



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 January 25, 2016

TIME: 6:30 – 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

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				

* arrived at 7:30 pm

3. Approval of Minutes – see recordings and draft minutes for January 5, 2016 at:

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

Minutes from January 5, 2016 meeting approved by a vote of 8-0-0 (KR/MK)

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

iii) VNC President decision on a Conflict of Interest between the VNC and Applicant ExtraSpace Storage

PUBLIC COMMENT

PROPOSED ACTION: Motion

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. AdCom/Board Requests for Changes to LUPC Motions, Mishandling of Recommendations to Council Office/City Council, and Delays of LUPC Motions, Robin Rudisill, Chair

i) Motion revisions requested by AdCom: See Item 12. and:

Front Unit Renovation, Additional Square Footage in the Rear, Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion (at the request of AdCom):

The LUPC recommends that the VNC Board recommend that we encourage the types of projects where the front unit is kept intact/preserved and additional square footage is added in the back.

ii) Handling of LUPC/Board Motion recommendations to Council Office/City Council

iii) Delay of recommended/proposed Amendments to Venice Land Use Plan for change to Definition of Remodel and for update/clarification to Historic and Cultural Resources

10. Discussion on Next Steps for LUPC VSO recommendation approved by VNC Board, Changes to Baseline Mansionization Ordinance, & Changes to Small-Lot Subdivision Ordinance, Robin Rudisill, Chair

11. 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

12. ACTIVE CASES FOR REVIEW:

a. HEARING OF CASES FOR REVIEW OF QUALIFICATION FOR COASTAL EXEMPTION PROCESSING,

Robin Rudisill, Chair:

PUBLIC COMMENT

MOTION (original Motion being reworded at the request of AdCom):

Recommended by LUPC on 1-25-16 by a vote of 9-0-0 (RR/MK)

The LUPC recommends that the VNC Board recommend that the projects listed below, at 2405 Boone Ave, 700 Indiana Ave, 635-637 San Juan Ave, and 1317 Cabrillo Ave, be required to obtain a Coastal Development Permit as we believe they constitute development in the Coastal Zone and do not qualify for processing as a Coastal Exemption.

I. 2405 Boone Ave, Southeast Venice Subarea, R1-1 zone, General Plan Land Use Plan designation: Single-Family Residential Low

DIR-2015-3857-CEX (Coastal Exemption) and DIR-2015-2921-VSO

<http://www.VeniceNC.org/2405-Boone-Ave/>

Project Description: 1st, 2nd, & 3rd floor addition to existing SFD with existing attached garage. Project will result in 2,714 sq ft of addition.

Applicant: Liz Jun, The Code Solution

II. 700 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, continued from October 25th meeting

ZA-2015-2600-CEX (Coastal Exemption) and DIR-2015-2598-VSO

<http://www.VeniceNC.org/700-702-Indiana-Ave/>

Issue for Consideration: going through CDP application process but in the meantime getting Building Permits with a Coastal Exemption, without any notice to Interested Parties of CDP – a “piece-meal” approach. Area Planning Commission upheld the appeal of the related CDP/denied the project

Applicant: Scott Friedman & Wil Nieves, for Escrilla Holdings

III. 635-637 San Juan Ave (3 units); Oakwood Subarea, RD1.5 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II – 3 units have been deemed Affordable by HCID; Applicant now changing to Coastal Exemption but Mello affordable unit designation is still applicable; Per Applicant, no longer doing condos

Current Project: DIR-2015-3993-CEX (Coastal Exemption) and DIR-2015-3140-VSO

Former Project: ZA-2014-2514-CDP and ENV-2014-2515-CE or DIR-2015-3140-VSO

VCZSP Compliance: VSO

<http://www.VeniceNC.org/635-San-Juan-Ave/>

City hearing for CDP case took place on December 18, 2014 (n/a for new case)

