



# 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 MEETING 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, October 7, 2014 TIME: 6:45 - 10:00 pm**

**LOCATION: Oakwood Recreation Center, 767 California Ave.**

*DISABILITY POLICY: As per 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 (213-485-1360 or NCSupport@lacity.org).*

**1. Call to Order - the meeting was called to order at 6:55 pm**

**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 – recording available on website, minutes temporarily delayed due to project in progress to reformat case line items so that they are uniform/consistent in content and format and thus much more easily transferred from LUPC Agenda to LUPC Minutes, to AdCom Agenda to AdCom Minutes, to Board Agenda to Board Minutes, and to VNC Board recommendation letter. Said project will significantly reduce time in preparing all of these items for both LUPC and the Board Secretary, and will significantly increase accuracy, uniformity, and reliability as well as improve timeliness. [note: upon completion of the project, the as yet unapproved draft minutes for September 30, 2014 were posted on the VNC website on November 8, 2014]**

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

#### 4. Chair Updates

- a. General Updates, by Chair, Land Use and Planning Committee – the Chair announced the appointment of Robert Aronson as Vice Chair of LUPC and noted that he will serve as such at her discretion. The Chair also noted that she had requested and the VNC President and Vice President had given their courtesy nod of approval but had noted that this “title” is for purposes of the LUPC only and thus does not imply/infer replacement of the Chair in any of her duties as a VNC Board member.
- b. DIR on Revised VCZSP/SLS Interpretation--provided status of upcoming October 23, 2014 CPC Appeal hearing. LUPC Chair will attend several morning City hearings that day at the 1645 Corinth Municipal Building and then will join past LUPC Chair Challis Macpherson and others at City Hall for the CPC hearing on the Appeals of the new DIR.  
[www.venicenc.org/wp-content/uploads/2012/09/VCZSP\\_DIR\\_Specific\\_Plan\\_Interpretation\\_Revised.pdf](http://www.venicenc.org/wp-content/uploads/2012/09/VCZSP_DIR_Specific_Plan_Interpretation_Revised.pdf)
- c. Community Impact Statements & administrative
- d. Direct communication of basis for LUPC findings when those findings are later validated by a NC Board decision

5. Land Use and Planning Committee Current Case Updates--LUPC members provided status of their cases in progress.

#### 6. City Planning Processes for VSO's and Coastal Exemptions FOR POSSIBLE ACTION:

##### MOTION – Robin Rudisill, Chair

##### MOTION:

The LUPC recommends that the VNC Board recommend that Venice Coastal Zone Specific Plan Exceptions, aka Venice Sign Offs, (VSO's), Coastal Exemptions (CEX) issued by the City, and Coastal Exemptions issued by the State Coastal Commission shall be provided to the VNC, the Council Office, the Coastal Commission (for Coastal Exemptions issued by the City), and City Planning (for Coastal Exemptions issued by the State Coastal Commission) within 24 hours of approval; and they shall also be posted to the City Planning system of record within 24 hours of approval, with public access to a hyperlink to a digital copy for download, searchable via either a numerical search or a property search. Access for separate and secure posting to the City Planning system of record for State-issued Coastal Exemptions (and permits) shall be provided to the applicable, assigned State Coastal Commission Staff (only). Also, City Planning personnel shall make it clear in the related approval document that these VSO and CEX exception actions are processing exceptions only, not exceptions for adherence to the applicable laws, and that the underlying projects must comply with all applicable provisions of the Venice Coastal Zone Specific Plan Ordinance and the California Coastal Act (Venice Land Use Plan and Chapter 3 policies of the California Coastal Act). The procedures for requesting revocation due to incorrect or incomplete information (VSO) and inconsistency with local land use regulations, project description not in conformance with the actual project to be constructed, or nonconformance with Section 30610 of the California Coastal Act (CEX) shall also be made clear in the related approval document. The subject for the CEX shall be changed to “Coastal Exemption (CEX) – available for Single Permit

Jurisdiction Zone projects only.” Coastal In addition, a copy of the complete inventory of all VSO’s and Coastal Exemptions issued (by both City and State) shall be provided to the VNC, Council Office, and Coastal Commission, and documentation explaining compliance/processing requirements for CEQA with respect to these exemptions shall be made clear in the related approval documents.

