



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 SPECIAL MEETING

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 October 5, 2015

TIME: 6:45 - 10:45 pm

Venice Foursquare Church 1400 Riviera Ave (OK to park at post office across the street)

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 – none approved

4. Approval of Agenda – It was agreed that Agenda Item 7. would be continued, and that Agenda Item 14.b.4. would be heard right after Agenda Item 13.

5. Declaration of Conflicts of Interest & Items of Interest from LUPC Members--All LUPC members shall 1) declare any conflicts of interest relating to items on this meeting’s agenda and 2) share any items of interest – None noted

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

7. 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 “C1-1-0/Community Commercial,
CONTINUED

8. Neighborhood Outreach Meetings for CUB consideration:

a. Mercedes’ Grille/Bin 73: October 7th and October 14th, 3 pm, 14 Washington Blvd
<http://www.venicenc.org/14-16-washington-blvd-mercedes-grille-bin-73/>

b. Superba Snack Bar: October 13th, 4 pm, 533 Rose Ave
<http://www.venicenc.org/533-rose-ave-superba-snack-bar/>

9. Improvements to the Coastal Exemption Procedure, Robin Rudisill, Chair & Todd Darling

Examples include: 128 Wave Crest Ave (Substantially Contributing Structure on block in historic district with by far the most Contributing Structures, in the most pristine neighborhood of the North Venice Walk Streets 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), 230 San Juan Ave, 333 Windward Ave (see agenda item, below), 648 Milwood Ave, 639 Santa Clara Ave, etc.

Issues include: possible Mello Act workaroud, 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

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend that the LUPC create a Task Force to make recommendations for improvement of the Coastal Exemption procedure, with Robin Rudisill, Chair, and Todd Darling as co-Chairs and including members from the County Assessor’s Office, the Coastal Commission, and Building & Safety, with concerns to be addressed including (but not limited to) consistency with CEQA, Mello Act workarounds, inadequate Notice for appeal rights, non-transparency, inaccurate and misleading project descriptions, and use of incorrect definition of remodel (definition of remodel in General Plan Venice Land Use Plan is incorrect).

Approved by LUPC 5-0-1 (RR/MK)

10. Amendments to the General Plan Venice Land Use Plan, Robin Rudisill, Chair

1. Correct the definition of “Remodel” (the LUP definition is not the definition for the Coastal Zone as is indicated and is also not consistent with the CEQA definition, which is for minor interior or exterior alterations)
2. Add SurveyLA-identified Historical and Cultural Resources

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board request that Councilmember Bonin request that the City Council approve two amendments to the General Plan Venice Land Use Plan:

1. Correct the definition of Remodel in Chapter I. Definitions (page I-15)
2. Add a specific SurveyLA-identified historic and cultural resources reference in Policy I. F. 1. Historic and Cultural Resources (page II-28).

Approved by LUPC 6-0-0 (RR/KR)

11. Short-Term Rental Legislation Update, Dr. Judith Goldman, Chair of LUPC Short-Term Rentals Education & Awareness Working Group – See Council File for most updated information: *Council File 14-1635-S2*

12. Change in the City Attorney’s Position on CUB Conditions, Sarah Blanche, Public Strategies

PUBLIC COMMENT

MOTION:

Whereas: The City Attorney’s Office has taken a position that the City of Los Angeles does not have the authority to regulate (e.g. is preempted from regulating) retailers’ alcohol sales and distribution practices, and

Whereas: An examination of legal precedent implies that the City Attorney’s position overstates the breadth of the State’s alcohol licensing authority, ignores recent case law, and disregards the practices of multiple other California jurisdictions, and

Whereas: Substantial legal precedent exists, establishing local jurisdictions’ ability to impose conditions restricting or impacting the sale, use or distribution of alcohol if the conditions are reasonably tailored to address legitimate zoning/land use impacts, and

Whereas: The City Attorney’s position significantly undermines local communities’ ability to prevent and abate public nuisances associated with the sale of alcohol by restricting the placement of conditions on, among other examples, hours of sale of alcohol, happy hours (rules and regulations), container sizes, and types of alcohol sold.

