



# 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: **Thursday December 4, 2014**

TIME: **7:45 - 10:45 pm**

LOCATION: **Beyond Baroque, 681 Venice 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

**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 from last meeting(s):**

**November 25, 2014:**

[www.venicenc.org/wp-content/uploads/2012/09/draftLUPCminutesNovember2520142.pdf](http://www.venicenc.org/wp-content/uploads/2012/09/draftLUPCminutesNovember2520142.pdf)

**3. Approval of Agenda**

**4. Declaration of Ex-Parte Communications and Conflicts of Interest--All LUPC members shall declare any ex-parte communications (City Attorney guidance pending) and conflicts of interest relating to items on this meeting's agenda**

**5. Discussion on CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues, Chair**

**6. Chair Updates--**

- a. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- b. Mello Act training and procedures for non-feasibility decisions
- c. Use of same location/different address for repeated applications by WTF
- d. Coordination with ZA office on timing of hearings and holding cases open for advisement
- e. Upcoming West L.A. Area Planning Commission hearings
- f. Committee member posting to LUPC site
- g. Amendment to Standing Rules for VNC De Minimis Project wording/description

- h. Use of In Lieu Parking Fee during period between time of City Councilmember announcement of upcoming amendment and time of amendment
  - i. Use of Small Lot Subdivision Design Standards, conflicts with Map Act, etc. (recent APC hearing)
  - j. Creation of LUPC Agenda Ad-Hoc Subcommittee
7. Land Use and Planning Committee Current Case Updates--LUPC members provide status of their cases in progress.
8. Public Comment on non-agenized items related to Land Use and Planning only.
9. **FOR POSSIBLE ACTION: MOTION**–Request for Cumulative Impact Study – Robin Rudisill, Chair  
The following Motion was approved on November 23, 2014 by the Character, Mass, and Scale Ad-hoc Committee (exact wording pending issuance of committee minutes):

*WHEREAS, development/redevelopment in Venice is increasing at an unprecedented and accelerating pace,*  
*WHEREAS, there is serious concern among residents that much of this recent development has been incompatible with the mass, scale, and character of existing neighborhoods and is causing significant adverse cumulative impacts on neighborhood character in many parts of Venice,*  
*WHEREAS, these impacts need to be examined and evaluated as an important step toward practical implementation of City policies regarding compatibility of mass, scale, and character set out in the Venice Coastal Zone Specific Plan (VCZSP) and the Venice Land Use Plan, which the Coastal Commission has certified reflects the provisions and policies of the Coastal Act,*  
*WHEREAS, the most recent environmental analysis for the VCZSP was done over ten years ago, when the VCZSP was amended in January 2004, long before the current development cycle, with its significant and unforeseen pace, and*  
*WHEREAS, no such environmental analysis has taken place for the areas of Venice outside of the Coastal Zone;*  
**THEREFORE, the Character, Mass, and Scale Ad-hoc Committee recommends that the VNC Board request the City to prepare a study of cumulative environmental impacts of development on the entire community of Venice over the past ten years.**

The LUPC Chair notes that hundreds of development projects have been approved since the Venice Coastal Zone Specific Plan (VCZSP) was amended in January 2004, using the Section 8. A. Exemption processing procedure, aka "Venice Sign Off," aka "VSO," aka "Director of Planning Sign-Off;" and that this procedure does not appear to be legal as there is no Public hearing or possible appeal, and there are serious concerns of non-transparency by many, as the case approval documentation is not made available to the Public, nor is the documentation provided in most of the cases where a copy or a case file review are requested.

The Chair notes that there is no CEQA case related to these VSO cases and thus this procedure has been given an Exemption from CEQA analysis. The Chair also notes that the City of Los Angeles Environmental Quality Act Guidelines has an Exception to all of the possible Exemptions, which states: "...b. Cumulative Impact. The Categorical Exemption may not be used when the cumulative impact of successive projects of the same type in the same place may be significant...."

