



# 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

*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: MONDAY December 7, 2015** **TIME: 6:30 - 10:30 pm**

## **VERA DAVIS FAMILY SOURCE CENTER** **610 California (@ Electric)**

**LUPC Chair requests: Respect, Kindness, Civility, and Honesty**

**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](mailto:NCsupport@lacity.org)

### **AGENDA (estimated start times indicated on some Agenda Items):**

**1. Call to Order**

**2. 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					

**3. Approval of Minutes** – see recordings and draft minutes at: <http://www.venicenc.org/committees/lupc/>

**4. Approval of Agenda**

**5. Declaration of Conflicts of Interest & Items of Interest from LUPC Members**--All LUPC members shall 1) declare any conflicts of interest relating to items on this meeting’s agenda and 2) share any items of interest

**6. LADBS Update on new ordinance, policies and changes for new construction and remodels; explanation of retrofitting plan,** requested by Yolanda Gonzalez

**7. PUBLIC COMMENT** on non-agenized items related to Land Use and Planning only.

**8. 7:00 pm** Update from Short-Term Rentals Education & Awareness Task Force, Dr. Judy Goldman

**9. CONTINUED** 522 Venice Blvd. proposed low profile creative office hub with subterranean on-site parking, Laurette Healey, Principal, City Land Use

**10. CONTINUED** Motion Regarding “Venice Sign Offs,” Todd Darling

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION: Motion**

- i. Whereas the “Venice Sign Off” (VSO), now done solely by the Los Angeles City Planning Dept., has the effect of shielding proposed housing projects in Venice from the appropriate and legally mandated public scrutiny;

- ii. Whereas the VSO is done by one planner, who has stated that he does not take into consideration questions of “mass, scale and character” even though “mass, scale and character” is part of the local and state law, including the Coastal Act and the L.A. General Plan Venice Community Plan (certified) Land Use Plan;
- iii. Whereas the VSO allows projects to go forward without fully analyzing their impact on Affordable Housing per Los Angeles City ordinances, or analysis of their implications regarding the state’s Mello Act;
- iv. Whereas VSOs have not adequately considered or analyzed historically significant buildings and resources, the VSOs are causing damage to our historic heritage and possibly prejudicing our future Local Coastal Plan and any potential historic district;
- v. Whereas the VSO’s give exemptions to CEQA (California Environmental Quality Act) without adequate analysis, frequently without complying with the state’s requirement that no exemption be given if a development runs counter to a neighborhood’s mass, scale and character;
- vi. Whereas the VSO expedites development of projects without public input and therefore endangers the integrity and character of our Special Coastal Community, and our population’s diversity, these VSOs could therefore prejudice our legally mandated “Local Coastal Plan” before it is even written;
- vii. Whereas the VSO Administrator also acts as the City’s Mello Act Coordinator, reducing the transparency of Mello Act Determinations for the public and creating doubt about their accuracy;
- viii. Whereas the City’s process for determining whether replacing low- or moderate-income housing is financially feasible is deeply flawed, and the processing and coordination provided by the Planning Dept. and the VSO Administrator avoids a public and transparent process;
- ix. Whereas only the Western Center on Law and Poverty and the Legal Aid Foundation of Los Angeles are notified about “replacement affordable units” housing determinations for proposed developments and those notices are not always sent to/received, or opened by those two organizations;
- x. Whereas the VSO allows the City’s Affordable Housing law analysis to be considered separately from and prior to other aspects of proposed developments, and effectively “piece-meals” the planning and permit process, which is illegal in California, and does not serve the community interests of Venice;
- xi. Whereas the VSO authorizes Coastal Exemptions, it usurps the authority as well as the spirit of the California Coastal Act and the Coastal Commission and is not in the best interests of Venice; and
- xii. Whereas cumulatively the VSO violates the rights and equal protection due Venice residents and other landowners.