Project Description: Demo 3 apartment units & replace with 3 condo units, REVISED TO COASTAL EXEMPTION AND NO MELLO DETERMINATION

Applicant: Liz Jun, The Code Solution

IV. 1317 Cabrillo Ave, North Venice Subarea, RD1.5-1-O zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

DIR-2015-3491-CEX (Coastal Exemption) and DIR-2015-2856-VSO

<http://www.VeniceNC.org/1317-Cabrillo-Ave/>

Project Description: Add 21'9" x 11'6" to connect 2 1-story SFD's to create 3-story duplex. Add 22' x 60' 2nd floor including 3 bedrooms and 3 bathrooms. See comments (??)

Applicant: Mauricio Suarez

b. REVIEW/HEARING OF ACTIVE CASES:

NORTH VENICE SUBAREA

CONTINUED V. Corrected/updated Information, for Reconsideration: 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 Thursday January 7, 2016, 3:30 pm, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

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

VI. 417 Ocean Front Walk ("Venice Suites"), North Venice Subarea, R3-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Medium, Dual Permit Jurisdiction Coastal Zone, CONTINUED FROM DECEMBER 7, 2015 MEETING

ZA-2015-629-CDP-ZV-ZAA-SPP-MEL and ENV-2015-630-EAF

VCZSP Compliance: SPP

<http://www.VeniceNC.org/417-Ocean-Front-Walk/>

City Hearing Not Yet Scheduled

Project Description: conversion/change of use from 32-unit apartment building to 32-unit transient residential occupancy structure, including Mello Act Determination, Zone Variance to allow use in the R3 zone and to waive requirement to provide a Loading Zone on same lot, Zoning Administrator's Adjustment to maintain existing non-conforming zero foot front yard & 3.5 foot side yard setbacks

Applicant: Carl Lambert, Venice Suites, LLC

LUPC Staff: Kathleen Rawson & Mark Kleiman

NOTE: Public Comment was closed at December 7, 2015 Meeting

Recommended by LUPC on 1-25-15 by a vote of 6-1-2 (MK/KR):

MOTION:

The LUPC recommends that the VNC recommends that the proposed conversion / change of use from a 32-unit apartment building to a 32-unit transient residential occupancy structure with a zone variance to allow the use in the R3 zone and to waive requirements for a loading dock on the same lot be denied on the following grounds:

1. The proposed hotel is not permitted in an R-3A zone.
2. This hotel use is not a non-conforming hotel use since the most current certificate of occupancy states that the building is being used as an apartment building.
3. The Mello Act requires specific Findings before any residential units in the Coastal Zone may be demolished or converted, and the required Findings of infeasibility and coastal-dependent use cannot be made.
4. The project proposes to convert 32 residential units to hotel-type use. This violates the Mello Act and deprives the community of needed rent-stabilized housing stock. The cumulative impact of the loss of additional residential housing is deleterious to the community, harms residents and neighbors, and places upward pressure on the rental market.
5. The proposal is contrary to the Venice Land Use Plan's preference for a mix of residential and commercial uses on the Boardwalk. Only five or six blocks of the Ocean Front Walk area have been protected as zoned residential, and they ought to be preserved.
6. The application has failed to provide for amelioration of parking and traffic problems, and, specifically, the absence of the required loading dock on the same lot will increase traffic burdens in the neighborhood given the traffic problems on Speedway.

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

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

ZA-2015-607-CDP-ZAA-SPP-MEL and ENV-2015-608-EAF and DIR-2015-4244-VSO (filed November 19, 2015, not clear why) and ZA-2015-812-CEX (for a 6' block wall)

VCZSP Compliance: SPP

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

City Hearing Not Yet Scheduled

Project Description: demo of existing SFD & construction of new 2,565 sq ft 1 and 2-story SFD; shared driveway with 559 Westminster is being modified

Applicant: Nora Gordon

LUPC Staff: Mehrnoosh Mojallali

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. Adjournment— 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 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.