Upon subsequent investigation of many of the cases approved by VSO, it has been noted that many are not in compliance with the VCZSP and the Venice Land Use Plan, which the Coastal Commission has certified reflects the provisions and policies of the Coastal Act. In addition, over the past few months several hundred Venetians have signed a petition, which states:

*"...The unique characteristics of our more than 100 year old Venice Coastal Community are rapidly being obliterated by the cumulative effect of small lot subdivisions and mansionization of our neighborhoods. Whereas, per Legislative findings and declarations, "implementation of plan Section 30002 calls for long-range conservation, use, and management of the natural, scenic, cultural, recreational, and man made resources of the coastal zone." Many Venice community members are alarmed that their phone calls and emails*

*expressing concerns and questions to City Planning are not being returned. Therefore, I the undersigned call for the following: - an immediate moratorium on Small Lot Subdivisions (SLS) in VENICE, CA; - a denial of all Small Lot Subdivisions currently pending for VENICE, CA - an immediate moratorium on "Big Box" mansionization in VENICE, CA - no building permits to be issued for Small Lot Subdivisions prior to recordation of final map In VENICE, CA - FULL public notification and participation, as set forth by Federal, State, and Local Law, in any and all proposed developments in VENICE, CA. Additionally, I the undersigned call for full enforcement of the California Coastal Act, the Mello Act, and the Venice Specific Plan (VSP), because the cumulative effect of recent development in VENICE, CA is diminishing the quality of life for its residents, and negating the purpose of said protections put in place to preserve the Coastal Zone. The below examples of 3-lot small lot subdivisions are pending 1) appeal and 2) approval by L.A. City Planning Department and should not be allowed to continue: 1) Proposed 3-lot Small Lot Subdivision violates Venice Specific Plan: Owned by 664 Sunset Avenue LLC 664 Sunset Avenue Venice CA 90291 [Jose.romero-navarro@lacity.org](mailto:Jose.romero-navarro@lacity.org)/[Joey.romero@lacity.org](mailto:Joey.romero@lacity.org) AA-2013-767-PMLA-SL ZA-2013-768-CDP-MEL\*\*ENV-2013-769-MND 2) Bought on FHA owner/occupied loan: Owned by 664 Sunset Avenue LLC 758 Sunset Avenue Venice CA 90291 [Joey.vasquez@lacity.org](mailto:Joey.vasquez@lacity.org) AA-2013-1086-PMLA-SL ENV-2013-1084-MND-REC1 ZA 2013-1085(CDP)(MEL)(ZAA) There are 3 consistent and repeated ways that the City is ignoring and violating Venice Specific Plan (VSP): 1. City Planning is interpreting the Small Lot Subdivision Ordinance (SLSO) to trump the VSP, although the law says that specific plans always trump ordinances. The City is interpreting the Small Lot Subdivision Ordinance to allow more units on lots than the VSP allows, and is not requiring any guest parking at all, and is allowing tandem parking that people often don't use, rather than side-by-side parking. 2. Allowing buildings to be constructed to the maximum possible size even when the proposed building is totally out of scale with the neighborhood i.e. three-story buildings that block all of the neighbors' sunlight in a one-story or two-story neighborhood. The VSP requires an evaluation of the compatibility of the mass and scale of the proposed building with the other buildings in the neighborhood. The Planning Department does not do this, and they have set up a process where there is no appeal. If the Planning Department continues to get away with this, soon Venice will be all 3-story compounds with very little sun or air between the buildings. 3. The Planning Department is issuing illegal DIRs that blatantly violate the VSP. Then the City says that there's no appeal because the 14-day deadline has passed. The community has no real notice and no opportunity to respond. The City refuses to send us a .pdf of the DIRs as they are issued, only a mailed copy. We the people of Venice do hereby say no more small lot subdivisions and no more mansionization of our community. Adhere to the Venice Specific Plan!"*