**THEREFORE be it Resolved that:**

The Land Use and Planning Committee recommends that the VNC Board shall:

1. Demand that the City of Los Angeles permanently cease issuing “Venice Sign Offs” effective immediately, as of this date, and that all projects go through a transparent, public process;
2. Request that our City Councilman Mike Bonin immediately request a meeting with the City Attorney’s office and Kevin Jones and the Planning Department to demand the immediate termination of the “Venice Sign Off” as it illegally acts to “piece-meal” the planning process, violate local and state housing law, and damage the character of a protected Special Coastal Community; and
3. Demand that the Planning Department shall swiftly notify the Venice Land Use and Planning Committee and the general public in Venice when any proposed project may potentially impact affordable housing issues, or “Mass, Scale and Character”.

**11. ACTIVE CASES FOR REVIEW:**

**a. HEARING FOR CASES UNDER CONSIDERATION FOR “VNC DE MINIMIS PROJECT” CATEGORIZATION OR COASTAL EXEMPTION RECOMMENDATION, *PUBLIC COMMENT & MOTION*:**

**7:10 pm** 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**

ZA-2014-2514-CDP and ENV-2014-2515-CE or DIR-2015-3140-VSO with DIR-2015-3993-CEX  
**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, RD1.5-1 zone **REVISED TO COASTAL EXEMPTION AND NO MELLO DETERMINATION**

**Applicant:** Liz Jun, The Code Solution

**LUPC Staff:** Maury Ruano and Robin Rudisill, Chair

**7:20 pm** 1317 Cabrillo Ave, North Venice Subarea, RD1.5-1-O, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II  
 DIR-2015-2856-VSO and DIR-2015-3491-CEX

Project Description: Add 21'9" x 11'6" to connect 2 1-story SFD to create 3-story duplex. Add 22' x 60' 2<sup>nd</sup> floor including 3 bedrooms and 3 bathrooms. See comments (??)

b. **7:30 pm** REVIEW/HEARING OF ACTIVE CASES:

NORTH VENICE SUBAREA

**I.** 601 Ocean Front Walk, North Venice Subarea, C1-1 zone, General Plan Land Use Plan designation: Community Commercial

ZA-2015-0102-CDP-CU-SPP and ENV-2015-103-MND

VCZSP Compliance: SPP

<http://www.venicenc.org/601-ocean-front-walk/>

**CITY HEARING TOOK PLACE ON Thursday December 3, 2015**

**Project Description:** Construction of a 35' tall mixed-use building featuring 7,992 sq ft of retail, 20,000 sq ft of office, and one 800 sq ft dwelling unit, all sited on a 19,195 sq ft lot; and a conditional use to permit deviations from commercial corner establishment/mini-shopping center requirements by allowing on-site tandem parking otherwise not permitted by LAMC Section 12.22-A.23(a)(4)(i); and relief from the requirement to landscape all street frontages and perimeters as required by LAMC Section 12.22-A.23(a)(10)(i); and a VCZSP compliance review

**Applicant:** Glen Irani, Glen Irani Architects Inc.

**LUPC Staff:** Robert Aronson

**PUBLIC COMMENT** – **if substantive changes to Motion content**

**FOR POSSIBLE ACTION:** Motion – **reword/reshape Motion from prior meeting**

**II.** 417 Ocean Front Walk, North Venice Subarea, R3-1 zone, General Plan Land Use Plan designation: Multi-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

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**III.** 310-312 Venice Way, North Venice Subarea, RD1.5-1-O, General Plan Land Use Plan designation: Multiple Family Residential Low Medium II

ZA-2015-1963-ZAD and ENV-2015-1965-CE

VCZSP Compliance: none

<http://www.venicenc.org/310-312-venice-way/>

**CITY HEARING Thursday December 17, 2015, 9:30 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

**Project Description:** Zoning Administrator's Determination pursuant to LAMC Section 12.24-X, 27 to permit the continued operation of a 4,134 sq ft office building in the RD1.5-1-O zone, otherwise not permitted by LAMC Section 12.23-B, 2

