



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.

PLEASE NOTE EARLIER START TIME AND NEW LOCATION

DATE: Tuesday July 7, 2015

TIME: 6:30 - 10:00 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 - 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				

2. Approval of Minutes --none

3. Approval of Agenda -- 7. b. ii. Is cancelled

4. 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

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

6. 128 Wave Crest Ave, North Venice Subarea --Appeal of City Coastal Exemption

7. ACTIVE CASES FOR REVIEW:

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

none

b. REVIEW/HEARING OF ACTIVE CASES:

- i. 10 Washington Blvd ("The Venice Whaler" restaurant expansion), Marina Peninsula Subarea, C4-1 zone, Land Use Plan designation: Community Commercial, Dual Permit Jurisdiction Coastal Zone--**correction to Prior Motion for change to parking requirement for take-out window**

APCW-2014-4703-SPE-SPP-PAB-PAD-CDP and ENV-2014-4704-EAF

<http://www.venicenc.org/10-washington-blvd-the-venice-whaler/>

CITY HEARING NOT YET SCHEDULED

Project Description: To permit the use and maintenance of an existing 754 sq ft patio service area operating in conjunction with an existing restaurant, including:

- a) An Exception from VCZSP Section 13.D to permit zero (0) on-site parking spaces in lieu of the **28 parking spaces** that would otherwise be required;
- b) A VCZSP project compliance permit (SPP);

- c) A determination of a “Deemed-to-be-Approved” conditional use status (LAMC 12.24-L) for the sale of a full line of alcoholic beverages in conjunction with an existing 3,096 sq ft 2-story restaurant accommodating 214 patrons and having interior hours of operation from 6 a.m. to 2 a.m. daily, currently selling a full line of alcoholic beverages;
- d) Approval of Plans (LAMC 12.24-M) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing 754 sq ft patio having 36 patron seats and hours of operation from 6 a.m. to 2 a.m. daily, in conjunction with a “Deemed-to-be-Approved” 3,096 sq ft 2-story restaurant accommodating 214 patrons and having interior hours of operation from 6 a.m. to 2 a.m. daily, currently selling a full line of alcoholic beverages;
- e) A Coastal Development Permit, in the dual permit jurisdiction coastal zone

Applicant: Dafne Gokcen

LUPC Staff: Ramsey Daham & Robin Rudisill

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend a modification to the 10 Washington Blvd (“The Venice Whaler”) original, May 19, 2015, VNC Board Motion recommending approval of the project*, to correct the number of required parking spaces to be 28 parking spaces in the SPE parking exception clause.

Approved by LUPC 7/7/15 by a vote of 4-1-1 (MK/KR)

Todd Darling arrived

- ii. 658 Venice Blvd (“Extra Space Storage”), Southeast Venice Subarea--~~cancelled~~
<http://www.venicenc.org/658-venice-blvd-extra-space-storage/>
CITY HEARING NOT YET SCHEDULED
Applicant: James Goodman, AIA
LUPC Staff: Robert Aronson
PUBLIC COMMENT
- iii. 1712, 1712 1/2 & 1712 3/4 Washington Way (2-lot small lot subdivision), Southeast Venice Subarea, RD1.5-1-0 zone, Land Use Plan designation: Multiple Family Residential--Low Medium II
 ZA-2014-1728-CDP-ZAA-MEL and AA-2014-1730-PMLA-SL and ENV-2014-1729-EAF
<http://www.venicenc.org/1712-washington-way/>
CITY HEARING NOT YET SCHEDULED
Project Description: Preliminary parcel map to create a 2-lot small lot subdivision, MND, Mello determination, CDP, and Zoning Administrator Adjustment request to permit a 10’ front yard for 1712 and a 6’ front yard at the 2nd floor line for the Mildred setback in lieu of the required 15’ front yard, and request to permit a 4’ side yard in lieu of the required 5’
Applicant: Alon Zakoot
LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill
PUBLIC COMMENT
MOTION:
 The LUPC recommends that the VNC Board recommend denial of the project, on the grounds that:
 1. There is insufficient evidence that the project is Mello Act compliant
 2. There is no evidence that the tenants were informed of their Mello-related rights
 3. There is no evidence that Replacement Affordable housing is correctly determined
 4. The project is inconsistent with Mass, Scale and Character of the Community, in terms of over 100% density on the lot (FAR of >1.0) vs. the rest of the block, which averages approximately 37%, and as of the 30 homes on the block, < 20% (6) are multi-story houses
 Approved by LUPC 7/7/15 by a vote of 5-0-2 (MK/GR)
- iv. 425 Rose Ave (*pending receipt of new description*), Oakwood Subarea, C4-1 zone, Land Use Plan designation: Community Commercial, *Pending receipt of information on alcohol license concentration, “high crime” ratio, and parking reconciliation/resolution*
 ZA-2014-1877-CDP-CUB-SPP and ENV-2014-1878-MND
<http://www.venicenc.org/425-rose-ave/>
CITY HEARING TOOK PLACE ON APRIL 23, 2015, City determination held open by ZA for VNC advisement for July 21, 2015 VNC Board meeting vote on project recommendation
Project Description: CDP & SPP (VCZSP compliance permit) for change of use from existing 2,696 sq ft restaurant & market/deli to a 2,306 sq ft restaurant with a new 410 sq ft outdoor covered patio dining area, with increase in seating from 38 interior seats to 59 interior seats & 34 outdoor patio seats, on a 6,294 sq ft lot, with 18 on-site parking spaces, comprised of 11 spaces existing, 4 spaces grandfathered, & 4 spaces met by adding 16 bicycle stalls; and CUB for sale & dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant providing a total of 93 seats, with hours of operation of 8 am to 12 am daily.
Applicant: Bruce Horowitz
LUPC Staff: Maury Ruano
PUBLIC COMMENT –LUPC Chair note: Public Comment is continued due to new information
MOTION:
 The LUPC recommends that the VNC Board recommend approval of the proposed restaurant, as per the modified proposal reflected in the 7/7/15 Project Description (above), and Applicant will provide a written Parking and Traffic Document

