



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 February 1, 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 (estimated start times indicated on some Agenda Items):

- 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 recording for January 25, 2016 meeting 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
 - LUPC members to declare any conflicts of interest relating to items on this meeting’s agenda
 - LUPC members to share any items of special interest
- 6. Report of Coastal Exemption Task Force, Todd Darling & Robin Rudisill, Chair**
- 7. PUBLIC COMMENT** on non-agenized items related to Land Use and Planning only.
- 8. Update from Short-Term Rentals Education & Awareness Task Force, Dr. Judy Goldman**
- 9. 7:20 pm Report on Implementation of Mello Act Ordinance Interim Administrative Procedures, Bill Przylucki, POWER**
 On 4/21/2015, the VNC passed the following motion:
http://clkrep.lacity.org/onlinedocs/2015/15-0129_misc_5-3-15.pdf
 This motion resolved (in part):
 Direct that adequate resources and instruction be immediately provided to city departments, including especially (but not limited to) City Planning, Building & Safety, Housing and the City Attorney in order that they immediately put the following actions into effect until such time as the City has determined its policies, rules and regulations

regarding short-term rentals and has enacted an ordinance or ordinances to implement them: Carefully follow the Interim Administrative Procedures for complying with the Mello Act, including but not limited to those related to handling of Mello checklists and applications, Mello Determinations, Mello Determination Appeals, and restrictions on conversions/changes of use or occupancy, including careful review of any currently pending conversions/changes of use and deferral of approval of any conversion/change of use requests until relevant enforcement procedures are clarified and confirmed feasible; Clarify city procedures regarding the definition of "feasible" as pertains to the intent of Mello Act; Improve the HCID standard of review procedures and documentation related to the determination of replacement affordable units to a "generally accepted" standard and implement procedural controls in order to stop the current abuse of the Mello Act via loopholes and workarounds, including a final Building Permit clearance for owners using the "owner-occupied single-family dwelling" exemption;

This motion was posted in support of [City Council file 15-0129](#), a motion by Mike Bonin that asked, in part, for a report by City Planning on: "the Departments' implementation of the Interim Administrative Procedures, for both discretionary and nondiscretionary applications."

The City Planning Report submitted a report on 1/28/16. You can read it at: http://clkrep.lacity.org/online/docs/2015/15-0129_rpt_PLAN_01-28-2016.pdf

The report is on the agenda for the City Council's Planning and Land Use Management Committee on 2/2/2016.

PUBLIC COMMENT

PROPOSED ACTION: Motion

10. California Coastal Commission Consideration of Dismissal of Executive Director, Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

EXCERPT FROM FEBRUARY 10, 2016 COASTAL COMMISSION AGENDA:

STATEWIDE
PUBLIC HEARING AND POSSIBLE CLOSED SESSION ON EXECUTIVE DIRECTOR'S EMPLOYMENT

8. Consideration of Dismissal of the Executive Director

Consideration and possible action to dismiss the Executive Director of the California Coastal Commission. Pursuant to Government Code § 11126(a), after the conclusion of the public hearing, the Commission may deliberate regarding this item in closed session. If the Commission takes any action during closed session to dismiss the Executive Director, the roll call vote will be reported publicly when the Commission reconvenes in open session.

9. Selection Process for Executive Director

If necessary, consideration and possible action regarding the selection process for a new Executive Director of the California Coastal Commission.

10. Selection of Interim Executive Director or Executive Director

If necessary, at an appropriate time during the meeting, the Commission may meet in closed session to consider the appointment of an Interim Executive Director or a new Executive Director pursuant to Government Code § 11126(a). If the Commission takes any action during closed session to appoint an Interim Executive Director or new Executive Director, the roll call vote will be reported publicly when the Commission reconvenes in open session.

E-mail correspondence concerning Items 8-10 may be sent to StatusOfExecutiveDirector@coastal.ca.gov

11. Tree Planting Program, Robin Rudisill, Chair

12. **7:50 pm** ACTIVE CASES FOR REVIEW:

a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT"

CATEGORIZATION, PUBLIC COMMENT & MOTION:

663 Brooks, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Low Medium II Residential

ZA-2014-4383-CDP and AA-2014-4381-PMLA-CN and ENV-2014-4482-MND, based on previously approved State CDP 5-14-0239, dated June 13, 2014

VCZSP compliance: DIR-2013-3889-VSO-MEL (for duplex)

<http://www.VeniceNC.org/663-Brooks-Ave/>

CITY HEARING SCHEDULED FOR THURSDAY FEBRUARY 25, 2016, CITY HALL

Project Description: for purposes of conversion of duplex to condos upon approval of PMLA for condo conversion

Applicant: Robert Thibodeau for Lewis Futterman, Owner

LUPC Staff: Mehrnoosh Mojalalli

b. **8:00 pm** REVIEW/HEARING OF ACTIVE CASES:

I. 512 Rose Ave (Café Gratitude"), Oakwood Subarea, C4-1 zone, Community Commercial Area of Special Interest

Oakwood Community Commercial Area (Rose Avenue between 4th and 7th Avenues, to be used for residential,

neighborhood retail and services, personal services, and small scale businesses oriented to the local community

<http://www.VeniceNC.org/512-Rose-Ave-Café-Gratitude/>

City Hearing on Tuesday February 23, 2016, City Hall

Project Description: CUB Plan Approval

Applicant: Ryland Engelhart

LUPC Staff: Nick Antonicello, for Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

II. 415 Venice Way, North Venice Subarea, RD1.5-1-O zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

ZA-2015-2692-CDP-ZAA-SPP-SPPA-MEL and ENV-2015-2693-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/415-Venice-Way/>

City Hearing took place on January 7, 2016

Project Description: demo of existing SFD & construction of a new SFD, Zoning Administrator's Adjustment to allow a front yard of 12'-6" and a side yard of 3', in lieu of the 15' front yard and 4' side yard required, a height for flat roof portions of 32' vs. the height limit of 30', VCZSP compliance permit (SPP), and Mello Determination.

