



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org Phone: 310-421-8627



Board of Officers Meeting Minutes

Westminster Elementary School (Auditorium)

1010 Abbot Kinney Blvd, Venice, 90291

Tuesday, February 16th, 2016 at 7:00 PM

BOARD MEETINGS: The Venice Neighborhood Council holds its regular meetings on the third Tuesday of the month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. All are welcome to attend.

TRANSLATION Services: Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina 213.473.5391.

POSTING: *In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact communications@venicenc.org.*

PUBLIC COMMENT: The public is requested to fill out a "**Speaker Card**" to address the Board on any Old or New Business item on the agenda and the Treasurer's Report. Comments from the public on these agenda items will be heard only when that item is being considered. Comments from the public on other agenda matters or on matters not appearing on the agenda but within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to one (1) minute per speaker, unless modified by the presiding officer of the Board. No new speaker cards will be accepted once Public Comment has begun.

COMMUNITY IMPACT STATEMENTS: Any action taken by the Board may result in the filing of a related CIS

DISABILITY POLICY: See last page.

ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.

1. **Call to Order and Roll Call (7:00PM – 1 minute)**

Thank you to Whole Foods, Abbot's Habit, and Jessica Blumenthal for the food and refreshments. Meeting called to order in the memory of Jim Morris former Mr. America, neighbor of the Walk Streets, and recent inductee to the bodybuilders hall of fame.

PRESENT: Mike Newhouse, Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Joe Murphy, Abigail Myers, Kelley Willis, Bud Jacobs, Erin Darling, Mike Bravo, Max Sloan

ABSENT: Kristopher Valentine, Eduardo Manilla, Tommy Walker

2. **Pledge Of Allegiance (7:01PM -- 1 minute)**

3. **Approval of Outstanding Board minutes (7:02PM – 1 minute)**

<http://www.venicenc.org/wp-content/uploads/2012/12/160119BoardMinutes.pdf>

ACTION: Motion Passes (Ira Koslow, Joe Murphy 14-0-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Joe Murphy, Abigail Myers, Kelley Willis, Bud Jacobs

AGAINST: NONE

ABSTAIN: Mike Newhouse



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4. Approval of the Board Agenda (7:03PM – 1 minute)

ACTION: Motion Passes (Ira Koslow, Joe Murphy 14-0-1)

IN FAVOR: Mike Newhouse, Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Joe Murphy, Abigail Myers, Kelley Willis, Bud Jacobs

AGAINST: NONE

ABSTAIN: Mike Newhouse

5. Declaration of Ex Parte Communications or Conflicts-Of-Interest (7:04PM -- 1 minute)

All Board members shall declare any ex parte communications or conflicts-of interest relating to items on this meeting's agenda.

6. Scheduled Announcements and Presentations (7:05PM – 45 minutes)

A Public Safety - LAPD Report (10 minutes): Senior Lead Officers Peggy Thusing (25120@lapd.lacity.org), Kristan Delatori (32914@lapd.lacity.org), Gregg Jacobus, 35162@lapd.lacity.org, Lt. Lydia Leos 23216@lapd.lacity.org , OFW Beach Detail Supervisor. *Includes a monthly Venice crime report and updates on law enforcement issues in Venice.*

B Government Reports (15 minutes) (Representatives have standing place on the agenda, but are not always available to attend)

- City Councilmember Mike Bonin, Field Deputy, Jesus “Chuy” D. Orozco, 310-568-8772 (jesus.d.orozco@lacity.org) *Debbie introduced new Deputy,*
- Congressman Ted Lieu, Representative Janet Turner, 310-496-9896 (janet.turner@mail.house.gov) **NOT PRESENT**
- State Senator Ben Allen, Representative Fernando Morales, 310-318-6994 (fernando.morales@sen.ca.gov) **NOT PRESENT**
- State Assemblyperson Autumn Burke, Rep Odysseus Bostick, 310-412-6400 (odysseus.bostick@asm.ca.gov) **NOT PRESENT**
- LA County Supervisor Sheila Kuehl Westside Field Deputy Rachel Zaiden, 213-974-3333 (rzaiden@bos.lacounty.gov) *Back in the office after maternity leave. Housing rep was present who will be working on Bus Lot project.*
- Mayor Eric Garcetti, Westside Deputy, Daniel Tamm, 213-978-0836 (Daniel.Tamm@Lacity.org)
- Ejjah Cooper – Oakwood Rec Park Director, 310-452-7479 (ejjah.cooper@lacity.org)

C VNC Announcements (5 Minutes)