Therefore, Be It Resolved, the LUPC recommends that the VNC Board recommend that Councilmember Bonin advocate for the City Attorney’s Office to change its position regarding preemption and the City’s authority to regulate, i.e. condition and enforce, alcohol sales and distribution practices, to reflect that:

1. **The City of Los Angeles is *not* preempted and therefore does have the authority to regulate retailers' alcohol sales and distribution practices.**
2. **Nuisance activities can be directly related to alcohol sales, thus establishing a clear nexus between local police/zoning powers and alcohol sales and thereby rendering admissible the placement on CUB permits of conditions restricting or impacting the sale of alcohol.**
3. **All City Personnel should allow conditions on CUB permits that regulate, i.e. condition and enforce, retailers' sales and distribution of alcohol.**

Approved by LUPC 6-0-0 (RR/KR)

13. Due Process Considerations re. ZA Determination for 320 Sunset Ave, Oakwood Subarea, Robin Rudisill, Chair & Mark Kleiman--ZA-2013-3376-CDP-CUB-SPP-1A – Appeal Hearing with West L.A. Area Planning Commission on October 21, 2015, 4:30 pm, Henry Medina West L.A. Parking Enforcement Facility 2nd Floor, Roll Call Room, 11214 Exposition Blvd

Concerns re. ZA approval without final plans and without Public Procedural Due Process for significant changes to project specs. For copy of citizen Appeal of CDP, CUB & SPP Determination:

<http://www.venicenc.org/320-sunset-ave/>

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend to the West L.A. Area Planning Commission that they consider the numerous procedural due process issues in their decision on this Appeal, including:

1. Significant and ongoing ex-parte communications
2. Inappropriate and insufficient Exhibit A plans
3. That, in spite of the significance of the changes to the project, it was not sent back to the community to review through the Public City Hearing process
4. That the ZA assigned was not changed to another ZA when the project changed significantly, as is usually done when a case has another Public City Hearing due to significant project changes
5. Insufficient community outreach

Approved by LUPC 6-0-0 (RR/MK)

14. ACTIVE CASES FOR REVIEW:

a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION OR COASTAL EXEMPTION RECOMMENDATION, PUBLIC COMMENT & MOTION:

- i **333 Windward Ave, North Venice Subarea, RD1.5-1-O zone, General Plan Land Use designation: Multiple-Family Residential Low Medium II**
ZA-2015-1894-CEX and DIR-2014-1514-VSO
(Coastal Exemption consideration)

MOTION:

The LUPC recommends that the VNC Board recommend to the Coastal Commission and to City Planning that the project is not a candidate for a Coastal Exemption (CEX) and recommends that it go through the CDP process.

Approved by LUPC 3-2-1 (MK/KR)

- ii **219 Howland Canal, Venice Canals Subarea, RW1-1-O zone, General Plan Land Use designation: Single-Family Residential Low Medium I, Dual Permit Jurisdiction Coastal Zone, Continued from September 21, 2015 meeting**
DIR-2015-2795-VSO and Administrative CDP to be obtained from State
(VNC De Minimis Project)

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project as a "VNC De Minimis Project."

Approved by LUPC 5-0-1 (RR/KR)

- iii **2205 Ocean Ave, Southeast Venice Subarea, RD1.5-1-O zone, General Plan Land Use designation: Multiple-Family Residential Low Medium II, Dual Permit Jurisdiction Coastal Zone**
ZA-2015-1118-CDP-ZAA-SPP and ENV-2015-1119-CE
(VNC De Minimis Project consideration)

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project as a “VNC De Minimis Project.”

