



# 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: Tuesday May 5, 2015**

**TIME: 6:45 - 10:30 pm**

**LOCATION: The Terrace Restaurant, 7 Washington Blvd. (at Venice Pier)**

**DISABILITY POLICY:** As covered under Title II of the Americans with Disabilities Act, the Venice Neighborhood Council (VNC) does not discriminate on the basis of disability, and upon request, the VNC will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at 213-485-1360 or email [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

### **CASES TO BE HEARD:**

2715 Ocean Front Walk (adjustment to project for new SFD)

### **AGENDA:**

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):**

March 3, 2015, April 7, 2015, April 28, 2015

3. **Approval of Agenda**

4. **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

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

6. **ACTIVE CASES FOR REVIEW:**

a. **HEARING FOR CASES UNDER CONSIDERATION FOR “VNC DE MINIMIS PROJECT” CATEGORIZATION:**

none

b. **REVIEW/HEARING OF ACTIVE CASES:**

i. **10 Washington Blvd (“The Venice Whaler” restaurant expansion),** Marina Peninsula Subarea, C4-1 zone, Land Use Plan designation: Community Commercial, Dual Permit Jurisdiction Coastal Zone (aka “Appealable Area” post LCP)

APCW-2014-4703-SPE-SPP-PAB-PAD-CDP and ENV-2014-4704-EAF

<http://www.venicenc.org/10-washington-blvd-the-venice-whaler/>

**CITY HEARING NOT YET SCHEDULED**

**Project Description:** To permit the use and maintenance of an existing 754 sq ft patio service area operating in conjunction with an existing restaurant, including:

- a) An Exception from VCZSP Section 13.D to permit zero (0) on-site parking spaces in lieu of the 19 parking spaces that would otherwise be required;
- b) A VCZSP project compliance permit (SPP);
- c) A determination of a "Deemed-to-be-Approved" conditional use status (LAMC 12.24-L) for the sale of a full line of alcoholic beverages in conjunction with an existing 3,096 sq ft 2-story restaurant accommodating 214 patrons and having interior hours of operation from 6 a.m. to 2 a.m. daily, currently selling a full line of alcoholic beverages;
- d) Approval of Plans (LAMC 12.24-M) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing 754 sq ft patio having 36 patron seats and hours of operation from 6 a.m. to 2 a.m. daily, in conjunction with a "Deemed-to-be-Approved" 3,096 sq ft 2-story restaurant accommodating 214 patrons and having interior hours of operation from 6 a.m. to 2 a.m. daily, currently selling a full line of alcoholic beverages;
- e) A Coastal Development Permit, in the dual permit jurisdiction coastal zone

Applicant: Dafne Gokcen

LUPC Staff: Ramsey Daham & Robin Rudisill

Review of Operating Procedures ONLY

- ii. 2715 Ocean Front Walk (adjustment to project for new SFD), North Venice Subarea, RD1.5-1-0, Land Use Plan Designation: Multiple-Family Residential Low Medium II, Dual Permit Jurisdiction Coastal Zone ZA-2015-1111-CDP-ZAA-SPPA-SPP and ENV-2015-1112-EAF & related cases ZA-2012-2764-ZAA and DIR-2012-2713-SPP-SPPA-MEL and ENV-2012-2765-CE and ENV-2012-2714-CE

**CITY HEARING NOT YET SCHEDULED**

Project Description: 3<sup>rd</sup> story (over a basement/4-stories) addition (by expanding 89'-41" sq ft roof access structure to 345'-33" sq ft livable area loft) to previously approved 2-story SFD (over a basement/3 stories), SPPA (Specific Plan Permit Adjustment) for 38'-5" roof height in lieu of 35' limit, ZA Adjustment to provide 3' side yards in lieu of 4' required by LAMC, SPP (Specific Plan Project Compliance Permit) & CDP.