- President - Mike Newhouse (President@VeniceNC.org)
- Vice President - Marc Saltzberg (VicePresident@VeniceNC.org) *Neighborhood Committee meeting coming up.*
- Westside Regional Alliance of Councils- Mike Newhouse, WRAC President, Marc Saltzberg, VNC Representatives. (Chair@westsidecouncils.org),
- Los Angeles Neighborhood Council Coalition (LANCC) Ivan Spiegel (Parliamentarian@VeniceNC.org)



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- VNC Representative to DWP: Dede Audet
 - Venice Chamber Of Commerce: Carl Lambert, President (carl@lambertinc.com)
 - VNC Elections 2016: Ivan Spiegel, Elizabeth Wright
- Mark Lipman—Motions he wants to submit on behalf of his new Poetry initiative

D **Presentation on Proposed Housing to be Constructed at Metro Bus Yard (10 minutes)** (Eric Geier on behalf of LA Metro GeierE@metro.net)

Eric is responsible for Metro's outreach on the proposed project to build housing at Metro's Bus Depot on Main between Thornton and Sunset. Eric will provide information about the proposal to Venice Stakeholders. He will be introduced by a representative from CD11.

MIKE BRAVO ARRIVES

7. Treasurer's Report (7:50PM - 3 minutes) (Hugh Harrison on behalf of Budget & Finance Committee), (Treasurer@VeniceNC.org)
[Discussion and possible action]

[EXHIBIT]

A **MOTION:** The Venice Neighborhood Council approves the Monthly Expenditure Reports for January 2016.

Recommended by the Budget and Finance Committee on 02/02/2016 [4-0-0].

ACTION: Motion PASSES (Hugh Harrsion, Jed Pauker 15-0-1)

IN FAVOR: Mike Newhouse, Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Joe Murphy, Abigail Myers, Kelley Willis, Bud Jacobs, Mike Bravo

AGAINST: NONE

ABSTAIN: Mike Newhouse

8. General Consent Calendar (7:50PM -- 1 minute)

[All agenda items on the Consent Calendar will pass when the Consent Calendar is approved. No discussion or Public Comment is allowed on any item. Items may be removed by any board member or stakeholder. Removed items will go to the end of the agenda and be treated as regular agenda items with discussion and public comment.]

A **Emergency Preparedness Planning** (Marc Saltzberg on behalf of the Neighborhood Committee vicepresident@venicenc.org)

The Neighborhood Committee of the Venice Neighborhood Council, by a vote of 9-0-1 on January 28, 2016, recommends that the Venice Neighborhood Council pass the following motion:

MOTION: The Venice Neighborhood Council urges that neighborhoods within Council District 11 prepare a Neighborhood Disaster Plan (see: <http://5steps.la/the-5-steps/> for a model) in order to be



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better prepared for both large scale disasters as well as smaller emergencies.

B **Expediting City Council File 14-0163-S3, Creating a Sidewalk Repair Policy** (Marc Saltzberg
vicepresident@venicenc.org)

MOTION: Whereas: The City of Los Angeles is engaged in a sidewalk repair program that addresses repairs to sidewalks adjacent to City property and City Proprietary Departments (see [City Council File 14-0163-S4](#)) ; and

Whereas: Under the terms of lawsuit brought under the Americans with Disabilities Act and settled in April of 2015, the city will spend some \$1.4 billion over the next 30 years ; according to an [LA Times article](#), " ... the city must spend \$31 million annually on sidewalk and other improvements beginning in the next budget year. That amount would gradually increase to \$63 million in future years to adjust for rising costs; and

Whereas: The City Council has yet to take action on the City's Chief Administrative Officer's [report](#) and [attachment](#) submitted on 11/13/2015 (in response to [City Council File 14-0163-S3](#), which seeks to create a "Sidewalk Repair Policy," that is compliant with the Settlement) summarizing the main points of the Settlement, suggesting next steps and listing Public Speaker Comments from a series of four town halls held to gather public input.

Therefore, be it Resolved, the Venice Neighborhood Council recommends that the City Council's Budget and Finance Committee and Public Works and Gang Reduction Committee immediately schedule hearings on the CAO documents and move to create a Sidewalk Repair Policy.

Distribution: This motion shall be sent to Eric Garcetti, Mayor, City of Los Angeles, members of the LA City Council; the Budget and Finance Committee of the LA City Council, the Public Works and Gang Reduction Committee of the LA City Council File and that it be submitted as a Community Impact Statement to Council File 14-0163-S3

C **Support of bike corral at Hinano's Cafe** (George Francisco on behalf of the Business Committee
george.francisco@venicenc.org)

MOTION: The Venice Neighborhood Council recommends that Council District 11 and the Los Angeles Department of Transportation support the application of Hinano's Cafe for the installation of a bicycle corral at 15 W Washington Blvd.