**Applicant:** Steve Catalano for Laura Alice & Peter Scaturro

**LUPC Staff:** Robin Rudisill, Chair

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

OAKWOOD SUBAREA

**IV.** 330-330 ½-332-332 ½ Rennie Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II  
ZA-2014-1264-CDP-SPP-MEL and VTT-72727-SL (Vesting Tentative Tract – 5+ lots) and ENV-2014-1262-MND

VCZSP Compliance: SPP (DIR for SLS/VCZSP pre-October 2014)

<http://www.venicenc.org/330-332-rennie-ave/>

**CITY HEARING NOT YET SCHEDULED**

Project Description: Mello Act Determination, demo of 5 existing residential units in 4 buildings on two separate lots totaling 12,700 sq ft, Small-Lot Subdivision to create 7 new record lots w/7 new individual SFD's (note: case filed on 4/10/14, accepted for review on 1/22/15)

Applicant: Brian Silveira

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**V. CONTINUED** 230 San Juan Ave, Oakwood Subarea, RD1.5-1-O zone, General Plan Land Use designation: Multiple-Family Residential Low Medium II  
ZA-2015-1261-ZAA and ENV-2015-1262-CE

VCZSP Compliance: none

**CITY HEARING Thursday December 10, 2015, 10:00 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

<http://www.venicenc.org/230-san-juan-ave/>

Project Description: Zoning Administrator's Adjustment to permit 1) a front yard of 5' in lieu of the 15' front yard required, 2) a 3'-6" westerly side yard & a 2'-4" easterly side yard in lieu of the 4' side yard required, & 3) a rear yard varying from 0' to 8' in lieu of the 15' rear yard required, all in conjunction with the proposed 1,159 sq ft addition to an existing 1,056 sq ft SFD & new 310 sq ft attached garage, on a 1,344 sq ft lot, resulting in a max height of 35'

Applicant: Brian Silveira, for Shrigley Holdings, Inc.

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

**VI.** 338 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use designation: Multiple-Family Residential Low Medium II  
ZA-2015-1389-CDP and ENV-2015-1390-CE and DIR-2012-1705-VSO-MEL

VCZSP Compliance: VSO

**CITY HEARING Thursday December 10, 2015, 9:30 am, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

<http://www.venicenc.org/338-indiana-ave/>

Project Description: construction of a 30' tall duplex sited on a 5,282 sq ft vacant lot, building permit approved for demo in December 2014, application for CDP filed in February 2015

Applicant: Jason Berk, for Aubrey Balkind

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

SOUTHEAST VENICE

**VII.** 505 28<sup>th</sup> Ave, Southeast Venice Subarea, R1-1-O zone, General Plan Land Use Plan designation: Single-Family Residential Low, Dual Permit Jurisdiction Coastal Zone

DIR-2015-3474-CDP and ENV-2015-3475-CE and DIR-2015-3647-VSO

VCZSP Compliance: VSO

<http://www.venicenc.org/505-28th-ave/>

**CITY HEARING Monday December 7, 2015, 2:00 pm, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

**Project Description:** Demo of 405 sq ft detached accessory garage, construction of 2<sup>nd</sup> floor addition of 646 sq ft & a new attached 370 sq ft garage to the existing SFD, with 3 parking spaces, 2 covered & 1 uncovered, max building height of 25' to the top edge of the flat roof and a residential floor area of 2,877 sq ft, on a 4,300 sq ft lot

**Applicant:** Robert Thibodeau, for Gavin Dogan

**LUPC Staff:** Maury Ruano

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

**EAST OF LINCOLN**

**VIII. 4264 Lincoln Blvd, East of Lincoln, [Q] M2-1-CDO zone**

ZA-2015-3966-CUB and ENV-2015-3967-CE

**VCZSP Compliance:** none

<http://www.venicenc.org/4264-lincoln-blvd-starbucks/>

**CITY HEARING Tuesday December 15, 2015, 9:00 am, City Hall, 200 N. Spring Street, Room 1070**

**Project Description:** Starbucks CUB application for proposed evening program, which includes menu addition of beer & wine for on site consumption, at its existing 1,608 sq ft coffee shop/restaurant/store at 4264 Lincoln Blvd, with 20 interior seats and existing hours of operation from 5 am to 9:30 pm on Monday - Saturday, and 5:30 am to 9:00 pm on Sunday