Applicant: Andrea Schoening for Edward Schumacher

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

III. 549 Westminster Ave, Oakwood Subarea, RD1.5, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, Continued from July 28, 2015 meeting

Originally: ZA-2015-607-CDP-ZAA-SPP-MEL and ENV-2015-608-MND

CHANGED TO: ZA-2015-607-CDP-ZAA and DIR-2015-4244-VSO and DIR-2015-2708-MEL in October 2015 – from one planning case to three planning cases; and ENV-2015-608-MND and ZA-2015-812-CEX (for a 6' block wall)

VCZSP Compliance: Should be SPP but is VSO

<http://www.VeniceNC.org/549-Westminster-Ave/>

City Hearing on Thursday February 25, 2016, 10 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: demo of existing SFD & construction of new 2,565 sq ft 1 and 2-story SFD, with 644 sq ft carport, 311 sq ft patio/balcony area, on a 5,202 sq ft lot, and a Zoning Administrator's Adjustment to allow a 2' wide westerly side yard in lieu of the 4' wide side yard required; agreement re. shared driveway with 559 Westminster is being modified

Applicant: Nora Gordon

LUPC Staff: Mehrnoosh Mojallali

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

CONTINUED for LUPC & Applicant to also Continue City Hearing IV. 35 Wave Crest Ave, North Venice Subarea, RD1.5-1 zone, 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 on Thursday February 18, 2016, 9:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

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

FOR POSSIBLE ACTION: Motion

V. 119 Vista Place, North Venice Subarea, RD1.5-1 zone, Multiple-Family Residential Medium

ZA-2015-1976-CDP-SPP-MEL and ENV-2015-1977-MND

VCZSP compliance: SPP

<http://www.VeniceNC.org/119-Vista-Place/>

City Hearing on Thursday February 18, 2016, 9:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: (WALK STREET) demo of existing SFD & construction of a new SFD, VCZSP compliance permit, Mello Determination

Applicant: Jessie Caarrillo for David Lattizori

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

VI. 845 Victoria Ave, Milwood Subarea, R2-1 zone, Multiple-Family Residential Low Medium I
DIR-2015-3575-CDP and ENV-2015-3576-CE and DIR-2015-1644-MEL and DIR-2015-3077-VSO

VCZSP Compliance: VSO

<http://www.VeniceNC.org/845-Victoria-Ave/>

City Hearing took place on January 25, 2016

Project Description: demo existing SFD & garage, and construct a 1,893 sq ft, 2-story, SFD, with a detached 296 sq ft recreation room over a 2-car garage with one uncovered parking space

Applicant: Catherine Johnson Design, Bitches for Carin Besser & Matthew Berninger

LUPC Staff: Todd Darling and Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

VII. 810 Amoroso Place, Milwood Subarea, R2-1 zone, Multiple-Family Residential Low Medium I
ZA-2015-1165-CDP-ZAA-SPP-MEL and ENV-2015-1166-MND

VCZSP Compliance: SPP

<http://www.VeniceNC.org/810-Amoroso-Place/>

City Hearing on Thursday February 18, 2016, 10:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: (WALK STREET) demo of existing SFD & construction of a SFD, Zoning Administrator's Adjustment to allow an 11'-6" rear yard in lieu of the 15' rear yard required, VCZSP compliance permit, Mello Determination

Applicant: Cayley Lambur, for Venice Amoroso, LLC

LUPC Staff: Gabriel Ruspini and Robin Rudisill, Chair

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 1st floor addition of 169 sq ft, new 2nd 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, 2nd 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 3rd 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

13. 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

14. Chair Updates & Outstanding Issues
 - a. Building & Safety inspection concerns and requirement for 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 Ocean Front Walk and 417 Ocean Front Walk, Robin Rudisill, Chair
 - 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 19th 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
 - l. Coastal Exemptions Task Force – Status Report, Robin Rudisill, Chair & Todd Darling
review of process, procedures, & selected Coastal Exemptions. 1st task – accurate Project Descriptions
Examples include: 128 Wave Crest Ave (Substantially Contributing Structure in most pristine neighborhood of North Venice Walk Streets potential historic district per SurveyLA), 700 Indiana Ave, 658 Venice Blvd ("ExtraSpace Storage"), 1507 Oakwood Ave, 911 Milwood Ave, 906 Superba Ave, 635 San Juan Ave (see Active Cases Pending Status on Mello Determinations, below, 648 Milwood Ave, 639 Santa Clara Ave, etc.
Issues include: possible Mello Act workaround, especially if affordable unit determination is issued and then applicant switches to Coastal Exemption, not consistent with CEQA exemption being used (for new construction vs. for minor interior/exterior alterations involving remodeling or minor construction), *consistent use of materially misleading project descriptions*, no Public Process, approved immediately, limited appeal rights (with no notice), non-transparent to Public AND Coastal COMMISSION, no analysis of compatibility of scale, mass and/or character, exempt from adherence to the Coastal Act or LUP, Applicants changing from CDP to CEX with no Notice to Interested Parties, ZAA cases after determined exempt, numerous process deficiencies resulting in breach of Procedural Due Process

15. **11:00 pm 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 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