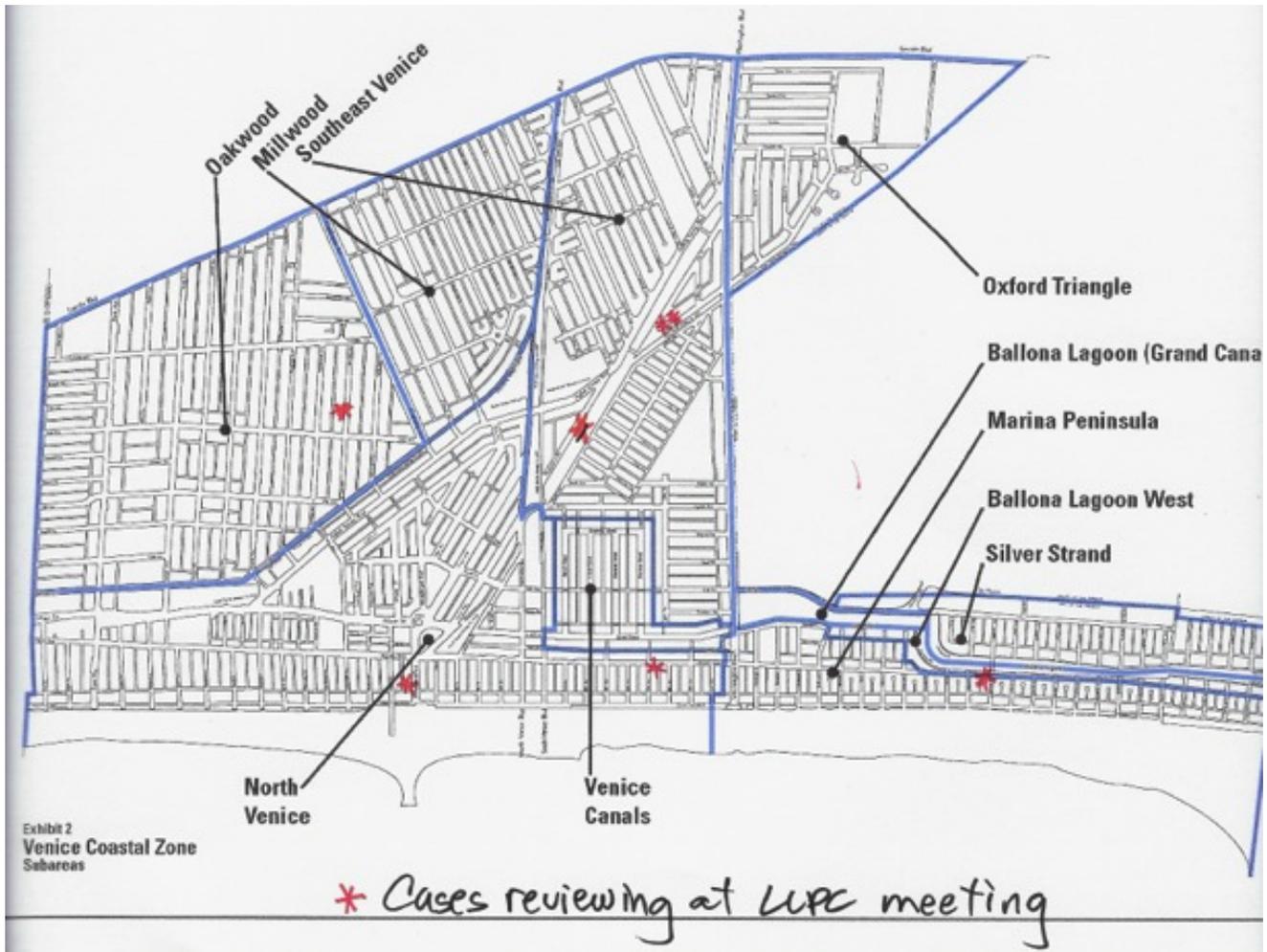
Based on the Findings by hundreds of people in the Venice neighborhoods and based on the Chair's own personal knowledge of the VCZSP, the Coastal Act, the Venice Land Use Plan, and the City of Los Angeles Environmental Quality Act Guidelines, the LUPC Chair recommends that the LUPC also recommend that the VNC Board request the City to prepare a study of cumulative environmental impacts of development on the entire community of Venice over the past ten years, as follows:

**PROPOSED MOTION:**

The LUPC recommends that the VNC Board request the City to prepare a study of cumulative environmental impacts of development on the entire community of Venice over the past ten years, which is necessary because since the environmental analysis for the Venice Coastal Zone Specific Plan was last performed, in 2004, development has been increasing at a significant and unforeseen pace, and also many of those developments are incompatible with and are having significant adverse cumulative impacts on the existing neighborhoods, such that there is a serious concern within the neighborhoods that the cumulative impact of

successive projects of the same type in this same area appear to be having a very significant adverse cumulative impact on the character, social diversity, and quality of life of the existing neighborhoods.