Recommended by Business Committee on 2-1-15 by a vote of 4-0-0 (GF/MK)

PULLED FROM CONSENT

ACTION: AMENDMENT to not remove a parking spot. AMENDMENT FAILS Robin Rudisill, George Gen (4-11-2)

IN FAVOR: Robin Rudisill, Mike Bravo, George Gineris, Kelley Willis

AGAINST: Marc Saltzberg, Hugh Harrison, Sylvia Aroth, Erin Darling, Melissa Diner, George Francisco, Matt Kline, Ira Koslow, Abigail Myers, Max Sloan, Bud Jacobs,



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ABSTAIN: Mike Newhouse, Jed Pauker

ACTION: Motion PASSES (George Francisco, Matt Kline 15-1-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, Erin Darling, Melissa Diner, George Francisco, Matt Kline, Ira Koslow, Abigail Myers, Max Sloan, Kelley Willis, Bud Jacobs,

AGAINST: George Gineris

ABSTAIN: Mike Newhouse

D Public Art Installation by Funnyzoo (Eduardo Manilla eduardo.manilla@venicenc.org)

MOTION: Whereas, Venice is the creative soul of Los Angeles, the Venice Neighborhood Council supports the initiative by Funnyzoo to create a temporary public art exhibit and cultural initiative of playful, colorful life-sized sculptures of wild animals. The art is designed in collaboration with the community and local artists to promote awareness of biodiversity, as well as conservation of the Earth's endangered species and environment.

Therefore be it resolved, that the Venice Neighborhood Council supports FunnyZoo's efforts to empower local artists and our community by bringing a temporary art installation to Venice, California.

Recommended by the VNC Arts Committee on 2/4/16, by a vote of 4-0-0.

CONSENT CALENDAR

ACTION: Motion PASSES (Marc Saltzberg, Sylvia Aroth 15-0-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Joe Murphy, Abigail Myers, Kelley Willis, Bud Jacobs, Mike Bravo

AGAINST: NONE

ABSTAIN: Mike Newhouse

9. Land Use and Planning Committee (LUPC) Consent Calendar (7:51 PM -- 1 minute)

[All agenda items on the Land Use and Planning Committee (LUPC) Consent Calendar will pass when the LUPC Consent Calendar is approved. No discussion or Public Comment is allowed on any item. Items may be removed by any Board member or Stakeholder. Removed items will go to the end of agenda item 11. Land Use and Planning Committee and will be treated as regular LUPC agenda items, with discussion and public comment]

A 415 Venice Way, North Venice Subarea, RD1.5-1-O zone, General Plan Land Use Plan designation:

Multiple-Family Residential Low Medium II

ZA-2015-2692-CDP-ZAA-SPP-SPPA-MEL and ENV-2015-2693-CE

VCZSP Compliance: SPP



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<http://www.VeniceNC.org/415-Venice-Way/>

City Hearing took place on January 7, 2016

Project Description: demo of existing SFD & construction of a new SFD, Zoning Administrator's Adjustment to allow a front yard of 12'-6" and a side yard of 3', in lieu of the 15' front yard and 4' side yard required, a height for flat roof portions of 32' vs. the height limit of 30', VCZSP compliance permit (SPP), and Mello Determination.

Applicant: Andrea Schoening for Edward Schumacher

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

Recommended by LUPC on 2-1-16 by a vote of 6-0-0 (GR/MK) Maury Ruano recused:

MOTION:

The VNC Board recommends approval of the project as the lot is small and as the neighbors have received such adjustments, contingent on withdrawing the Specific Plan Adjustment for height of > 30' with a flat roof, and contingent on the front yard setback of 12'-6" being verified by LUPC Staff as being the same as the prevailing front yard setback for the adjacent properties.

PULLED FROM CONSENT

ACTION: Motion PASSES (Robin Rudisill, Hugh Harrison 15-1-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, Erin Darling, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Abigail Myers, Max Sloan, Bud Jacobs,

AGAINST: Kelley Willis

ABSTAIN: Mike Newhouse

B **549 Westminster Ave, Oakwood Subarea**, RD1.5, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, Continued from July 28, 2015 meeting

ORIGINAL CASE CODING:

ZA-2015-607-CDP-ZAA-SPP-MEL

REVISED CASE CODING (from 1 case to 3 cases):

ZA-2015-607-CDP-ZAA and DIR-2015-4244-VSO and DIR-2015-2708-MEL

CEQA case: ENV-2015-608-MND

Other: ZA-2015-812-CEX (for a 6' block wall)

