; and a Zoning Administrator's Adjustment to permit a 7'-2" front yard in lieu of the 15' front yard required, a VCZSP compliance permit (SPP) and a Mello Determination

Applicant: Brian Silveira for ALC Realty, LLC

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

Recommended by LUPC on 2-29-16 by a vote of 6-0-2 (GR/MR):

MOTION:

The LUPC recommends that the VNC Board recommend that the project be denied, as compatibility with the neighborhood has not been established.

II. 3018-3024 Washington Blvd (change of use from office [corrected from retail] to restaurant with CUB),

Southeast Venice Subarea, C2-1 zone, General Plan Land Use Plan designation: General Commercial

APCW-2014-3142-SPE-SPP-CUB-ZV-CDP and ENV-2014-3143-MND-REC1

VCZSP Compliance: SPP

<http://www.VeniceNC.org/3018-3024-Washington-Blvd/>

City Hearing Scheduled for Wednesday March 16, 2016, 4:30 pm, 11214 Exposition Blvd, 2<sup>nd</sup> floor Hearing Room, L.A. 90064

Project Description: a CDP and Specific Plan Project Permit Compliance for a change of use from a 762 sq ft office [corrected from retail] use to a restaurant use & a 458 sq ft addition, resulting in a 1-story, 1,454 sq ft restaurant and wine bar. The proposed restaurant is comprised of 559 sq ft of Service Floor Area, providing 20 indoor seats & 15 outdoor seats, & will operate between the hours of 7 am to 11 pm [changed from 10 am to 10 pm], 7 days a week. The entitlements requested include a Specific Plan Exception to allow a Floor Area Ratio (FAR) of .93 to 1 in lieu of the maximum of .5 to 1 for restaurants in commercial zones, a Conditional Use Permit for sale and onsite consumption of beer and wine (CUB), and a Zone Variance to allow a 15 sq ft trash area within the front ½ of the lot.

Applicant: Bruno Bondanelli, Ayhan Sahbal & Representative Sheryl Brady, Permit Place

LUPC Staff: Robert Aronson

PUBLIC COMMENT

Recommended by LUPC on 2-29-16 by a vote of 6-0-0 (RA/GR):

(Mark Kleiman was recused)

MOTION:

The LUPC recommends that the VNC Board recommend that we reemphasize the two grounds for the prior VNC Board recommendation for denial of the project.

III. 796 Main St. ("Barrigue Restaurant"), North Venice Subarea, C2-1 zone, General Plan Land Use Plan designation: Community Commercial

ZA-2015-2872-CUB and ENV-2015-2873-CE

VCZSP Compliance: n/a for a CUB

<http://www.VeniceNC.org/796-Main-St/>

City Hearing Not Yet Scheduled

**Project Description:** a CUB for the continued sale and dispensing of beer and wine for on-site consumption in conjunction with the operation of an existing restaurant

**Applicant:** David Weissglass, Art Rodriguez and Associates, for Antonio Mure

**LUPC Staff:** Gabriel Ruspini

**PUBLIC COMMENT**

**Recommended by LUPC on 2-29-16 by a vote of 6-0-0 (GR/MM):**

**MOTION:**

**The LUPC recommends that the VNC Board recommend approval of the CUB renewal as presented, based on the same conditions as are in the CUB approved in 2011 being re-imposed.**

IV. 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, 2 pm, West L.A. Municipal Building, 2<sup>nd</sup> Floor Hearing Room, 1645 Corinth Ave, L.A., 90025

**Project Description:** CDP & Mello Act Compliance Determination for demo of existing SFD and construction of a 3-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 4,304 sq ft (includes 416 sq ft for garage) on a 106' x 40', 4,215 sq ft lot

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

**LUPC Staff:** Todd Darling

**PUBLIC COMMENT**

**Recommended by LUPC on 2-29-16 by a vote of 4-2-1 (TD/MK):**

**MOTION:**

**The LUPC recommends that the VNC Board recommend denial of the project as designed, as it is not in sufficient conformity with the mass, scale and character of the surrounding existing neighborhood.**

V. 1744 Washington Way, Northeast Venice Subarea, RD1.5-1-O zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

ZA-2015-4300-ZAA and ENV-2015-4301-CE

VCZSP Compliance: none

<http://www.VeniceNC.org/1744-Washington-Way/>

City Hearing Scheduled for Thursday March 3, 2016, 9 am, West L.A. Municipal Building, 2<sup>nd</sup> Floor Hearing Room, 1645 Corinth Ave, L.A., 90025

**Project Description:** a Zoning Administrator's Adjustment to permit a 0 foot side yard and a 3'-6" rear yard, in lieu of the required 4' side yard and 15' rear yard, in conjunction with an existing detached accessory building to an existing SFD

**Applicant:** Eric Linderman, for Sunset Beach Ventures, LLC

**LUPC Staff:** Mehrnoosh Mojallali

**PUBLIC COMMENT**

**Recommended by LUPC on 2-29-16 by a vote of 4-0-2 (GR/MR):**

**MOTION:**

**The LUPC recommends that the VNC Board recommend denial of the project, as a zero setbacks are not allowed by fire code once a separate structure becomes attached to the main structure.**

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

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 Scheduled for Thursday March 10, 2016, 10 am, West L.A. Municipal Building, 2<sup>nd</sup> Floor Hearing Room, 1645 Corinth Ave, L.A., 90025

**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

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

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 Mojjallali

12. 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

13. 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*
- k. **Proposed Zoning Change, Robin Rudisill, Chair--Ocean Front Walk, from N. Venice to 19<sup>th</sup> Ave & from Dudley Ave to Sunset Ave, from "R3(Q)CI-CA/Multiple-Family Residential Medium" to "C1-1-O/Community Commercial, continued until further notice**

**14. Adjournment— the meeting adjourned at approximately 10:30 pm**

*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)*

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