Approved by LUPC 5-0-1 (RR/KR)

b. **REVIEW/HEARING OF ACTIVE CASES:****NORTH VENICE SUBAREA**

- i. **78 Market St, North Venice Subarea, CM-1 zone, General Plan Land Use Plan designation: Limited Manufacturing**
 ZA-2014-4913-CDP-SPP and ENV-2014-4914-CE
VCZSP Compliance: SPP
<http://www.venicenc.org/78-market-st/>
CITY HEARING Thursday October 22, 2015, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: remodel of existing 2,310 sq ft commercial structure, consisting of a change of use of the ground floor from medical office to 1,823 sq ft floor area of retail use and a 1,531 sq ft 2nd story addition consisting of 1,092 sq ft floor area of retail use and 329 sq ft floor area of office use. The project will result in a 27' 6" tall, 3,581 sq ft commercial structure
Applicant: Robert Thibodeau
LUPC Staff: Kathleen Rawson
PUBLIC COMMENT
MOTION:
 The LUPC recommends that the VNC Board recommend approval of the project as presented.
 Approved by LUPC 5-0-1 (KR/RD)

MILWOOD SUBAREA

- ii. **934 Amoroso Place, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I**
 DIR-2015-2907-CDP-SPP and ENV-2015-2906-CE
VCZSP Compliance: SPP
<http://www.venicenc.org/934-amoroso-place/>
CITY HEARING Thursday October 26, 2015, 1:00 pm, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: *In the Milwood Walk Street historic district--demo of 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, on a 3,589 sq ft lot*
Applicant: Bill Tsui, YU2e, Inc., LOC Equities, LLC
LUPC Staff: Gabriel Ruspini
PUBLIC COMMENT
MOTION:
 The LUPC recommends that the VNC Board recommend denial of the project as presented, for the following reasons:
1. The project is on a Walk Street, on the south side of the 900 block, with a predominance of original, small, 1-story buildings.
 2. The proposed project is a 2-story single-family dwelling that is significantly larger than the existing structure on the site, a 1-story craftsman style bungalow circa 1921, and significantly larger than the other structures in the surrounding existing neighborhood, and as such does not meet the standards required such that Findings can be made as per Section 8. C. 1. of the Venice Coastal Zone Specific Plan, which requires: “That the Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.”

3. The project does not comply with the Venice LUP Policies on Preservation of Venice as a Special Coastal Community, which require the preservation of neighborhood scale, mass and character and architectural diversity.

Approved by LUPC 3-2-1 (GR/MK)

OAKWOOD SUBAREA

- iii. 820 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, continued from August 24, 2015 meeting
 ZA-2014-3801-CDP-ZAA-MEL and ENV-2014-3802-MND and DIR-2014-3591-VSO
VCZSP Compliance: VSO
<http://www.venicenc.org/820-indiana-ave/>
CITY HEARING took place on September 10, 2015
Project Description: Mello Act Determination, construction, use & maintenance of a 3-story, 51' 10" tall (ground floor elevation is stated as 21' 8 1/2", with difference = 30' 1 1/2") with sloped roof, 2,300 sq ft, second SFD & attached 2-car garage and 3 uncovered parking spaces, on a lot with an existing 1-story, 1,357 sq ft SFD, built in 1922, which is to remain; ZAA requested to allow a 6' wide passageway in lieu of 8' as required, all on a 5,281 sq ft lot, with total project size of 3,657 sq ft (69% FAR)
Applicant: Matthew Royce
LUPC Staff: Mehrnoosh Mojallali
PUBLIC COMMENT
MOTION:
 The LUPC recommends that the VNC Board recommend approval of the project as presented.
 Approved by LUPC 6-0-0 (MM/RD)
- iv. 334 Sunset Ave, Oakwood Subarea, M1-1 zone, General Plan Land Use Plan designation: Limited Industry
 ZA-2015-88-CDP-SPP and ENV-2015-89-CE
VCZSP Compliance: SPP
<http://www.venicenc.org/334-sunset-ave/>
CITY HEARING Thursday October 22, 2015, 9:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: Demo 3 light manufacturing buildings & construct 30' tall, 6,000 sq ft building with 21 parking spaces, located on a 6,003 sq ft lot
Applicant: Anthony Biedul
LUPC Staff: Mark Kleiman
PUBLIC COMMENT
MOTION:
 The LUPC recommend that the VNC Board recommend denial of the project on the following grounds:
 1. It is inconsistent with General Plan Venice Land Use Plan Policy I. F. 1. re. preservation of historic and cultural resources.
 2. It is inconsistent with General Plan Venice Land Use Plan Policy I. F. 2. re. reuse and renovation of culturally significant structures, rather than their demolition.
 3. The first floor looks like it could be reconfigured for retail purposes in the future, and the ground floor does not "add to the street," and there are insufficient specifics on how it will operate, i.e. why are there 21 parking spaces for a manufacturing use.
 4. The CEQA Categorical Exemption determination does not appear to be correct, and several members of the Public indicated that they were aware that the soil underneath the building is toxic due to prior uses.
 Approved by LUPC 6-0-0 (MK/KR)
- v. 548 Rose Ave, Oakwood Subarea, C4-1 zone, General Plan Land Use Plan designation: 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), CONTINUED
 ZA-2015-487-CDP and ENV-2015-488-CE
VCZSP Compliance: NONE
<http://venicenc.org/548-rose-ave/>