VCZSP Compliance: Should be SPP with a CDP, not a VSO

<http://www.VeniceNC.org/549-Westminster-Ave/>

City Hearing on Thursday February 25, 2016, 10 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: demo of existing SFD & construction of new 2,565 sq ft 1 and 2-story SFD, with 644 sq ft carport, 311 sq ft patio/balcony area, on a 5,202 sq ft lot, and a Zoning Administrator's Adjustment to allow a 2' wide westerly side yard in lieu of the 4' wide side yard required; agreement re. shared driveway with 559 Westminster is being modified



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Applicant: Nora Gordon

LUPC Staff: Mehrnoosh Mojallali

PUBLIC COMMENT

Recommended by LUPC on 2-1-15 by a vote of 6-1-0 (RA/RR):

MOTION:

The VNC recommends that the project’s case coding be reinstated to the correct, original case coding as one case, because a change in the original planning case to 3 separate cases is not in compliance with State laws or the City’s policies and because this separation resulted in a Mello case that is not appealable and does not comply with the Mello Act Interim Administrative Procedures; and the VNC recommends approval of the original case (ONLY original case, ZA-2015-607-CDP-ZAA-SPP-MEL, and not the revised, “piece-mealed” 3 cases), including the ZAA request to allow a 2’ side yard vs. the 4’ required, on two conditions:

- i. the adjacent property owner on the side with the 2’ side yard provides a written signoff specifically stating that they do not object to the side yard adjacent to their property being 2’ wide; and
- ii. the driveway on the other side of the property is a minimum of 10’ wide (2 1/2 ‘ on the neighbors’ side; and 7 1/2’ on the Applicant’s side).

PULLED FROM CONSENT

ACTION: Motion PASSES (Robin Rudisill, Matt Kline 16-0-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, Erin Darling, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Abigail Myers, Max Sloan, Kelley Willis, Bud Jacobs,

AGAINST: None

ABSTAIN: Mike Newhouse

C **845 Victoria Ave, Milwood Subarea**, R2-1 zone, Multiple-Family Residential Low Medium I
DIR-2015-3575-CDP and ENV-2015-3576-CE and DIR-2015-1644-MEL and DIR-2015-3077-VSO
VCZSP Compliance: VSO

<http://www.VeniceNC.org/845-Victoria-Ave/>

City Hearing took place on January 25, 2016

Project Description: demo existing SFD & garage, and construct a 1,893 sq ft, 2-story, SFD, with a detached 296 sq ft recreation room over a 2-car garage with one uncovered parking space

Applicant: Catherine Johnson Design, Bitches for Carin Besser & Matthew Berninger

LUPC Staff: Todd Darling and Robin Rudisill, Chair

PUBLIC COMMENT

Recommended by LUPC on 2-1-15 by a vote of 7-0-0 (RR/RA):

MOTION:

The VNC Board recommends that the Mello Act Compliance Determination be re-incorporated into the CDP case so that the Mello Act Compliance Determination remains appealable and is part of the CDP and therefore prevents the CDP from being appealed to the WLAAPC for that reason.



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ACTION: Motion PASSES (Ira Koslow, Hugh Harrison 14-0-2). A and B PULLED and moved to end of LUPC.

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Abigail Myers, Kelley Willis, Bud Jacobs, Mike Bravo

AGAINST: NONE

ABSTAIN: Mike Newhouse, Joe Murphy

MAX SLOAN ARRIVES

10. **Announcements & Public Comment on items not on the Agenda (7:53PM -- 10 minutes)**

[No more than 1 minute per person – no Board member announcements permitted]

Lydia Ponce, Ayana Moroci, Herv, Mark Lipman, Colleen Saro

11. **Old Business [Discussion and possible action] (8:03PM -- 15 minutes)**

A Amendments to the Venice Land Use Plan, (15 minutes) Robin Rudisill, Chair (Returned to LUPC by AdCom for a more detailed recommendation)

Recommended by LUPC on 11-30-15 by a vote of 6-2-0 (RR/MK):

MOTION: The VNC Board *recommends approval* of the following amendments to the Venice Land Use Plan:

a. Definition of Remodel, page I-15

The definition of “Remodel” shall be changed to be essentially the same as the definition used by the City of Malibu in their Local Coastal Program, as follows:

“Remodel: the upgrade or improvement of the interior or exterior faces of an existing structure without altering the existing foundation, footprint or building envelope, and removing or replacing no more than 50% of the exterior walls, in accordance with all other applicable Building Code and LAMC zoning requirements.”

and

b. Policy I. F. 1. Historic and Cultural Resources, page II-28

The second paragraph shall be changed to: “The following buildings, streets, and trees have been identified through the coordinated efforts of surveys performed by the Venice Historical Society, Venice Community, State Coastal Conservancy and City of Los Angeles, including but not limited to Survey LA, as significant architectural, historical and cultural landmarks in the Venice Coastal Zone.”

and

The following sentence shall be added at the bottom of the listing of significant architectural, historical and cultural landmarks in the Venice Coastal Zone: “All potential historical districts and historic and cultural resources identified in the 2015 SurveyLA, which is incorporated herein by reference.”

