



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 February 3, 2015

TIME: 6:45 – 10:15 pm

LOCATION: The Terrace Restaurant, 7 Washington Blvd. (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 in advance.

CASES HEARD:

75 Windward

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):

December 17, 2014

January 27, 2015

3. Approval of Agenda

4. Declaration of Conflicts of Interest--All LUPC members shall declare any conflicts of interest relating to items on this meeting's agenda

5. Concentration of CUB's & ABC Licenses in Venice and related Impacts--noise, crime, parking/access and other issues

- City Planning new process for CUB processing
- Rose Café ABC permit request status--need Neighborhood Meeting (DIR-2015-96-VSO)
- Fiesta Bravo--status?
- Establishments with noise concerns/ABC guidance re. NC involvement: The Brig

6. Chair Updates--

- City Planning staffing changes
- 710 California Ave--Mello status
- Community interface for LCP process
- Coastal Commission meeting and tour
- Building & Safety concerns--Inspectors, Fire Safety
- Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- Mello Act training and procedures for non-feasibility decisions and Appeals by Tenant or Applicant
- Use of same location/different address for repeated applications by WTF
- Coordination with ZA office on timing of hearings and holding cases open for advisement
- Committee member posting to LUPC site
- Amendment to Standing Rules for VNC De Minimis Project wording/description
- Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
- Use of Small Lot Subdivision Design Standards, conflicts with Map Act, etc. (recent APC hearing), and use of prior DIR for SLS/VCZSP interpretation.
- Different process for LUPC/Board offsite recommendations

7. Upcoming West L.A. Area Planning Commission Appeal hearings--Wednesday, February 4, 2015, Henry Medina West L.A. Parking Enforcement Facility, 11214 W. Exposition Blvd., L.A., 90064, 2nd floor Roll Call Room 758 Sunset Ave 416 Grand Blvd

418-422 Grand Blvd

8. Upcoming Coastal Commission Appeal hearings – Thursday, February 12, 2015, Pismo Beach, CA

1214 Abbot Kinney

1511 Abbot Kinney

Both appeals related to in lieu parking, both being appealed by Coastal Commission Executive Director Dr. Charles Lester, Robin Rudisill, as an individual and not on behalf of the VNC and/or LUPC, and James Murez

9. PROPOSED MOTIONS: process recommendations

a) Land Use & Planning Process Recommendation re. Coastal Commission

The LUPC recommends that the VNC Board request that the Coastal Commission treat the VNC as an “interested party” and provide the VNC all Venice-related:

1. CDP’s issued,
 2. CDP exemption, revocation and any other decision/opinion/approval letters,
 3. Notice of the start and end of Coastal Commission Appeal periods for City CDP determinations and City CDP exemptions (CEX) received by the Coastal Commission (these are not trackable as there appears to be no deadline being followed by the City in submitting these determinations and exemptions to the Coastal Commission), and
 4. CDP and Administrative permit applications
- directly to the VNC President, the VNC Vice-President and the Land Use and Planning Committee Chair, upon receipt, issuance or approval, by both email and U.S. mail, at the email and postal addresses as per the then-current VNC website.

Approved by LUPC on 2/3/15 by a vote of 8-0-0 (RR/MK)

b) Land Use & Planning Process Recommendation re. City Planning

The LUPC recommends that the VNC Board request that City Planning (including specifically the Advisory Agency as well as all other Departments of City Planning) treat the VNC as an “interested party” and provide the VNC all Venice-related:

1. City Planning Notices,
 2. Case documents and related correspondence,
 3. Determinations (including Exhibits),
 4. Environmental Reports, and
 5. Other official Policy Planning, including Local Coastal Plan (LCP), related, reports or correspondence
- directly to the VNC President, the VNC Vice-President and the Land Use and Planning Committee Chair, upon receipt, issuance or approval, by both email and U.S. mail, at the email and postal addresses as per the then-current VNC website.

Approved by LUPC on 2/3/15 by a vote of 8-0-0 (RR/RA)

10. Land Use and Planning Committee Current Case Updates—LUPC members provide status of their cases in progress

11. Update from VNC Character, Scale & Mass Ad-hoc Committee – Sue Kaplan – POWERPOINT presentation (deferred until after next Agenda item ending after 8:30 p.m.)