CITY HEARING Thursday October 29, 2015, 11:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: demo of existing SFD & construction of a 30' tall 3,217 sq ft SFD with 622 sq ft attached garage & 760 sq ft of decks/balconies, on a 5,606 sq ft lot

Applicant: Thomas Carson

LUPC Staff: Mark Kleiman

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

- vi. 685 Santa Clara Ave **(ERROR ON ADDRESS, SHOULD BE 693-695 SANTA CLARA AVE)**, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, **CONTINUED**
 ZA-2015-88-CDP-SPP and ENV-2015-89-CE
VCZSP Compliance: SPP
<http://www.venicenc.org/693-695-santa-clara-ave/>
CITY HEARING Thursday October 29, 2015, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: demo of existing 491 sq ft dwelling unit & detached garage, construction of detached 497 sq ft 2nd dwelling unit & a 2,296 sq ft addition to an existing SFD, resulting in a 29' 10" tall, 3,431 sq ft residence, on a 5,198 sq ft lot
Applicant: Jaime Massey
LUPC Staff: Gabriel Ruspini
PUBLIC COMMENT
FOR POSSIBLE ACTION: Motion

SOUTHEAST VENICE SUBAREA

- vi. **POSSIBLE RECONSIDERATION:** 2919 Sanborn Ave, Southeast Venice Subarea, R1-1-O zone, General Plan Land Use Plan designation: Single-Family Residential Low, Dual Permit Jurisdiction Coastal Zone, continued from September 21, 2015 meeting
 ZA-2014-4517-CDP-SPP-MEL and ENV-2014-4518-CE
VCZSP Compliance: SPP
<http://www.venicenc.org/2919-sanborn-ave/>
CITY HEARING took place on September 17, 2015
Project Description: Mello Act Determination, demo of existing SFD & construction of a 30' 7", 2-story, 3,186 sq ft SFD w/ attached 400 sq ft garage & 1 uncovered parking space, with new swimming pool in future, on 4,584 sq ft lot (70% FAR)
Applicant: Daphne Abergel
LUPC Staff: Maury Ruano
PUBLIC COMMENT
MOTION:
 The project at 2919 Sanborn Ave should be reconsidered by LUPC due to the possibly distorted rendering reviewed, as well as the limited information on the block considered, in concluding non-compatibility with the neighborhood and in recommending denial of the project.
 Approved by LUPC 4-1-1 (RR/KR)
- MOTION:**
 The LUPC recommends that the VNC Board recommend approval of the project as presented.
 Approved by LUPC 4-2-0 (RR/RD)
- c. **ACTIVE CASES NOT BEING HEARD:**
- i. **ACTIVE CASES PENDING LUPC HEARING/REVIEW:**
- a) 201 Ocean Front Walk, North Venice Subarea, C1-1, Dual Permit Jurisdiction Coastal Zone, General Plan Land Use Plan designation: Artcraft Commercial, CONTINUED FROM 9/21/15 MEETING
 ZA-2015-2582-CDP-ZAA-SPP-MEL and ENV-2015-2583-EAF
VCZSP Compliance: SPP
<http://www.venicenc.org/201-ocean-front-walk/>
CITY HEARING NOT YET SCHEDULED