MOTION made to separate item into two motions.



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ACTION: Motion PASSES Sylvia Aroth, Ira Koslow (16-0-1)

IN FAVOR Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, George Gineris, Ira Koslow, Abigail Myers, Joe Murphy, Marc Saltzberg, Melissa Diner, George Francisco, Matt Kline, Max Sloan, Kelley Willis, Bud Jacobs

AGAINST: None

ABSTAIN: Mike Newhouse

1 MOTION: The VNC Board *recommends approval* of the following amendments to the Venice Land Use Plan:

a. Definition of Remodel, page I-15

The definition of "Remodel" shall be changed to be essentially the same as the definition used by the City of Malibu in their Local Coastal Program, as follows:

"Remodel: the upgrade or improvement of the interior or exterior faces of an existing structure without altering the existing foundation, footprint or building envelope, and removing or replacing no more than 50% of the exterior walls, in accordance with all other applicable Building Code and LAMC zoning requirements."

ACTION: MOTION PASSES count Sylvia Aroth, Ira Koslow (8-7-2)

IN FAVOR Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, George Gineris, Ira Koslow, Abigail Myers

AGAINST Marc Saltzberg, Melissa Diner, George Francisco, Matt Kline, Max Sloan, Kelley Willis, Bud Jacobs

ABSTAIN: Mike Newhouse, Joe Murphy,

2 MOTION: The VNC Board *recommends approval* of the following amendments to the Venice Land Use Plan:

b. Policy I. F. 1. Historic and Cultural Resources, page II-28

The second paragraph shall be changed to: "The following buildings, streets, and trees have been identified through the coordinated efforts of surveys performed by the Venice Historical Society, Venice Community, State Coastal Conservancy and City of Los Angeles, including but not limited to Survey LA, as significant architectural, historical and cultural landmarks in the Venice Coastal Zone." and

The following sentence shall be added at the bottom of the listing of significant architectural, historical and cultural landmarks in the Venice Coastal Zone: "All potential historical districts and historic and cultural resources identified in the 2015 SurveyLA, which is incorporated herein by reference."

ACTION: MOTION FAILS ROBIN RUDISILL, GEORGE GINGERIS (3-10-4)

IN FAVOR: Robin Rudisill, Mike Bravo, Kelley Willis,

AGAINST: Marc Saltzberg, Hugh Harrison, Sylvia Aroth, Melissa Diner, George Francisco, Matt Kline, Ira Koslow, Abigail Myers, Max Sloan, Bud Jacobs,

ABSTAIN: Mike Newhouse, Jed Pauker, George Gineris, Joe Murphy,



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12. **LUPC (8:20PM – 120 minutes)** Robin Rudisill on behalf of LUPC, (Chair-lupc@VeniceNC.org)
[Discussion and possible action]

ERIN DARLING ARRIVES, JOE MURPHY LEAVES

- A** **417 Ocean Front Walk (“Venice Suites”), North Venice Subarea, (30 minutes)** R3-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Medium, Dual Permit Jurisdiction Coastal Zone
ZA-2015-629-CDP-ZV-ZAA-SPP-MEL and ENV-2015-630-EAF
VCZSP Compliance: SPP

<http://www.VeniceNC.org/417-Ocean-Front-Walk/>

City Hearing Not Yet Scheduled

Project Description: conversion/change of use from 32-unit apartment building to 32-unit transient residential occupancy structure, including Mello Act Determination, Zone Variance to allow use in the R3 zone and to waive requirement to provide a Loading Zone on same lot, Zoning Administrator’s Adjustment to maintain existing non-conforming zero foot front yard & 3.5 foot side yard setbacks

Applicant: Carl Lambert, Venice Suites, LLC

LUPC Staff: Kathleen Rawson & Mark Kleiman

NOTE: Public Comment was closed at December 7, 2015 Meeting

Recommended by LUPC on 1-25-15 by a vote of 6-1-2 (MK/KR):

MOTION:

