



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

LUPC Chair requests: Respect, Kindness, Civility, and Honesty

**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: Tuesday June 30, 2015

TIME: 6:45 – 10:30 pm

NEW Location: Avalon Bldg Community Room, 512 Rose Ave, 2nd Floor

Enter at open door at SE corner of building's main entrance (will be open)

Walk up stairs to 2nd floor, Community Room is on the right

Free street parking, park in underground parking structure on Rennie Ave for \$5

Call or text Kimmy at (310) 266-9059 for handicap accessibility (elevator)

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 – 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					

2. Approval of Minutes

3. Approval of Agenda

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

5. **7:00 pm** PUBLIC COMMENT on non-agendized items related to Land Use and Planning only.

6. ACTIVE CASES FOR REVIEW:

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

none

b. REVIEW/HEARING OF ACTIVE CASES:

i. **7:30 pm** 658 Venice Blvd ("Extra Space Storage" expansion), Southeast Venice Subarea--Case Introduction

<http://www.venicenc.org/658-venice-blvd-extra-space-storage/>

Applicant: James Goodman, AIA

LUPC Staff: Robert Aronson

ii. **8:00 pm** 731 Oxford Ave & 733 Oxford Ave (lot line adjustment & new SFD's), Oxford Triangle Subarea, R 1-1 zone, Land Use Plan designation: Single-Family Dwelling - Low Density

<http://www.venicenc.org/733-oxford-ave/>

<http://www.venicenc.org/731-oxford-ave/>

CITY HEARINGS SCHEDULED FOR THURSDAY JULY 2, 9:00 & 9:30 am--West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Applicant's Representative: Howard Robinson

LUPC Staff: Robin Rudisill

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motionc. 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, decision on June 10, 2015 that not a Substantial Issue

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

7. Discussion of concentration of CUB's & ABC Licenses in Venice and related Impacts – Noise and Other Issues

- Status Update on City Planning's new process for CUB processing
- No new alcohol licenses "policy" (transfers & upgrades only)
- ABC Inspections
- 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"
- Noise issues – The Brig, etc.
- "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: DEBRIEF--Sarah Blanche

8. Chair Updates & Outstanding Issues

- LUPC Study--review of documentation for selected Coastal Exemptions to assure correctly exempted from CDP requirement
- 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
- Upcoming Coastal Commission CDP cases and/or appeals: 2 Rose Ave, 2 Breeze Ave, 220 Rose Ave (LUPC involvement or rehearing)
- Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- 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/VCZSP interpretation
 - 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
 - k. Review of City Planning Mello Act Checklist Errors/Impact on Decisions
 - 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
9. Zoning Administration Hearings—West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave, L.A., CA 90025
733 Oxford Ave— **Thursday July 2, 2015, 9:00 am**
731 Oxford Ave— **Thursday July 2, 2015, 9:30 am**
29-47 Windward Ave— **Thursday July 9, 2015, 10:30 am**
10. 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), Appeal of DOT Determination—DOT Case CTC13-101175 — **July 15, 2015, 4:30 pm**
 - b. 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 with results on **August 19, 2015, 4:30 pm**
11. State – California Coastal Commission CDP Permits and Appeal Periods
- a. 1511 Abbot Kinney Blvd (change of use fr artist-in-residence DU & retail space), North Venice Subarea— submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, **pending Coastal Appeal 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 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, **De Nova Hearing 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 De Nova Hearing**
 - d. 1620 Electric Ave (new SFD), Oakwood Subarea— submitted for appeal to Coastal Commission, **pending Substantial Issue decision on July 9, 2015, 501 Poli Street, City Council Chambers, Ventura, CA 93002-0099**
 - e. 750-752 California Ave (2 SFD Small-Lot Subdivision), Milwood Subarea, submitted for appeal to Coastal Commission, appeal subsequently withdrawn
 - f. 2 Rose Ave, North Venice Subarea—?
 - g. 2 Breeze Ave, North Venice Subarea— **pending Dual Permit Jurisdiction Zone State CDP hearing**
 - h. 220 Rose Ave, North Venice Subarea— **VSO done for work currently in process being researched**
 - i. 521 Rose Ave, Oakwood Subarea— submitted for appeal to Coastal Commission, decision on June 10, 2015 that not a Substantial Issue
 - j. 259 Hampton Dr (change of use from retail & take out to sit down restaurant), Coastal Commission Appeal Period ends July 6, 2015 (HOWEVER, ERRONEOUS DETERMINATIONS ARE IN PROCESS OF BEING CORRECTED, APPEAL PERIOD EXTENSION REQUESTED)
 - k. 4303 Roma Ct (new SFD), Silver Strand Subarea, Dual Permit Jurisdiction Zone after the fact hearing for State CDP, Consent Calendar, July 9, 2015, 501 Poli Street, City Council Chambers, Ventura, CA 93002-0099
 - l. 1305 Abbot Kinney (CDP amendment for reduction of parking), North Venice Subarea, hearing on July 9, 2015, 501 Poli Street, City Council Chambers, Ventura, CA 93002-0099
 - m. 458 Venice Blvd (2 condos), North Venice Subarea, Dual Permit Jurisdiction Zone State CDP hearing on July 9, 2015, 501 Poli Street, City Council Chambers, Ventura, CA 93002-0099
 - n. 128 Reef Mall (addition to existing SFD), Silver Strand Subarea, Dual Permit Jurisdiction Zone for State CDP, Coastal Commission Appeal Period ends July 17, 2015

12. 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.