



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 2, 2015

TIME: 6:45 - 10:30 pm

LOCATION OF MEETING IS AT THE VENICE WHALER, 10 WASHINGTON BLVD, right across from previous location, The Terrace Restaurant, at Venice Pier!

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. **6:45 pm** 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 from last meeting(s):

March 3, 2015, April 7, 2015, April 28, 2015, May 5, 2015, May 13, 2015

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. **6:55 pm** PUBLIC COMMENT on non-agenized items related to Land Use and Planning only.

6. **7:10 pm** Venice Coastal Zone Interim Control Ordinance & Internal Control Ordinance, for the period until the Local Coastal Program is approved, PROPOSED MOTION, as requested by the VNC Board on March 17, 2015, Todd Darling & Robin Rudisill, Chair

<http://www.venicenc.org/venice-coastal-zone-interim-control-ordinance/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

7. **7:40 pm** FOR POSSIBLE ACTION: Recommendation on Illegal/Unpermitted Units

PROPOSED MOTION: Legalize Safe and Habitable Bootleg Units, submitted by Sylvia Aroth, VNC Outreach Officer

Whereas the City of Los Angeles has estimated that there are between 40,000 and 60,000 bootleg units in Los Angeles.

Whereas the City of Los Angeles' Systematic Code Enforcement Program (SCEP) requires inspection of every rental unit once every three years, and inspectors regularly uncover violations and order owners to remove bootleg units of every type.

Whereas typically, though not exclusively, these units are occupied by low-income tenants.

Whereas many of these units violate only zoning and/or parking codes.

Whereas in the midst of our current housing crisis, 44,000 people are without any housing and hundreds of thousands more are doubling and tripling up to maintain a roof over their heads.

The LUPC recommends that the VNC recommend that safe and habitable bootleg units should be legalized on condition that they are rented to low-income tenants at affordable rents and that such restrictions be recorded against the properties and monitored by the City or a designated agent. The process should begin with an amnesty to encourage property owners to register their bootleg

units with subsequent imposition of fines for non-compliance.

8. **7:50 pm** FOR POSSIBLE ACTION: 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
9. **8:20 pm** FOR POSSIBLE ACTION: 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
10. **8:35 pm** FOR POSSIBLE ACTION: 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
11. **8:45 pm** ACTIVE CASES FOR REVIEW:
 - a. **HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION:**
 520 Broadway, Oakwood Subarea, ZA-2014-3110-CDP & AA-2014-3109-PMLA-CN & ENV-2014-3113-MND, based on previously approved State CDP 5-14-0237, for purposes of conversion of duplex to condos upon approval of PMLA, Applicant: Robert Thibodeau, **CITY HEARING SCHEDULED FOR THURSDAY JUNE 25, 2015, 9:50 AM, CITY HALL, 200 N. SPRING ST, ROOM 1050**
 - b. **REVIEW/HEARING OF ACTIVE CASES:**
 - i. **9:00 pm** 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
 FOR POSSIBLE ACTION: Motion
 - ii. **9:30 pm** 425 Rose Ave (change of use from existing restaurant and market/deli, "Fiesta Brava", to a restaurant with new outdoor covered patio dining area), 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 June 16, 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
 FOR POSSIBLE ACTION: Motion
 - iii. **10:00 pm** 3018-3025 Washington Blvd (change of use from retail to restaurant with CUB), Southeast Venice Subarea, C2-1 zone Land Use Plan Designation: General Commercial
 APCW-2014-3142-SPE-SPP-CUB-ZV-CDP and ENV-2014-3143-MND
<http://www.venicenc.org/3018-3025-washington-blvd/>
CITY HEARING SCHEDULED FOR MONDAY JUNE 1, 2015, 10 AM, 1645 CORINTH AVE, WEST L.A. MUNICIPAL BUILDING, 2ND FLOOR HEARING ROOM
 Project Description: details to follow from Robert Aronson
 Applicant: Bruno Bondanelli, Ayhan Sahbal & Representative Sheryl Brady, Permit Place
 LUPC Staff: Robert Aronson

PUBLIC COMMENT**FOR POSSIBLE ACTION: Motion****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

12. Short-term Rentals Education & Awareness Update, Robin Rudisill, Chair & Dr. Judy Goldman

Link to info re. recent Santa Monica decision on STR's:

<http://www.scp.org/news/2015/04/29/51331/santa-monica-inches-closer-to-regulating-airbnb-ne/>

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)
- 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--The Brig, etc.
- f. "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. LUPC Study--review of documentation for selected Coastal Exemptions to assure correctly exempted from CDP requirement

- 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/VCZSP interpretation
 - i. LUPC/Board offsite recommendations
15. Zoning Administration Hearings--West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave, L.A., CA 90025
- 737 Milwood Ave – Thursday June 4, 2015, 10:00 am
 - 672 Brooks Ave – Wednesday June 10, 2015, 9:30 am
 - 2512 Ocean Ave – Thursday June 11, 2015, 9:00 am
 - 451 Sherman Canal – Thursday June 11, 2015, 9:30 am
 - 700 Indiana Ave – Thursday June 11, 2015, 10 am
 - 811-815 Ocean Front Walk – Thursday June 11, 2015, 10:30 am
 - 520 Broadway – Thursday June 25, 2015, 9:50 am
16. 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. 37 Washington Blvd (“Simmzy’s” new PUB/Restaurant), Appeal of ZA determination of DIR-2014-3811-BSA – June 17, 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 – June 17, 2015, 4:30 pm
17. 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 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, 416-418 Grand Mello Determination, 422-424 Grand Mello Determination) – submitted for appeal to Coastal Commission, Substantial Issue hearing on June 10, 2015, City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660
 - 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 Hearing
 - d. 1620 Electric Ave (new SFD), Oakwood Subarea – Coastal Commission Appeal Period ends May 29, 2015
 - e. 750-752 California Ave (2 SFD Small-Lot Subdivision), Milwood Subarea, Coastal Commission Appeal Period ends May 29, 2015
 - f. 2 Rose Ave, North Venice Subarea--?
 - g. 2 Breeze Ave, North Venice Subarea – pending 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, Substantial Issue hearing on June 10, 2015, City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660
 - j. 259 Hampton Dr (change of use from retail & take out to sit down restaurant), Coastal Commission Appeal Period ends June 19, 2015 (HOWEVER, ERRONEOUS DETERMINATIONS ARE IN PROCESS OF BEING CORRECTED, APPEAL PERIOD EXTENSION REQUESTED)
 - k. City of L.A. Public Works/Engineering (construction & operation of a new 54-inch diameter force dual, main sewer, at 140 Hurrigan St, Grand Canal)-- Coastal Commission Appeal Period ends June 15, 2015
18. 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.