The VNC recommends that the proposed conversion / change of use from a 32-unit apartment building to a 32-unit transient residential occupancy structure with a zone variance to allow the use in the R3 zone and to waive requirements for a loading dock on the same lot be denied on the following grounds:

1. The proposed hotel is not permitted in an R-3A zone.
2. This hotel use is not a non-conforming hotel use since the most current certificate of occupancy states that the building is being used as an apartment building.
3. The Mello Act requires specific Findings before any residential units in the Coastal Zone may be demolished or converted, and the required Findings of infeasibility and coastal-dependent use cannot be made.
4. The project proposes to convert 32 residential units to hotel-type use. This violates the Mello Act and deprives the community of needed rent-stabilized housing stock. The cumulative impact of the loss of additional residential housing is deleterious to the community, harms residents and neighbors, and places upward pressure on the rental market.
5. The proposal is contrary to the Venice Land Use Plan’s preference for a mix of residential and commercial uses on the Boardwalk. Only five or six blocks of the Ocean Front Walk area have been protected as zoned residential, and they ought to be preserved.



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- 6. The application has failed to provide for amelioration of parking and traffic problems, and, specifically, the absence of the required loading dock on the same lot will increase traffic burdens in the neighborhood given the traffic problems on Speedway.

ACTION: Motion PASSES (Robin Rudisill, Ira Koslow 10-6-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, Erin Darling, George Gineris, Ira Koslow, Kelley Willis,

AGAINST: Melissa Diner, George Francisco, Matt Kline, Abigail Myers, Ma1 Sloan, Bud Jacobs,

ABSTAIN: Mike Newhouse

B 512 Rose Ave (“Café Gratitude”), Oakwood Subarea, C4-1 zone (30 minutes)

Community Commercial Area of Special Interest Oakwood Community Commercial Area (Rose Avenue between 4th and 7th Avenues, to be used for residential, neighborhood retail and services, personal services, and small scale businesses oriented to the local community)

<http://www.VeniceNC.org/512-Rose-Ave-Café-Gratitude/>

City Hearing on Tuesday February 23, 2016, City Hall

Project Description: CUB Plan Approval

Applicant: Ryland Engelhart

LUPC Staff: Nick Antonicello, for Robin Rudisill, Chair

PUBLIC COMMENT

Recommended by LUPC on 2-1-15 by a vote of 5-0-2 (RA/RD):

MOTION:

Whereas, there is substantial evidence that the Applicant has not complied with the conditions of approval in the WLAAPC Determination Letter dated May 25, 2012, specifically condition numbers 11, 14, 15, 16, 17c, 18b, 18e, 19, and 23, and thus the Plan Approval should be denied, and the extension of the CUB should be denied; and

Whereas, instead of denying the application, the Applicant and the Department of City Planning can agree to postpone this Plan Approval proceeding for one year

Therefore, the VNC recommends that the Plan Approval be postponed for one year, until February 1, 2017, for the purpose of allowing time for the Applicant to fully comply with the existing conditions of approval, and for sufficient time to pass in order to demonstrate ongoing and permanent compliance to the concerned neighbors.

ACTION: Motion PASSES (Robin Rudisill, Ira Koslow 13-3-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, Erin Darling, George Francisco, George Gineris, Ira Koslow, Ma1 Sloan, Kelley Willis, Bud Jacobs,

AGAINST: Melissa Diner, Matt Kline, Abigail Myers,

ABSTAIN: Mike Newhouse



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C **663 Brooks, Oakwood Subarea, (15 minutes)** RD1.5-1 zone, General Plan Land Use Plan designation: Low Medium II Residential
ZA-2014-4383-CDP and AA-2014-4381-PMLA-CN and ENV-2014-4482-MND, based on previously approved State CDP 5-14-0239, dated June 13, 2014
VCZSP compliance: DIR-2013-3889-VSO-MEL (for duplex)
<http://www.VeniceNC.org/663-Brooks-Ave/>
CITY HEARING SCHEDULED FOR THURSDAY FEBRUARY 25, 2016, CITY HALL
Project Description: for purposes of conversion of duplex to condos upon approval of PMLA for condo conversion
Applicant: Robert Thibodeau for Lewis Futterman, Owner
LUPC Staff: Mehrnoosh Mojalalli
PUBLIC COMMENT
Recommended by LUPC on 2-1-15 by a vote of 4-3-0 (MM/RD):

MOTION:

The VNC Board recommends the project as a VNC De Minimis Project.