once the project is implemented, in order to assess the parking and traffic with the Neighborhood.

Approved by LUPC 7/7/15 by a vote of 4-3-0 (MR/MM)

Note: Chair broke the 3-3 tie

- v. 733 Oxford Ave (lot line adjustment & new SFD), Oxford Triangle Subarea, R 1-1 zone, Land Use Plan designation: Single-Family Dwelling – Low Density, resolution of lot line adjustment questions, neighborhood concerns submitted on conflicts of interest, density issue, clarification on coastal approval of demolition
<http://www.venicenc.org/733-oxford-ave/>
CITY HEARING TOOK PLACE ON JULY 2, 2015
Applicant's Representative: Howard Robinson
LUPC Staff: Mark Kleiman
PUBLIC COMMENT

c. ACTIVE CASES NOT BEING HEARD:

i. ACTIVE CASES PENDING LUPC HEARING/REVIEW:

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
<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
<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:

- a) 521 Rose Ave. (duplex), Oakwood Subarea
NOT HEARD BY THE VNC; City Hearing on October 23, 2014, City CDP issued on March 11, 2015; City appeal period expired March 25, 2015; Appealed to the Coastal Commission, Substantial Issue Hearing on June 10, 2015
 ZA-2014-2166-CDP and ENV-2014-2167-CE and DIR-2014-1120-VSO-MEL
<http://www.venicenc.org/521-rose-ave/>
Project Description: CDP in the Single Permit Jurisdiction Coastal Zone for demo of 50% of (E) duplex and add 3,319 sq ft to create a 3,510 sq ft, 30' tall duplex, w/4 parking spaces on a 3,139 sq ft lot, & Mello determination, C4-1 zone
Applicant: George Klein & John Reed
LUPC Staff: Robin Rudisill & Maury Ruano
- b) 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

8. 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)
- c. ABC Inspections
- d. 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”
- e. Noise issues – Nuisance activities related to ABC licenses and Special Permits issued for areas adjacent to residential zones, i.e. The Brig, etc. on Abbot Kinney

- f. "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: DEBRIEF--Sarah Blanche

9. Chair Updates & Outstanding Issues

- a. LUPC Study--review of documentation for selected Coastal Exemptions to assure correctly exempted from CDP requirement -- **333 Windward Ave issue**
- 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
- c. Upcoming Coastal Commission CDP cases and/or appeals: 2 Rose Ave, 2 Breeze Ave, 220 Rose Ave (LUPC involvement or rehearing)
- d. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- e. Mello Act Determinations -- status and ongoing changes to process
- f. VNC De Minimis Project -- do more of them, refine definition, including no significant current or cumulative effect, clarify in more detail in Bylaws
- g. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
- h. Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/V CZSP interpretation -- **City Council Motion for Small-Lot Subdivisions on July 1, 2015**
- i. LUPC/Board offsite recommendations
- j. 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
- k. 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
- l. 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