Applicant: Henry Ramirez

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

c. ACTIVE CASES NOT BEING HEARD:

i. ACTIVE CASES PENDING LUPC HEARING/REVIEW:

- a) 1712, 1712 1/2 & 1712 3/4 Washington Way (2-lot small lot subdivision), Southeast Venice Subarea, RD1.5-1-0 zone, Land Use Plan designation: Multiple Family Residential--Low Medium II

*CONTINUED TO MAY 26, 2015--continued based on Applicant's request*

ZA-2014-1728-CDP-ZAA-MEL and AA-2014-1730-PMLA-SL and ENV-2014-1729-EAF

<http://www.venicenc.org/1712-washington-way/>

**CITY HEARING NOT YET SCHEDULED**

Project Description: Preliminary parcel map to create a 2-lot small lot subdivision, and Mello determination, request to permit a 10' front yard for 1712 and a 6' front yard at the 2<sup>nd</sup> floor line for the Mildred setback in lieu of the required 15' front yard, and request to permit a 4' side yard in lieu of the required 5'

Applicant: Alon Zakoot

LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill

- b) 811-815 Ocean Front Walk (mixed use – 2 residential units & 110-seat restaurant w/CUB), North Venice Subarea, C1-1 zone, Land Use Plan designation: Community Commercial, Dual Permit Jurisdiction Coastal Zone (aka "Appealable Area" post LCP)

*PENDING receipt of information from Applicant on alcohol license concentration, "high crime" ratio, and traffic study*

ZA-2014-3007-CDP-CUB-ZV-SPP-MEL and ENV-2014-3008-EAF

<http://www.venicenc.org/811-815-ocean-front-walk/>

**CITY HEARING NOT YET SCHEDULED**

Project Description: demo of 9 res units & constr of 8,456 sq ft mixed-use project consisting of 2 residential units over 100-seat ground floor restaurant (2,691 sq ft) with new 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

Applicant: John Reed

LUPC Staff: Kathleen Rawson & Gabriel Ruspini

- c) 425 Rose Ave (change of use from existing restaurant and market/deli, "Fiesta Brava", to a restaurant with new outdoor covered patio dining area), Oakwood Subarea, C4-1 zone, Land Use Plan designation: Community

Commercial, **CONTINUED TO MAY 26, 2015, pending receipt of information on alcohol license concentration, "high crime" ratio, and parking reconciliation/resolution**

ZA-2014-1877-CDP-CUB-SPP and ENV-2014-1878-MND

<http://www.venicenc.org/425-rose-ave/>

**CITY HEARING TOOK PLACE ON APRIL 23, 2015**

**Project Description:** CDP & SPP (VCZSP compliance permit) for change of use from existing 2,696 sq ft restaurant & market/deli to a 2,306 sq ft restaurant with a new 410 sq ft outdoor covered patio dining area, with increase in seating from 38 interior seats to 59 interior seats & 34 outdoor patio seats, on a 6,294 sq ft lot, with 18 on-site parking spaces, comprised of 11 spaces existing, 4 spaces grandfathered, & 4 spaces met by adding 16 bicycle stalls; and CUB for sale & dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant providing a total of 93 seats, with hours of operation of 8 am to 12 am daily.

**Applicant:** Bruce Horowitz

**LUPC Staff:** Maury Ruano

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

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

- a) **635 San Juan Ave (3 units); Oakwood Subarea – still want to make these Condos? 3 units have been deemed Affordable by Housing. Mello Determination by City Planning is Pending (LUPC to monitor process for requiring Replacement Affordable Units vs. "Non-Feasible Determination")**

ZA-2014-2514-CDP and ENV-2014-2515-CE

<http://www.venicenc.org/635-san-juan-ave/>

**CITY HEARING TOOK PLACE ON DECEMBER 18, 2014**

**Project Description:** Demo 3 apartment units & replace with 3 condo units, RD1.5-1 zone

**Applicant:** Apel Design Inc.

**LUPC Staff:** Mark Kleiman & Gabriel Ruspini

- b) **710 California Ave (SFD), Milwood Subarea – pending MELLO Determination Letter**

ZA-2014-2135-CDP and ENV-2014-2136-CE and DIR-2013-2261-VSO

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

**CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014**

**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:**

- a) **521 Rose Ave. (duplex), Oakwood Subarea**

**NOT HEARD BY THE VNC; COASTAL COMMISSION APPEAL PERIOD EXPIRES APRIL 29, 2015**

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

<http://www.venicenc.org/521-rose-ave/>

**CITY HEARING TOOK PLACE ON OCTOBER 23, 2014, DETERMINATION LETTER ISSUED ON MARCH 11, 2015 (City APC appeal period expired 3/25/15)**

**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

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

**NOT HEARD BY THE VNC; UNDER APPEAL AT THE COASTAL COMMISSION**

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

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

**CITY HEARING TOOK PLACE ON OCTOBER 16, 2015, DETERMINATION LETTER ISSUED ON NOVEMBER 14, 2014 (City APC appeal period expired 12/1/14), APPEALED TO COASTAL COMMISSION**