12. Public Comment on non-agenzied items related to Land Use and Planning only.

13. ACTIVE CASES FOR REVIEW:

a. CASES UNDER CONSIDERATION FOR “VNC DE MINIMIS PROJECT” CATEGORIZATION: none

b. REVIEW/HEARING OF ACTIVE CASES

i. 2709 Ocean Front Walk (new SFD), North Venice Subarea, CONTINUED PENDING NEIGHBOR OUTREACH

ZA-2014-3072-CDP and ENV-2013-2051-CE

DIR-2013-2050-SPP-SPPA for Specific Plan Project Compliance review and height “adjustment” approved on April 14, 2014; Coastal Commission De Minimis Waiver for demo of (E) 1-story SFD approved on May 29, 2012; Mello letter declaring no affordable units approved on May 31, 2012; DIR-2012-1476-VSO-MEL for demo of (E) 1-story duplex to clear lot approved on June 5, 2012.

<http://www.venicenc.org/2709-ocean-front-walk/>

CITY HEARING: not yet scheduled

Project Description: Construction of a new 3-story, 5,400 sq ft SFD w/roof deck, in the Dual Permit Jurisdiction Coastal Zone, RD1.5-1-0 zone. Project height = 32.95’ vs. 30’ allowed for flat roof max ht. in North Venice.

LUPC Staff: Gabriel Ruspini

Applicant: Henry Ramirez

PUBLIC COMMENT:

FOR POSSIBLE ACTION: Motion

ii. 75 Windward Ave (CUP for WTF), North Venice Subarea

ZA-2014-3979-CUW and ENV-2014-3980-CE

CITY HEARING: not yet scheduled

Project Description: Conditional use for new rooftop unmanned wireless telecommunications facility (WTF). Project height = ??.

LUPC Staff: Kathleen Rawson

Applicant: Lena Mik, rep for Verizon Wireless

PUBLIC COMMENT:

MOTION:

The LUPC recommends that the VNC Board **recommend upholding the recommendation to deny** the project at 1515 Pacific Ave “as according to the Venice Land Use Plan this building is within the boundaries of the Windward Historic Arcade, which has been identified as a significant architectural and cultural landmark in the Venice Coastal Zone and as such the WTF screens should be moved to a location where they cannot be seen from the street,” made by the VNC Board on October 21, 2014, as this project for 75 Windward Ave is for the same proposal, in the same location, but is using a different street address.

Approved by LUPC on 2/3/15 by a vote of 8-0-0 (KR/MK)

<http://www.venicenc.org/1515-pacific-ave/>

iii. **16 Topsail St (add habitable area, side yard ZA adjustment, for duplex), Marina Peninsula, CONTINUED**

ZA-2014-4417-ZAA and ENV-2014-4418-CE

CITY HEARING: not yet scheduled

Project Description: Exterior & interior remodel of (E) 2-story + mezzanine (3-story) SFD, & 447 sq ft addition of habitable area (enclosing (E) balcony). (E) 1st floor consists only of garage, storage & egress. Requesting ZA adjustment to allow 3’ 6” east/west side yard setbacks in lieu of 5’ 6” for buildings w/4 stories in the R3-1 zone. Project results in 4-story duplex. Project height = 35’ (no change).

LUPC Staff: Robert Aronson

Applicant: Brian Silveira

PUBLIC COMMENT:

FOR POSSIBLE ACTION: Motion

c. **ACTIVE CASES NOT BEING HEARD**

ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:

i. **635 San Juan Ave (3 units); Oakwood Subarea – Condos? 3 units deemed Affordable by Housing. Pending Mello determination by City Planning**

ZA-2014-2514-CDP and ENV-2014-2515-CE

CITY HEARING TOOK PLACE ON DECEMBER 18, 2014

Project Description: Demo 3 apt. units & replace with 3 condo units, RD1.5-1 zone

LUPC Staff: Mark Kleiman and Gabriel Ruspini

Applicant: TBD

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion on recommendation for 3 units deemed affordable by HCID

ii. **627 Oxford Ave (SFD); Southeast Venice Subarea – pending HCID Mello review – Determination Letter issued on January 23, 2015, Appeal period expires 2/6/15, Mello letter not received by LUPC as promised**

ZA-2014-2141-CDP and ENV-2014-2142-CE and DIR-2014-4314-VSO-MEL (11/18/14)

CITY HEARING TOOK PLACE ON NOVEMBER 25, 2014

Project Description: Demo SFD/construct new 3-story SFD w/att 2-car (on lift) garage, & Mello determination, R1-1 zone

LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli

Applicant: Matthew Royce

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

iii. **625 Oxford Ave (SFD); Southeast Venice Subarea – pending HCID Mello review – Determination Letter issued on January 23, 2015, Appeal period expires 2/6/15, Mello letter not received by LUPC as promised**

ZA-2014-2137-CDP and ENV-2014-2138-CE and DIR-2014-4316-VSO-MEL (11/18/14)