Approved by LUPC on 10/7/2014 by a vote of 8-0-0 (RR/KR)

7. Report from VNC Mass, Scale & Character Ad-hoc Committee – Sue Kaplan
8. Short-term Rentals and Review of Applicable Coastal Act Policies FOR POSSIBLE ACTION: MOTION – Robin Rudisill, Chair  
MOTION:  
 The LUPC recommends that the VNC Board shall summarize and publish a report on the Venice LUP and Coastal Act policies that pertain to short-term rentals, and the VNC shall request the City to extract and provide information on the number of short-term rental listings in Venice, registered or unregistered properties, including the number of those that are rent-controlled properties.

Approved by LUPC on 10/7/2014 by a vote of 7-1-0 (RR/KR)  
 (yes: RR, KR, RA, RD, MK, MM, GR; no: MR)

9. Minimum interim (prior to LCP) amendments to Venice Coastal Zone Specific Plan FOR POSSIBLE ACTION: MOTION – Robin Rudisill, Chair  
MOTION:  
 The LUPC recommends that the VNC Board request a full and complete review of the Venice Coastal Zone Specific Plan Ordinance and requests that the LUPC Chair-appointed LUPC ad hoc sub-committee for this purpose, chaired by Mark Kleiman, provide a list of recommended amendments, in order of priority, to the VNC Board ASAP.

Approved by LUPC on 10/7/2014 by a vote of 8-0-0 (RR/KR)

10. Public Comment on non-agenized items related to Land Use and Planning only.

11. VNC De Minimis Projects

MOTION:

The LUPC recommends that the VNC Board recommend approval of the following project as a VNC De Minimis Project:  
 2608 Ocean Ave--DIR-2014-2652-VSO

Approved by LUPC on 10/7/14 by a vote of 8-0-0 (RR/MK)

12. ACTIVE CASES

- a. 454-456 Venice Blvd. (2-unit condominium), North Venice Subarea  
ZA-2014-1543-CDP-MEL and AA-2014-1540-PMLA and ENV-2014-1542-MND (publication date for CEQA/ENV case ends 9-29-14)

**CITY HEARING: not yet scheduled, AA case “accepted for review” on 7-23-2014**

Project Description: CDP in the Dual Permit Jurisdiction Coastal Zone for demo of (E) 2-story duplex, subdivision of 3,350 sq ft lot & construction of a 3-story, 2-unit condominium, height 35 ft, with 2 parking spaces each (1 covered & 1 uncovered) in the R-3 zone; Mello determination; Preliminary Parcel Map; & consideration of the MND

**MOTION:**

The LUPC recommends that the VNC Board recommend approval of the project, only if the design is substantially different from 458 Venice Blvd. and if the trees are replaced with trees of equal height and maturity and if the Applicant makes their best efforts to secure the City’s involvement in placing sycamore trees in the public right-of-way.

Applicant: Patrick Killen

LUPC Staff: Kathleen Rawson/Mehrnoosh Mojallali

Approved by LUPC on 10/7/2014 by a vote of 8-0-0 (KR/RR)

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/454-456-venice-blvd/>

- b. 458 Venice Blvd. (2-unit condominium), North Venice Subarea  
ZA-2013-3894-CDP-MEL and AA-2013-3892-PMLA and ENV-2013-3893-MND

**CITY HEARING: October 8, 2014, City Hall, Room 1020, 9:30 am**

Project Description: CDP in the Dual Permit Jurisdiction Coastal Zone for demo of (E) SFD, subdivision of 3,389 sq ft lot & construction of a 3-story, 2-unit condominium, height 35 ft, with 2 parking spaces each (1 covered & 1 uncovered) in the R-3 zone; Mello determination; Preliminary Parcel Map; & consideration of the MND

**MOTION:**

The LUPC recommends that the VNC Board recommend approval of the project, only if the design is substantially different from 454-456 Venice Blvd. and if the trees are replaced with trees of equal height and maturity and if the Applicant makes their best efforts to secure the City’s involvement in placing sycamore trees in the public right-of-way.