ACTION: Motion PASSES (Robin Rudisill, Matt Kline 16-0-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, Erin Darling, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Abigail Myers, Max Sloan, Kelley Willis, Bud Jacobs,

AGAINST: NONE

ABSTAIN: Mike Newhouse

D **119 Vista Place, North Venice Subarea, (15 minutes)** RD1.5-1 zone, Multiple-Family Residential Medium
ZA-2015-1976-CDP-SPP-MEL and ENV-2015-1977-MND
VCZSP compliance: SPP
<http://www.VeniceNC.org/119-Vista-Place/>
City Hearing on Thursday February 18, 2016, 9:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave
Project Description: (WALK STREET) demo of existing SFD & construction of a new SFD, VCZSP compliance permit, Mello Determination
Applicant: Jessie Caarrillo for David Lattizori
LUPC Staff: Robin Rudisill, Chair
PUBLIC COMMENT
Recommended by LUPC on 2-1-15 by a vote of 7-0-0 (RR/MK):

MOTION:

The VNC Board recommends approval of the project, subject to the following items being provided to the LUPC Chair prior to the VNC Board meeting (by February 8, 2016):

- i. the already existing neighbor petition (includes both adjacent neighbors)
- ii. an analysis of the FAR on the surrounding neighborhood/block, both sides (Sue Kaplan, MSC Ad Hoc Committee Chair, to provide format/specs of the analysis)



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iii. a photo survey of the heights of the surrounding neighborhood/block, both sides

ACTION: Motion PASSES (Robin Rudisill, Ira Koslow 16-0-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, Erin Darling, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Abigail Myers, Max Sloan, Kelley Willis, Bud Jacobs,

AGAINST: NONE

ABSTAIN: Mike Newhouse

E 810 Amoroso Place, Milwood Subarea, (15 minutes) R2-1 zone, Multiple-Family Residential Low Medium I

ZA-2015-1165-CDP-ZAA-SPP-MEL and ENV-2015-1166-MND

VCZSP Compliance: SPP

<http://www.VeniceNC.org/810-Amoroso-Place/>

City Hearing on Thursday February 18, 2016, 10:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: (WALK STREET) demo of existing SFD & construction of a SFD, Zoning Administrator's Adjustment to allow an 11'-6" rear yard in lieu of the 15' rear yard required, VCZSP compliance permit, Mello Determination

Applicant: Cayley Lambur, for Venice Amoroso, LLC

LUPC Staff: Gabriel Ruspini and Robin Rudisill, Chair

PUBLIC COMMENT

Recommended by LUPC on 2-1-15 by a vote of 7-0-0 (MK/RA):

MOTION:

The VNC Board recommends approval of the project with the rear yard variance withdrawn.

ACTION: Motion PASSES (Robin Rudisill, George Gineris 16-0-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, Erin Darling, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Abigail Myers, Max Sloan, Kelley Willis, Bud Jacobs,

AGAINST: NONE

ABSTAIN: Mike Newhouse

F Review of Qualification for Coastal Exemption Processing (15 minutes)

Recommended by LUPC on 1-25-16 by a vote of 9-0-0 (RR/MK)

The VNC Board recommends that the projects listed below, at 2405 Boone Ave, 700 Indiana Ave, 635-637 San Juan Ave, and 1317 Cabrillo Ave, be required to obtain a Coastal Development Permit as we believe they constitute development in the Coastal Zone and do not qualify for processing as a Coastal Exemption.



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- I **2405 Boone Ave, Southeast Venice Subarea**, R1-1 zone, General Plan Land Use Plan designation: Single-Family Residential Low
DIR-2015-3857-CEX (Coastal Exemption) and DIR-2015-2921-VSO
<http://www.VeniceNC.org/2405-Boone-Ave/>
Project Description: 1st, 2nd, & 3rd floor addition to existing SFD with existing attached garage. Project will result in 2,714 sq ft of addition.
Applicant: Liz Jun, The Code Solution

- II **700 Indiana Ave, Oakwood Subarea**, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, continued from October 25th meeting
ZA-2015-2600-CEX (Coastal Exemption) and DIR-2015-2598-VSO
<http://www.VeniceNC.org/700-702-Indiana-Ave/>
Issue for Consideration: going through CDP application process but in the meantime getting Building Permits with a Coastal Exemption, without any notice to Interested Parties of CDP—a “piece-meal” approach. Area Planning Commission upheld the appeal of the related CDP/denied the project
Applicant: Scott Friedman & Wil Nieves, for Escrilla Holdings