CITY HEARING TOOK PLACE ON NOVEMBER 25, 2014

Project Description: Demo SFD/construct new 2-story SFD over basement w/att 2-car (on lift) garage & 1 uncovered parking, & Mello determination, R1-1 zone

LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli

Applicant: Matthew Royce

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

iv. **710 California Ave (SFD); Milwood Subarea PENDING MELLO REVIEW & RECEIPT OF DOCS**

ZA-2014-2135-CDP

CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014

Project Description: Demo/new 3-story SFD

LUPC Staff: Todd Darling & Maury Ruano

Applicant: Matthew Royce

Public Comment

FOR POSSIBLE ACTION: Motion

ACTIVE CASES PENDING LUPC HEARING/REVIEW:

- i. **811-815 Ocean Front Walk; North Venice Subarea, CONTINUED**
 ZA-2014-3007-CDP-CUB-ZV-SPP-MEL and ENV-2014-3008-EAF
CASE NOT YET SCHEDULED FOR CITY HEARING
Project Description: demo of 9 res units & constr of mixed-use project consisting of 2 res units (8,456 sq ft) over 100-seat ground floor restaurant (2,691 sq ft) with CUB for full alcohol & hours of Sun-Thurs 8 am to 12 midnight & Fri/Sat 9 am to 1 am; request for parking variance to allow mechanical lifts & tandem parking w/parking attendant, C1-1 zone, Dual Permit Jurisdiction Coastal Zone (State CDP also required)
LUPC Staff: Kathleen Rawson and Gabriel Ruspini
Applicant: John Reed
- ii. **1712, 1712 1/2 & 1712 3/4 Washington Way (2-lot small lot subdivision), Southeast Venice Subarea**
CONTINUED PENDING CASE REVISIONS
 ZA-2014-1728-CDP-ZAA-MEL and AA-2014-1730-PMLA-SL and ENV-2014-1729-EAF
 CITY HEARING: not yet scheduled
Project Description: Preliminary parcel map to create a 2-lot small lot subdivision, and Mello determination, requesting ZA adj for a 10' front yard setback for 1712 Washington Way and a 6' front yard adjustment at the 2nd floor line for the 609 Mildred in lieu of the required 15' front yard, and requesting a ZA adj to permit a 4' side yard in lieu of the required 5', in the RD1.5-1-0 zone
LUPC Staff: Mehrnoosh Mojallali
Applicant: Alon Zakoot
PUBLIC COMMENT:
FOR POSSIBLE ACTION: Motion

ACTIVE CASES PENDING RESOLUTION/CATEGORIZATION:

- i. **521 Rose Ave. (duplex), Oakwood Subarea**
PENDING ZA DETERMINATION, NOT HEARD BY VNC/LUPC
 ZA-2014-2166-CDP and ENV-2014-2167-CE and DIR-2014-1120-VSO-MEL
CITY HEARING TOOK PLACE ON OCTOBER 23, 2014
Project Description: CDP for demo of 50% of (E) duplex and addition of 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
 Case documents/information:
<http://www.venicenc.org/521-rose-ave/>
- ii. **1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea**
UNDER APPEAL AT COASTAL COMMISSION
 ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE
CITY HEARING TOOK PLACE ON OCTOBER 16, 2015, DETERMINATION LETTER ISSUED ON NOVEMBER 14, 2014 (appeal period expired 12/1/14)
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
 LUPC Staff Report and Supporting Documentation:
<http://www.venicenc.org/1214-abbot-kinney-ave/>

14. Preliminary Review of Characteristics for Upcoming Small Lot Subdivision Projects – Jake Kaufman

Small Lot Subdivision Projects:

1. Meet VCZSP, LAMC, and new SLSO/VCZSP interpretation (8/14) completely, no variances, adjustments or modifications
2. Do not cause removal of low-income/affordable housing, cover all RSO and Mello Act rules
3. Meet all height restrictions and setback requirements; floor area below FAR codes, meet or exceed parking requirements (2-3 cars per home, 5-6 per existing lot)
4. Are compatible with the character, scale and mass of the existing surrounding neighborhoods (block)
5. Use creative and innovative architecture, addressing the unique character of Venice architecture/design
6. Incorporate significant landscape and articulation to reduce impact of massing
7. Include drought tolerant plants, solar, latest environmental technology
8. Allow for 10 ft between front and back small lots (deep lots) and courtyards in the middle with side-by-side mall lots (shallow lots) for neighbor privacy
9. Include improving neighboring homes (landscaping, fences, paint, alley pavement, as agreed by neighbors)
10. Include a significant commissioned work of outdoor art for each property, by a local Venice artist

15. 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.