Applicant: Patrick Killen

LUPC Staff: Kathleen Rawson/Mehrnoosh Mojallali

Approved by LUPC on 10/7/2014 by a vote of 8-0-0 (KR/RR)

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/458-venice-blvd/>

- c. 418-422 Grand Ave. (SFD), North Venice Subarea  
ZA-2014-1358-CDP and ENV-2014-1357-MND (same CEQA/ENV case as project at B above)  
**CITY HEARING TOOK PLACE ON OCTOBER 2, 2014**

**Project Description:** CDP in the Single Permit Jurisdiction Coastal Zone for demo of (E) duplex & constr of new, 3-story 5,183 sq ft SFD, height 35 ft, w/attached 2-car garage in the RD1.5-1-0 zone; & consideration of the MND

**MOTION:**

The LUPC recommends that the VNC Board recommend approval of the project, subject to payment of \$400,000 in Mello Act in lieu fees for each of the four units at 416, 418, 420, and 422 Grand that were determined to be “affordable units” as per the Mello Act Determination dated June 27, 2013.

**Applicant:** Melinda Gray/Rosario Perry

**LUPC Staff:** Ramsey Daham/Robin Rudisill

Approved by LUPC on 10/7/2014 by a vote of 5-0-2 (RA/MK)

(yes: RA, MK, KR, MR, MM; abstain: RD, RR; recused: GR)

**LUPC Staff Report and Supporting Documentation:**

<http://www.venicenc.org/418-422-grand-ave/>

d. **665 Vernon Ave. (2 SFDs/Small Lot Sub), Oakwood Subarea**

**ZA-2014-1084-CDP-ZAA-MEL and AA-2014-1082-PMLA-SL and ENV-2014-1083-MND**

**CITY HEARING: not yet scheduled, Deputy Advisory Agency waiting for VNC recommendation letter**

**Project Description:** CDP in the Single Permit Jurisdiction Coastal Zone for a 2 lot small-lot subdivision in the RD1.5-1 zone; Mello determination; Preliminary Parcel Map; & consideration of the MND

**MOTION:**

The LUPC recommends that the VNC Board recommend denial of the project, based on it being incompatible with the character, scale and mass of the immediate neighborhood, as it casts shadows on the adjacent property to the east most times of the day, and as it is too tall for the immediate neighborhood and adjoining lots

The Finding that the project is significantly over scale/too tall for the immediate neighborhood and adjoining lots is based on the study prepared by Applicant, at LUPC’s request, of the heights of all buildings/homes in the immediate neighborhood and surrounding area; the vast majority of the buildings/homes were 1 and 2 story.

**Applicant:** Robert Thibodeau

**LUPC Staff:** Mehrnoosh Mojallali

Approved by LUPC on 10/7/2014 by a vote of 3-2-3 (RA/MK)

(yes: RA, MK, GR; no: RD, MR; abstain: MM, KR, RR)

**LUPC Staff Report and Supporting Documentation:**

<http://www.venicenc.org/665-vernon/>

e. **21 Voyage St. (duplex), Marina Peninsula Subarea**

**APCW-2014-0364-SPE-SPP-CDP and ENV-2014-0365-MND**

**CITY HEARING TOOK PLACE ON September 29, 2014 (Kevin Jones for APC), APC HEARING TO BE SCHEDULED FOR NOVEMBER 19 OR DECEMBER 3, 2014**

**Project Description:** CDP in the Dual Permit Jurisdiction Coastal Zone, SPP determination, SPE to allow 3 dwelling units vs. 2 for R3 zone, 6 parking spaces vs. 7 required & 1,137 sq ft per dwelling unit vs. 1,200 sq ft required re. conversion of rec room into dwelling unit in the R3-1 zone. Applicant is looking into affordable housing options for new unit.

