



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

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: THE VENICE WHALER, 10 WASHINGTON BLVD

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 from last meeting(s):--no action

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

3. Approval of Agenda – no changes

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 – Gabriel Ruspini will recuse himself for Agenda Item 11a due to possible conflict of interest in appearance. Mark Kleiman will recuse himself for Agenda Item 11.b.iii as he owns property within 500 feet.

5. PUBLIC COMMENT on non-agenized items related to Land Use and Planning only – David Ewing expressed great disappointment in the late start time and poor choice of venue.

6. Venice Coastal Zone Interim Control & Interim Control Internal Control Ordinance (ICO), for the period until the Local Coastal Program is approved, 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

MOTION:

The LUPC recommends that the VNC recommend approval of the following ICO draft: ATTACHMENT. (RR/MK) 5-2-1

7. Recommendation to Legalize Safe and Habitable Bootleg Units

PUBLIC COMMENT

MOTION:

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 all of these units violate VCZSP requirements, zoning codes and parking requirements;

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 granting exceptions to the VCZSP, zoning codes and parking requirements, on condition that they are rented to low income tenants at low or very low affordable levels, and that such conditions be recorded on title to the properties and monitored by the City or a designated agent. The process should begin with an amnesty to encourage property owners to apply to legalize their bootleg units, with subsequent imposition of fines for non-compliance.

(RA/MR) 3-2-2

8. 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. 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. 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. 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**

MOTION:

The LUPC recommends that the VNC Board recommend approval of the conversion of a duplex to condos at 520 Broadway as a VNC De Minimis Project.

(RD/RA) 7-0-0 (Gabriel Ruspini recused)

b. REVIEW/HEARING OF ACTIVE CASES:

- i. 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, **CONTINUED TO JUNE 23, 2015 LUPC MEETING to allow for further review of the details of the Mello Determination and further resolution of neighbor issues list**
ZA-2014-1728-CDP-ZAA-MEL & AA-2014-1730-PMLA-SL & ENV-2014-1729-EAF
<http://www.venicenc.org/1712-washington-way/>
CITY HEARING NOT YET SCHEDULED (BUT PER APPLICANT IS EXPECTED TO BE AT THE END OF JUNE)

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

Ramsey Daham left the meeting.

- ii. 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
ZA-2014-1877-CDP-CUB-SPP & ENV-2014-1878-MND

<http://www.venicenc.org/425-rose-ave/>

CITY HEARING TOOK PLACE ON APRIL 23, 2015, City Determination is being held open by ZA Lourdes Green for VNC advisement; to be heard at the June 16, 2015 VNC Board

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 denial of the project as presented, for the grounds as relayed at the LUPC hearing, including public and committee comments that there is an overconcentration of alcohol licenses in the census tract, that patio dining would be disruptive to the surrounding residents, that the proposed time of closing is too late on the weekdays, that there has been insufficient information provided to demonstrate that the operation would not interfere with the quiet enjoyment of the residences within 100 feet of the project, and that there would be an unacceptable adverse impact to the surrounding neighborhood, which is already overburdened with not enough available parking for the surrounding uses, due to the use of "grandfathered parking" to meet the parking requirements for the project.

(MK/RA) 5-1-1

Mark Kleiman recused himself and left the meeting.

- iii. 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 & ENV-2014-3143-MND

<http://www.venicenc.org/3018-3025-washington-blvd/>

CITY HEARING TOOK PLACE ON JUNE 1, 2015

Project Description: Converting an existing 762 sq ft 1-story retail space with 4 existing (and possibly non-required) parking spaces, into a 1,454 sq ft restaurant with a beer and wine conditional use (CUB). The proposed restaurant would remove all of the existing parking spaces and convert the area to patio dining, with a total Service Floor Area of 559 sq ft (375 sq ft indoors and 184 sq ft outdoors). An addition of 458 sq ft is also proposed, as well as a request to allow the trash enclosure to be kept at the front of the property along the sidewalk on Washington Blvd, instead of at the back of the property as required. The proposed restaurant will provide no parking. The proposed hours of operation are 10 am to 10 pm, 7 days a week.

Applicant: Bruno Bondanelli, Ayhan Sahbal & Representative Sheryl Brady, Permit Place

LUPC Staff: Robert Aronson

PUBLIC COMMENT

MOTION:

The LUPC recommends that the VNC Board recommend denial of the project as presented, because it is not a change of use as defined in Section 5.F of the VCZSP and therefore In Lieu Parking Fees are not allowed to be paid, the hours of operation extend too late for an alcohol use adjacent to residences, the project is extremely close to residences without sufficient mitigation measures, and there is an overconcentration of alcohol licenses in the census tract.
(RA/MR) 5-0-1 (Mark Kleiman recused)

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.scprr.org/news/2015/04/29/51331/santa-monica-inches-closer-to-regulating-airbnb-ne/>

Dr. Judy Goldman provided an update on current legislation for STR's. The state Senate bill currently proposed probably will not pass. The City Council resolution to support that Senate bill was withdrawn by Bonin/Wesson and transferred to the Rules Committee, and a new proposal was submitted to the City Council. A major difference is that this proposal does not ask for disclosure of information from the online platforms.

13. **Adjournment—the meeting was adjourned at approximately 11:15 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.

ZONING ADMINISTRATION HEARINGS:

West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave, L.A., CA 90025

- a. 737 Milwood Ave – **Thursday June 4, 2015, 10:00 am**
- b. 672 Brooks Ave – **Wednesday June 10, 2015, 9:30 am**
- c. 2512 Ocean Ave – **Thursday June 11, 2015, 9:00 am**
- d. 451 Sherman Canal – **Thursday June 11, 2015, 9:30 am**
- e. 700 Indiana Ave – **Thursday June 11, 2015, 10 am**
- f. 811-815 Ocean Front Walk – **Thursday June 11, 2015, 10:30 am**
- g. 520 Broadway – **Thursday June 25, 2015, 9:50 am**

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**

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 Hurrican St, Grand Canal)-- **Coastal Commission Appeal Period ends June 15, 2015**