Project Description: renovation of existing Israel Levin Jewish Federation Community Center, including 2nd story addition of administrative offices, construction of a third story with 1 residential unit, waiver of the loading zone requirement for an institutional building, with 3 on-site parking spaces

Applicant: Dana Sayles, Three6IXTY

LUPC Staff: Ramsey Daham

- b) 549 Westminster Ave, Oakwood Subarea, RD1.5, 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/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
- c) 437 Rialto Ave, North Venice Subarea, RD1.5-1-0 zone, 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
- d) 658 Venice Blvd ("Extra Space Storage" expansion), Southeast Venice Subarea, M1-1-O zone, Land Use Plan designation: Limited Industrial, CONTINUED FROM JULY 7, 2015 MEETING
 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: NEED
Applicant: James Goodman, AIA
LUPC Staff: Robert Aronson
- e) 330-330 1/2-332-332 1/2 Rennie Ave, Oakwood Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple Family Residential: Low Medium II, CONTINUED
 ZA-2014-1264-CDP-ZV-ZAA-SPP-MEL and VTT-72727-SL (Vesting Tentative Tract – 5+ lots) and ENV-2014-1262-MND
VCZSP Compliance: SPP (DIR for SLS/VCZSP pre-October ???), MEL
<http://www.venicenc.org/330-332-rennie-ave/>
CITY HEARING NOT YET SCHEDULED
Project Description: Mello Act Determination, demo of 5 existing residential units in 4 buildings on two separate lots totaling 12,700 sq ft, Small-Lot Subdivision to create 7 new record lots w/7 new individual SFD's, ZAA for early start for reduced setbacks & passageways, ZV for no common open space (note: case filed on 4/10/14, accepted for review on 1/22/15)
Applicant: Brian Silveira
LUPC Staff: Robin Rudisill, Chair
- ii. **ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:**
- a) 635 San Juan Ave (3 units); Oakwood Subarea – still want to make these Condos? 3 units have been deemed Affordable by Housing. Mello Determination by City Planning is Pending (LUPC to monitor process for requiring Replacement Affordable Units vs. "Non-Feasible Determination")
 ZA-2014-2514-CDP and ENV-2014-2515-CE
VCZSP Compliance: NONE
<http://www.venicenc.org/635-san-juan-ave/>
CITY HEARING TOOK PLACE ON DECEMBER 18, 2014
Project Description: Demo 3 apartment units & replace with 3 condo units, RD1.5-1 zone
Applicant: Apel Design Inc.
LUPC Staff: Mark Kleiman & Gabriel Ruspini

- b) 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
 VCZSP compliance: SPP
<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

15. **Discussion of concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues, CONTINUED**

- 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, i.e. The Brig
- 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, CONTINUED**

- a. Coastal Exemption Task Force--review of process, procedures, & selected Coastal Exemptions to assure correctly
- b. 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")
- c. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- d. Mello Act Determinations – status and ongoing changes to process, pending corrections to HCID procedures
- e. VNC De Minimis Project – do more, refine definition, incl no significant curr or cumulative effect, clarify in Bylaws
- f. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
- g. Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation – City Council Motion for Small-Lot Subdivisions on July 1, 2015
- h. LUPC/Board offsite recommendations
- i. 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
- j. 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
- k. 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 – the meeting was adjourned at approximately 11 p.m.**

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.