- III **635-637 San Juan Ave (3 units); Oakwood Subarea**, RD1.5 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II—3 units have been deemed Affordable by HCID; Applicant now changing to Coastal Exemption but Mello affordable unit designation is still applicable; Per Applicant, no longer doing condos
Current Project: DIR-2015-3993-CEX (Coastal Exemption) and DIR-2015-3140-VSO
Former Project: ZA-2014-2514-CDP and ENV-2014-2515-CE or DIR-2015-3140-VSO
VCZSP Compliance: VSO
<http://www.VeniceNC.org/635-San-Juan-Ave/>
City hearing for CDP case took place on December 18, 2014 (n/a for new case)
Project Description: Demo 3 apartment units & replace with 3 condo units, REVISED TO COASTAL EXEMPTION AND NO MELLO DETERMINATION
Applicant: Liz Jun, The Code Solution

- IV **1317 Cabrillo Ave, North Venice Subarea**, RD1.5-1-O zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II
DIR-2015-3491-CEX (Coastal Exemption) and DIR-2015-2856-VSO
<http://www.VeniceNC.org/1317-Cabrillo-Ave/>
Project Description: Add 21'9" x 11'6" to connect 2 1-story SFD's to create 3-story duplex. Add 22' x 60' 2nd floor including 3 bedrooms and 3 bathrooms. See comments (??)
Applicant: Mauricio Suarez



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ACTION: Motion PASSES (Robin Rudisill, George Gineris 16-0-1)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Robin Rudisill, Jed Pauker, Sylvia Aroth, Mike Bravo, Erin Darling, Melissa Diner, George Francisco, George Gineris, Matt Kline, Ira Koslow, Abigail Myers, Max Sloan, Kelley Willis, Bud Jacobs,

AGAINST: NONE

ABSTAIN: Mike Newhouse

13. New Business (10:20PM – 30 minutes)

[Discussion and possible action]

A Support of Lincoln Corridor Business Improvement Group (George Francisco on behalf of the Business Committee george.francisco@venicenc.org)

MOTION: The Venice Neighborhood Council recommends that Council District 11 support the creation of local Business Improvement Groups by merchants on Washington Blvd to be known as the Washington Square Business Improvement Group and on Lincoln Blvd to be known as the Lincoln Corridor Business Improvement Group.

Recommended by Business Committee on 2-1-15 by a vote of 4-0-0 (GF/MK)

ACTION: MOTION TO POSTPONE MOTION FAILS (Erin Darling, George Gineris 5-11-1)

IN FAVOR: Robin Rudisill, Jed Pauker, Mike Bravo, Erin Darling, George Gineris,

AGAINST: Marc Saltzberg, Hugh Harrison, Sylvia Aroth, Melissa Diner, George Francisco, Matt Kline, Ira Koslow, Abigail Myers, Ma1 Sloan, Kelley Willis, Bud Jacobs,

ABSTAIN: MIKE NEWHOUSE

ACTION: Original Motion PASSES (George Francisco, Matt Kline 9-6-2)

IN FAVOR: Marc Saltzberg, Hugh Harrison, Melissa Diner, George Francisco, Matt Kline, Ira Koslow, Abigail Myers, Ma1 Sloan, Bud Jacobs,

AGAINST: Robin Rudisill, Jed Pauker, Mike Bravo, Erin Darling, George Gineris, Kelley Willis,

ABSTAIN: Mike Newhouse

14. Board Member Comments on subject matters within the VNC jurisdiction (10:50PM - 5 minutes)

15. Adjourn (approx.)



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List of Venice Neighborhood Council Committees & Chairs – Volunteers Welcome

Administrative	Mike Newhouse	Communications	Jed Pauker
Arts	Eduardo Manilla	Discussion Forum	Joe Murphy
Budget & Finance	Hugh Harrison	Business	George Francisco
Education	Bud Jacobs	Housing	Abigail Myers, Helen Stotler
Land Use and Planning	Robin Rudisill	Mass/Scale/Character	Sue Kaplan
Neighborhood	Marc Saltzberg	Parking/Transportation	Abigail Myers
Ocean Front Walk	Melissa Diner	Public Safety	George Francisco
Outreach	Sylvia Aroth	Santa Monica Airport	Laura Silagi, Abigail Myers
Rules & Election	Ira Koslow	2015/16 Election	Elizabeth Wright, Ivan Spiegel
Environmental	Abigail Myers, Erin Sullivan-Ward, Barbara Lonsdale		

DISABILITY POLICY: As covered under Title II of the Americans with Disabilities Act, the Venice Neighborhood Council does not discriminate on the basis of disability and, upon request, the Venice Neighborhood Council 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.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the committee members in advance of a meeting may be viewed at Beyond Baroque, 681 Venice Blvd; Venice Public Library, 501 S. Venice Blvd; at our website at the following link: www.venicenc.org; or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact communications@venicenc.org.