**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

7. **Questions for City Attorney on LUPC Issues, PROPOSED MOTION, Robin Rudisill, Chair**

<http://www.venicenc.org/lupc-questions-for-city-attorney/>

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

8. **Venice Coastal Zone Interim Control Ordinance, PROPOSED MOTION, as requested by VNC Board, Robin Rudisill, Chair**

<http://www.venicenc.org/venice-coastal-zone-interim-control-ordinance/>

**PUBLIC COMMENT**

**FOR POSSIBLE ACTION:** Motion

9. Short-term Rentals Education & Awareness Update, Robin Rudisill & Dr. Judy Goldman  
Link to info re. recent Santa Monica decision on STR's:  
<http://www.scpr.org/news/2015/04/29/51331/santa-monica-inches-closer-to-regulating-airbnb-ne/>
10. 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 – The Brig
  - "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: **DEBRIEF**--Sarah Blanche
11. Chair Updates & Outstanding Issues
- LUPC Study--review of documentation for selected Coastal Exemptions to assure correctly exempted from CDP requirement
  - Upcoming Coastal Commission CDP cases and/or appeals: 2 Rose Ave, 2 Breeze Ave, 220 Rose Ave (LUPC involvement or rehearing)
  - 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
  - Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
  - Mello Act Determinations – status and ongoing changes in process
  - VNC De Minimis Project – do more of them, refine definition, clarify in more detail in Bylaws
  - Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment – see 8.c.ii. below
  - Subdivision Map Act, Small Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation
  - LUPC/Board offsite recommendations
12. Zoning Administration Hearings--West L.A. Municipal Bldg, 2<sup>nd</sup> floor Hearing Room, 1645 Corinth Ave, L.A., CA 90025  
128 Reef Mall (667 sq ft addition, dual permit jurisdiction coastal zone) – Thursday, May 7, 2015, 9:30 am  
1141 Cabrillo Ave (demo & new SFD: 3,337 sq ft w/att 405 sq ft garage, 35', 2,550 sq ft lot, RD1.5-1-0 zone) – Thursday, May 21, 2015, 10 am  
664 Vernon Ave (2-SFD Small Lot Subdivision) – Thursday, May 28, 2015, 9:30 am
13. West L.A. Area Planning Commission Appeal Hearings – Henry Medina West L.A. Parking Enforcement Facility  
11214 W. Exposition Blvd., L.A., 90064, 2<sup>nd</sup> floor Roll Call Room
- 37 Washington Blvd ("Simmzy's" new PUB/Restaurant), Appeal of ZA determination of DIR-2014-3811-BSA – to be scheduled
  - Mello Determination Appeals for 728 Flower Ave, 705 Broadway, & 337 6<sup>th</sup> Ave, 1011-1015 5<sup>th</sup> Ave and 425 Westminster Ave, 736 Sunset Ave, 657 Flower Ave, 732 Indiana Ave – to be scheduled
14. State CDP Appeal Periods
- 1511 Abbot Kinney Blvd (change of use fr artist-in-residence DU to artist-in-residence DU & retail space), North Venice Subarea – submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, pending Coastal Appeal Hearing
  - 1214 Abbot Kinney Blvd (change of use fr SFD to artist-in-residence 3<sup>rd</sup> floor & retail on 1<sup>st</sup> & 2<sup>nd</sup> floors), North Venice Subarea – submitted for appeal to Coastal Commission, Commission confirmed Substantial Issue, pending Coastal Appeal Hearing
  - 416 & 418-422 Grand Blvd, North Venice Subarea (416 Grand Blvd, 418-422 Grand Blvd, 416-418 Grand Mello Determination, 422-424 Grand Mello Determination) – submitted for appeal to Coastal Commission, pending Substantial Issue hearing
  - 758 Sunset Ave (2-SFD Small-Lot Subdivision), Oakwood Subarea – Final deadline for appeal to Coastal Commission *suspended until further notice*
  - 1697 Pacific Ave ("Hotel Erwin"), North Venice Subarea – submitted for appeal to Coastal Commission, pending Substantial Issue hearing
  - 1620 Electric Ave (new SFD), Oakwood Subarea – Coastal Commission Appeal Period started May 1, 2015
  - 2 Rose Ave, North Venice Subarea--?
  - 2 Breeze Ave, North Venice Subarea – pending State CDP hearing
  - 220 Rose Ave, North Venice Subarea--?
  - 521 Rose Ave, Oakwood Subarea – submitted for appeal to Coastal Commission, pending Substantial Issue hearing

15. 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).*