



# 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 January 27, 2015**

TIME: **6:45 - 10 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 prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at 213-485-1360 or email NCSupport@lacity.org.

#### CASES REVIEWED:

- 2709 Ocean Front Walk (new SFD), North Venice Subarea
- 2815 Ocean Front Walk (convert storage to 3<sup>rd</sup> dwelling unit for SFD), North Venice Subarea
- 417 Washington Blvd (CUB for existing restaurant), Southeast Venice Subarea
- 1712, 1712 1/2 & 1712 3/4 Washington Way (2-lot small lot subdivision), Southeast Venice Subarea
- 75 Windward (CUP for WTF), North Venice Subarea

#### 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

It was moved by Todd Darling, seconded by Gabriel Ruspini to approve the following Minutes, 6-0-0:  
January 16, 2015

#### 3. Approval of Agenda – no changes

#### 4. Declaration of Conflicts of Interest--All LUPC members shall declare any conflicts of interest relating to items on this meeting's agenda – none noted

#### 5. Discussion on concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues

- Will Salao presentation/Q&A on January 6, 2015 – follow up issues
- MOTION: The Venice Neighborhood Council Board requests that the 11th District City Council Office forward a copy of all ABC alcohol-related notices and correspondence received that are related to Venice, directly to the VNC President, the VNC Vice-President and the LUPC Chair, within 48 hours of receipt, via both email and U.S. mail. (approved by VNC Board on 1-20-15)
- Rose Café--ABC permit request status; planning case

#### 6. Chair Updates –

- Upcoming Appeals – APC and Coastal Commission
- Recommendation on community interface for LCP process

- c. Coastal Commission meeting and tour follow up
  - d. Building & Safety concerns re. non-conforming City and Coastal requirements
  - e. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
  - f. Mello Act training and procedures for non-feasibility decisions
  - g. Use of same location/different address for repeated applications by WTF
  - h. Coordination with ZA office on timing of hearings and holding cases open for advisement
  - i. Committee member posting to LUPC site
  - j. Amendment to Standing Rules for VNC De Minimis Project wording/description
  - k. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
  - l. Use of Small Lot Subdivision Design Standards, conflicts with Map Act, etc. (recent APC hearing), and use of prior DIR for SLS/VCZSP interpretation.
  - m. Different process for LUPC and VNC Board off-site recommendations
  - n. Clarification/standardization of role of NC recommendations and whether City Planning is required to use or to at least formally address
7. Land Use and Planning Committee Current Case Updates--LUPC members provided status of their cases in progress.
8. Update from VNC Character, Scale & Mass Ad-hoc Committee – Sue Kaplan
9. Public Comment on non-agenized items related to Land Use and Planning only
10. **ACTIVE CASES FOR REVIEW:**

a. REVIEW OF CASES FOR VNC DE MINIMIS PROJECT CATEGORIZATION (aka VNC Fast Track Project): none

b. REVIEW OF ALL OTHER CASES

i. 2709 Ocean Front Walk (new SFD), North Venice Subarea, continued

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

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

LUPC Staff: Gabriel Ruspini

Applicant: Henry Ramirez

ii. 2815 Ocean Front Walk (convert storage to 3<sup>rd</sup> dwelling unit for SFD), North Venice Subarea

APCW-2014-3157-SPE-SPP-CDP and ENV-2014-3158-EAF

CITY HEARING: not yet scheduled

Project Description: Legalize conversion of existing storage space to 3rd dwelling unit, in the Dual Permit Jurisdiction Coastal Zone, RD1.5-1-0 zone

LUPC Staff: Gabriel Ruspini

Applicant: Henry Ramirez

PUBLIC COMMENT:

MOTION:

**The LUPC recommends that the VNC Board recommend approval of conversion of an existing storage space to a third dwelling unit, on the condition that the proposed third unit be set aside in perpetuity as an affordable unit.**

Approved by LUPC on 1/27/15 by a vote of 7-0-0 (GR/KR)

iii. 417 Washington Blvd (CUB for existing restaurant), Southeast Venice Subarea

ZA-2014-3998-CUB and ENV-2014-3999-CE

CITY HEARING: not yet scheduled

Project Description: Sale of full line of alcohol in conjunction with an existing restaurant

LUPC Staff: Mehrnoosh Mojallali

Applicant: Mark Van Gessel

PUBLIC COMMENT:

MOTION:

The LUPC recommends that the VNC Board recommend approval of this request to upgrade on-site sales of beer and wine to a full line of alcoholic beverages, in conjunction with an existing full-service restaurant.

Approved by LUPC on 1/27/15 by a vote of 7-0-0 (MM/TD)

- iv. 1712, 1712 1/2 & 1712 3/4 Washington Way (2-lot small lot subdivision), Southeast Venice Subarea, continued  
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, request to permit a 10' front yard for 1712 and a 6' front yard at the 2<sup>nd</sup> 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', in the RD1.5-1-0 zone  
LUPC Staff: Mehrnoosh Mojallali  
Applicant: Alon Zakoot
- v. 75 Windward (CUP for WTF), North Venice Subarea, continued  
ZA-2014-3979-CUW and ENV-2014-3980-CE  
CITY HEARING: not yet scheduled  
Project Description: Conditional use for new rooftop wireless telecommunications facility  
LUPC Staff: Kathleen Rawson  
Applicant: Lena Mik, rep for Verizon Wireless

#### PENDING STATUS ON MELLO DETERMINATIONS:

- i. 635 San Juan Ave (3 units); Oakwood Subarea – pending Mello determination by City Planning for 3 affordable units, and addition of AA case for condo conversion  
ZA-2014-2514-CDP and ENV-2014-2515-CE  
CITY HEARING THURSDAY DECEMBER 18, 2014, 9:30 AM, 1645 CORINTH AVE, 2<sup>ND</sup> FLOOR  
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  
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  
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/determination  
 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

**PENDING RE-SCHEDULING ON LUPC:**

811-815 Ocean Front Walk; North Venice Subarea, continued to next meeting  
 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  
LUPC Staff: Gabriel Ruspini and Kathleen Rawson  
Applicant: John Reed

c. **CASES NEEDING RESOLUTION/CATEGORIZATION:**

- i. 521 Rose Ave. (duplex), Oakwood Subarea  
 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 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  
LUPC Staff Report and Supporting Documentation:  
<http://www.venicenc.org/521-rose-ave/>
- ii. 1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea  
 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 3<sup>rd</sup> 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/>

**11. 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](http://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](mailto:Chair-LUPC@VeniceNC.org).*