10. Zoning Administration Hearings--West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave, L.A., CA 90025

- a. 648 Milwood Ave --ZA-2014-3103-CDP--**Thursday July 23, 2015, 9:30 am**
- b. 29-47 Windward Ave --ZA-2014-3650-CDP--**Thursday July 9, 2015, 10:30 am**

11. West L.A. Area Planning Commission Appeal Hearings --Henry Medina West L.A. Parking Enforcement Facility

11214 W. Exposition Blvd., L.A., 90064, 2nd floor Roll Call Room

- a. 320 Sunset Ave (proposed seating/dining area addition to existing bakery/bakery accessory retail facility)-- DOT Case CTC13-101175, Appeal of DOT Determination -- **July 15, 2015, 4:30 pm**
- b. 845 Victoria Ave --DIR-2015-1644-MEL-1A -- **July 15, 2015, 4:30 pm**
- c. 3205-3223 Washington Blvd & 2915-2923 Carter Ave --ZA-2013-3173-CUB-1A -- **August 5, 2015, 4:30 pm**
- d. Mello Determination Appeals for 728 Flower Ave, 705 Broadway, & 337 6th Ave, 1011-1015 5th Ave and 425 Westminster Ave, 736 Sunset Ave, 657 Flower Ave, 732 Indiana Ave--Appellant requested to do further research on Affordable Unit determination and **return on August 19, 2015 with results**

12. State CDP Permits and Appeal Periods

- a. 1511 Abbot Kinney Blvd (change of use fr artist-in-residence DU to artist-in-residence DU & retail space), North Venice Subarea -- submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, **pending Coastal Appeal Nova Hearing**
- b. 1214 Abbot Kinney Blvd (change of use fr SFD to artist-in-residence 3rd floor & retail on 1st & 2nd floors), North Venice Subarea -- submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, **pending Coastal Appeal De Nova Hearing**
- c. 416 Grand Blvd & 418-422 Grand Blvd, North Venice Subarea (416 Grand Blvd, 418-422 Grand Blvd) -- submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, **Coastal Appeal De Nova Hearings expected for August or October meeting**
- b. 758 Sunset Ave (2-SFD Small-Lot Subdivision), Oakwood Subarea -- **Final deadline for appeal to Coastal Commission suspended until further notice**
- c. 1697 Pacific Ave ("Hotel Erwin"), North Venice Subarea -- submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, **pending Coastal appeal De Nova Hearing**
- d. 2 Rose Ave, North Venice Subarea--?
- e. 2 Breeze Ave, North Venice Subarea -- **pending Dual Permit Jurisdiction Coastal Zone State CDP hearing**
- f. 220 Rose Ave, North Venice Subarea -- **VSO done for work currently in process being researched**
- g. 521 Rose Ave, Oakwood Subarea -- submitted for appeal to Coastal Commission, decision on June 10, 2015 that not a Substantial Issue
- h. 259 Hampton Dr (change of use from retail & take out to sit down restaurant), Oakwood, **Coastal Commission Appeal Period ends July 6, 2015 (HOWEVER, ERRONEOUS DETERMINATIONS ARE IN PROCESS OF BEING CORRECTED, APPEAL PERIOD EXTENSION WAS REQUESTED)**

July 9, 2015 COASTAL COMMISSION MEETING--501 POLI STREET, CITY COUNCIL CHAMBERS, VENTURA, CA 93002-0099:

- i. 1620 Electric Ave (new SFD), Oakwood Subarea--Coastal Appeal--Substantial Issue decision
- j. 458 Venice Blvd (2 new condos), North Venice Subarea--Dual Permit Jurisdiction Coastal Zone State CDP hearing, Administrative Calendar
- k. 4303 Roma Court (new SFD), Silver Strand Subarea--Dual Permit Jurisdiction Coastal Zone State CDP hearing, after the fact approval of unpermitted development, correction of easement, new construction – modification to existing first level deck and stairway in rear setback and construction of an approximately 200 square foot pool/spa in that rear setback area--Consent Calendar (applicant agrees with Staff recommendation)
- l. 1305 Abbot Kinney Blvd, North Venice Subarea--State CDP Amendment re. parking requirement

13 **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.

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