**MOTION:**

The LUPC recommends that the VNC Board recommend approval of the project as presented.

**Applicant:** Henry Ramirez

**LUPC Staff:** Gabriel Ruspini

Approved by LUPC on 10/7/2014 by a vote of 8-0-0 (GR/MK)

**LUPC Staff Report and Supporting Documentation:**

<http://www.venicenc.org/21-voyage-st/>

- f. **1697 Pacific Ave. ("Hotel Erwin"), North Venice Subarea**  
**APCW-2008-317-SPE-CUB-ZV-CDP-SPP-PA1 and ENV-2014-0115-CE**

**CITY HEARING: November 5, 2014, West L.A. Area Planning Commission, 4:30 pm, Henry Medina West L.A. Parking Enforcement Facility, 2<sup>nd</sup> Floor, Roll Call Room, 11214 W. Exposition Blvd. (at Sepulveda Blvd.)**

**Project Description:** A Plan Approval proceeding to evaluate the Hotel's compliance with the existing conditions of approval, and to determine whether the conditions should be modified to be more effective in accomplishing their objectives, particularly noise, traffic, and parking issues. The Plan Approval process allows the Applicant to ask for an expansion of up to 20%, and the Hotel is asking to approximately double the size of its rooftop bar/restaurant, from 2,700 square feet to 5,000 square feet. The Hotel is seeking to provide no additional parking for this increase. In support of the request for reduced parking, the Hotel submitted a letter in July 2014, which summarizes a parking utilization study, and has proposed to add approximately 90 bicycle parking spaces on Hotel property along the alley known as Windward Court. Applicant proposes to eliminate the existing condition that prohibits a Happy Hour or reduced priced drinks at any time. Applicant also proposes to expand the hours of operation by eliminating the current distinction of Fall/Winter hours of operation, and Spring/Summer hours of operation, so that the expanded rooftop bar/restaurant can stay open one hour later, from 7 am to 12:30 am Sunday through Thursday, and from 7 am to 1:30 am on Friday and Saturday.

**MOTION:**

The LUPC recommends that the VNC Board recommend approval of the Plan Approval for expansion of the rooftop deck, with the conditions of approval as indicated below, and recommend denial of the request to expand hours of operation in conjunction with the rooftop deck expansion, as follows:

1. The hours of operation for both the existing and expanded areas of the rooftop bar/restaurant shall remain as currently specified in the original grant, based on impacts on the surrounding neighborhood for the current rooftop deck, prior to expansion.
2. Seating and spaces between seating, including fixed planters and gates, shall be installed and maintained as set forth in the lower drawing of the page entitled "Decks" on the attached Exhibit "A" (available at link to VNC website below).

3. As it is essential to reduce noise from people congregating outside of the rooftop seating areas, no customer may be served at a counter or bar, and customers may only be served, by a server, while sitting inside of the seating areas designated in the lower drawing on Exhibit "A" (available at link to VNC website below).
4. To encourage employees and customers to use the hotel parking garage and to reduce the hotel's impact on street parking, Applicant shall provide free on-site parking for all employees, hotel guests, and persons who come to the hotel to attend weddings, events, and private parties, free on-site validated parking for a reasonable time for bar/restaurant customers; and shall offer free bus passes to all employees; and Applicant shall install prominent signage visible from the street to inform the public that there is free parking with validation.
5. Applicant shall record all concerns and complaints in a written Complaint Log.
6. Awnings, enclosures, covers, railings, wind screens, heat lamps, plants, trees, hedges, and umbrellas on the roof shall be distributed/disbursed so as to not in essence further increase the height or massing of the building.
7. Applicant shall file for a plan approval with a public hearing, within 2 years after the Certificate of Occupancy is issued for the expanded rooftop bar/restaurant but not prior to operating through a full spring/summer period, in order that data on noise, parking and community impacts are available for review.
8. Applicant shall not accept any deliveries from delivery vehicles parked anywhere on 17th Avenue.
9. For purposes of both increased safety and control over noise impacts, Applicant shall provide a roaming security guard on 17th Avenue and on Speedway adjacent to the hotel for at least 30 minutes, commencing at the closing time of the rooftop bar/restaurant.