#### 10. ACTIVE CASES FOR REVIEW:



a. REVIEW OF CASES FOR VNC DE MINIMIS PROJECT CATEGORIZATION (aka VNC Fast Track Project), NOTE: Public Comment is by case, voting is one vote for all cases under consideration.

- i. 1774 Washington Way (duplex to SFD), Southeast Venice Subarea  
 DIR-2014-1836-VSO-MEL and ZA-2014-1843-CEX  
Applicant: John Bowman

b. REVIEW OF ALL OTHER CASES

- i. 635 San Juan Ave (3 units); Oakwood Subarea  
 ZA-2014-2514-CDP and ENV-2014-2515-CE (Condo conversion?)  
 CITY HEARING THURSDAY DECEMBER 18, 2014, 9:30 AM, 1645 CORINTH AVE, 2<sup>ND</sup> FLOOR  
 Project Description: Demo existing 3 units & constr 24'8" 5,200 sq ft 3-unit bldg. on a 5,200 sq ft lot, RD1.5-1 zone (condo conversion?)  
Applicant: Gary Werner  
LUPC Staff: Gabriel Ruspini & Mark Kleiman

## PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

- ii. 627 Oxford Ave (SFD); Southeast Venice Subarea  
 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  
Applicant: Matthew Royce  
LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli  
 PUBLIC COMMENT  
FOR POSSIBLE ACTION: Motion
- iii. 625 Oxford Ave (SFD); Southeast Venice Subarea  
 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  
Applicant: Matthew Royce  
LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli  
 PUBLIC COMMENT  
FOR POSSIBLE ACTION: Motion
- iv. 29-47 Windward (surface parking lot); North Venice Subarea  
 ZA-2014-3650-CDP and ENV-2014-3651-CE  
**CASE NOT YET SCHEDULED FOR CITY HEARING**  
Project Description: add 30 automated/hydraulic car lifts (11'9.75" X 8'3" and 14' high, including auto height) to a surface beach parking lot, increasing capacity of lot from 38 to 68 spaces, C2 zone, Dual Permit Jurisdiction Coastal Zone  
Applicant: Clare Bronowski & Dillon Johnson  
LUPC Staff: Gabriel Ruspini & Kathleen Rawson  
 PUBLIC COMMENT  
FOR POSSIBLE ACTION: Motion
- v. 55 27<sup>th</sup> Ave (SFD); North Venice Subarea  
 ZA-2014-2356-ZAA-SPP and ENV-2014-2357-CE  
**CITY HEARING DECEMBER 4, 2014, 10:30 AM, 1645 CORINTH AVE, 2<sup>ND</sup> FLOOR**  
Project Description: due to LADBS citation, requesting approval of unpermitted work done to convert 267 sq ft of mezzanine space into habitable rooms & change a 2-story bldg w/mezzanine to a 3-story bldg, incl ZAA for approval of bldg mods for 3' side yards instead of 4' required for 3 stories, RD1.5-1-0 zone  
Applicant: David Zohn & Jonathan Lonner  
LUPC Staff: Gabriel Ruspini & Kathleen Rawson  
 PUBLIC COMMENT  
FOR POSSIBLE ACTION: Motion
- vi. 811-815 Ocean Front Walk (res. to mixed use); North Venice Subarea  
 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

**Applicant:** John Reed

**LUPC Staff:** Gabriel Ruspini & Kathleen Rawson

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**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/>**

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** MOTION

**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, 2014, 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/>**

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** MOTION

**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).***