**Applicant:** Spencer Regnery, Glassman Planning Associates, Inc., for Coffee House Holdings, Inc.

**LUPC Staff:** Mehrnoosh Mojalalli

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

c. **ACTIVE CASES NOT BEING HEARD:**

i. **ACTIVE CASES PENDING LUPC HEARING/REVIEW:**

a) **811 Washington Blvd ("United Oil") Southeast Venice Subarea, C2-1 zone, General Plan Land Use Plan designation: General Commercial**

**CITY HEARING NOT YET SCHEDULED**

**Project Description:** add CUB for beer and wine

**Applicant:** Sherrie Olson

**LUPC Staff:** Robin Rudisill, Chair

b) **437 Rialto Ave, North Venice Subarea, RD1.5-1-0 zone, General Plan Land Use Plan designation: Multiple-Family Residential: Low Medium II, CONTINUED FROM JULY 28, 2015 MEETING**

ZA-2015-607-CDP-ZAA and DIR-2015-2708-MEL and ENV-2015-608-CE

**VCZSP Compliance:** NONE

<http://www.venicenc.org/437-rialto-ave/>

**August 13, 2015 City Hearing CANCELLED; LUPC Chair agreed to rehear case upon future request of Applicant prior to rescheduled City Hearing**

**Project Description:** construction of 35', 1,936 sq ft SFD on 2,409 sq ft lot

**Applicant:** Howard Robinson

**LUPC Staff:** Gabriel Ruspini

c) **934 Amoroso Ave, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I, CONTINUED FROM OCTOBER 5, 2015 MEETING as City Hearing Cancelled**

DIR-2015-2907-CDP-SPP and ENV-2015-2906-CE

**VCZSP Compliance:** SPP

<http://www.venicenc.org/934-amoroso-ave/>

**CITY HEARING Thursday October 26, 2015, 1:00 pm, West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave**

**Project Description:** WALK STREET--demo 148 sq ft of existing 833 sq ft SFD & demo of detached accessory garage; construct 1<sup>st</sup> floor addition of 169 sq ft, new 2<sup>nd</sup> floor of 1,463 sq ft, a roof deck and a new attached 2-car garage to the existing SFD. New Recreation Room. Total sq ft proposed is 2,317  
**Applicant:** Bill Tsui, YU2e, Inc., LOC Equities, LLC  
**LUPC Staff:** Gabriel Ruspini

- d) **700 Indiana Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, continued from October 25<sup>th</sup> meeting**

<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

**Applicant:** Scott Friedman & Contact Wil Nieves, for Escrilla Holdings

- e) **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 ZA-2015-607-CDP-ZAA-SPP-MEL and ENV-2015-608-EAF and DIR-2015-4244-VSO and ZA-2015-812-CEX (for a 6' block wall)**

**VCZSP Compliance:** SPP

<http://www.venicenc.org/549-westminster-ave/>

**CITY HEARING NOT YET SCHEDULED**

**Project Description:** demo of existing SFD & construction of new 2,565 sq ft 1 and 2-story SFD; shared drive-way with 559 Westminster is being modified

**Applicant:** Nora Gordon

**LUPC Staff:** Mehrnoosh Mojallali

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

ii. **ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:**

- a) **710 California Ave (SFD), Milwood Subarea – pending MELLO Determination Letter ZA-2014-2135-CDP and ENV-2014-2136-CE and DIR-2013-2261-VSO**

**VCZSP Compliance:** VSO

<http://www.venicenc.org/710-california-ave/>

**CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014, ZA DETERMINATION ISSUED APRIL 29, 2015, APPEAL PERIOD EXPIRED MAY 13, 2015, PENDING STATE CDP APPEAL PERIOD NOTIFICATION**