Applicant: Mark Sokol, Clare Bronowski, Jonathan Lonner

LUPC Staff: Robert Aronson

Approved by LUPC on 10/7/2014 by a vote of 5-0-2 (RA/RD)

(yes: RA, RD, MK, MM, KR; abstain: GR, RR; recused: MR)

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/1697-pacific-ave/>

6. Adjournment – the meeting was adjourned at 11:15 pm as the building manager had shut off the lights at 10 pm and the committee had already stayed another 75 minutes at the request of the Applicant to the building manager, who agreed to wait for Applicant's Agenda item to be completed (however, it was necessary for all in attendance – Applicants, LUPC and Public--to work in complete darkness, using cell phones to see, as the building manager indicated the lights were on a timer and could not be turned back on). The following cases were thus "continued:"

920 Superba Ave. (SFD), Milwood Subarea **CONTINUED**

ZA-2014-1710-CDP and ENV-2014-1711-CE

**CITY HEARING: October 9, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 10:30 am**

Project Description: CDP in the Single Permit Jurisdiction Zone for demo of (E) SFD & constr new approx. 3,326 sq ft 2-story, SFD w/att 2-car garage & rooftop deck in the R2-1 zone. Height = 25'.

Applicant: Dave Wyrick

LUPC Staff: Kathleen Rawson

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/920-superba-ave/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

1235 Vienna Way (fence/gate ht), Venice Community Plan **CONTINUED**

ZA-2014-1748-F and ENV-2014-1749-CE

**CITY HEARING: October 23, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 1:30 pm**

Project Description: ZAA for fence and gate with max ht of 7'11" vs. required 3'6", in conjunction with occupancy of a SFD on a 10,891 sq ft lot in the R1-1VLD zone

Applicant: Jay McDonald

LUPC Staff: Gabriel Ruspini

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/1235-vienna-way/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

1515 Pacific Ave. (WTF), North Venice Subarea **CONTINUED**

ZA-2004-7596-CU-PA3

**CITY HEARING: October 23, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 1:00 pm**

Project Description: Plan Approval to modify (E) rooftop TWF replacing 3 (E) antenna w/6 new antenna, associated screening structures, install 2 new equipment cabs & 2 new utility cabs on ground floor w/associated fencing, new cable tray, all within a 42' tall building; and request for determination to permit a max height of 51' 4" for the modified WTF in lieu of the VCZSP height limit of 30' in the C2-1-CA zone

Applicant: Suzanne Iselt

LUPC Staff: Mark Kleiman

LUPC Staff Report and Supporting Documentation:

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

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

521 Rose Ave. (duplex), Oakwood Subarea **CONTINUED**

ZA-2014-2166-CDP and ENV-2014-2167-CE and DIR-2014-1120-VSO-MEL

**CITY HEARING: October 23, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 9:00 am**

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 in the 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

450 Sherman Canal (SFD), Venice Canals Subarea **CONTINUED**

ZA-2014-2039-CDP and ENV-2014-1349-CE

**CITY HEARING: October 16, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 10:00 am**

**Project Description:** CDP in the Dual Permit Jurisdiction Coastal Zone for constr of a 30' tall (RAS/stair tower + 9'6"), 3,724 SFD w/att 456 sq ft garage, located on a vacant 2,850 sq ft lot in the RW1-1-0 zone

**Applicant:** Tim Bailey

**LUPC Staff:** Robin Rudisill

**LUPC Staff Report and Supporting Documentation:**

<http://www.venicenc.org/450-sherman-canal/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea  
**CONTINUED**

ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE

**CITY HEARING: October 16, 2014, 1645 Corinth, 2<sup>nd</sup> floor, 10:30 am**

**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 in the C2-1-0-CA zone; Height = 29'9.5" (RAS/stair tower 38')

**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

*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).*