**Project Description:** Demo/new 3-story SFD, with accessory living quarters above garage

**Applicant:** Matthew Royce

**LUPC Staff:** Todd Darling & Maury Ruano

iii. **ACTIVE CASES PENDING RESOLUTION/CATEGORIZATION:**

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

**NOT HEARD BY THE VNC; City hearing on October 16, 2014, City CDP issued on November 14, 2014, City appeal period expired December 1, 2014; Appealed to the Coastal Commission; Substantial Issue found by CC at February 12, 2015 Hearing; Pending continuance for de Novo Hearing.**

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

<http://www.venicenc.org/1214-abbot-kinney-blvd/>

**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

12. **Discussion of concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues**

- Status Update on City Planning's new process for CUB processing
- No new alcohol licenses "policy" (transfers & upgrades only) & ABC inspections
- Rose Café ABC conditions, questionable VSO re. parking (DIR-2015-96-VSO), need Neighborhood Meeting, parking to be reviewed by CP group responsible for "effectuation"
- Noise issues--Nuisance activities related to ABC licenses & Special Permits issued for areas adjacent to res zones
- "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: DEBRIEF--Sarah Blanche

13. **Chair Updates & Outstanding Issues**

- Coastal Exemption Task Force--review of process, procedures, & selected Coastal Exemptions. 1<sup>st</sup> task--accurate Project Descriptions**

- b. Building & Safety inspection concerns and requirement for 50% or more of structure remaining requirement; changes from duplex Certificate of Occupancy to Small Lot Subdivision SFD Certificate of Occupancy literally overnight, conversion from rental units to condos (“workarounds”)
  - c. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
  - d. Mello Act Determinations – status and ongoing changes to process, pending corrections to HCID procedures
  - e. VNC De Minimis Project – do more, refine definition, incl no significant curr or cumulative effect, clarify in Bylaws
  - f. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
  - g. Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation – **City Council Motion for Small-Lot Subdivisions on July 1, 2015**
  - h. LUPC/Board offsite recommendations
  - i. Report on permits and demolition for 713-721 Venice Blvd and Neighborhood group request for permit review and Due Process for review of project, Robin Rudisill, Chair
  - j. Review of City Planning Mello Act Checklist Errors/Impact on Decisions, including current cases 811-815 Ocean Front Walk and 417 Ocean Front Walk, Robin Rudisill, Chair
  - k. Status of Determination Letters from West L.A. Area Planning Commission (APC), prepared by City Planning but not reviewed by APC prior to submission to Coastal Commission, for 259 Hampton CDP & SPP determinations, Robin Rudisill, Chair
  - l. Proposed Zoning Change, Robin Rudisill, Chair--Ocean Front Walk, from N. Venice to 19<sup>th</sup> Ave & from Dudley Ave to Sunset Ave, from “R3(Q)CI-CA/Multiple-Family Residential Medium” to “C1-1-O/Community Commercial, continued until further notice
  - m. Coastal Exemptions Task Force – Status Report, Robin Rudisill, Chair & Todd Darling  
Examples include: 128 Wave Crest Ave (Substantially Contributing Structure in most pristine neighborhood of North Venice Walk Streets historic district per SurveyLA), 700 Indiana Ave, 658 Venice Blvd (“ExtraSpace Storage”), 1507 Oakwood Ave, 911 Milwood Ave, 906 Superba Ave, 635 San Juan Ave (see Active Cases Pending Status on Mello Determinations, below), 230 San Juan Ave, 333 Windward Ave (see agenda item, below), 648 Milwood Ave, 639 Santa Clara Ave, etc.  
Issues include: possible Mello Act workaround, especially if affordable unit determination is issued and then applicant switches to Coastal Exemption, not consistent with CEQA exemption being used (for new construction vs. for minor interior/exterior alterations involving remodeling or minor construction), consistent use of materially misleading project descriptions, no Public Process, approved immediately, limited appeal rights (with no notice), non-transparent to Public AND Coastal COMMISSION, no analysis of compatibility of scale, mass and/or character, exempt from adherence to the Coastal Act or LUP, Applicants changing from CDP to CEX with no Notice to Interested Parties, ZAA cases after determined exempt, numerous process deficiencies resulting in breach of Procedural Due Process
14. **10:30 pm 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).*