



# 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

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 March 3, 2015**

**TIME: 7:30 - 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 HEARD:

106 Dudley Ave (Major Remodel of SFD), North Venice Subarea

2709 Ocean Front Walk (new SFD), North Venice Subarea

811-815 Ocean Front Walk (mixed use – 2 residential units & 100-seat restaurant w/full CUB), North Venice Subarea

328 Rennie Ave (3 unit conversion from apartments to Condos), Oakwood Subarea

#### 1. Call to Order – 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

It was moved by Kathleen Rawson, seconded by Mark Kleiman to approve the following Minutes,  
6-0-0

December 17, 2014

January 27, 2015

February 3, 2015

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

#### 4. Declaration of Conflicts of Interest--All LUPC members shall declare any conflicts of interest relating to items on this meeting's agenda – none noted

#### 5. Discussion on concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues

a. Status Update on City Planning's new process for CUB processing

b. No new alcohol licenses "policy" (transfers & upgrades only)

c. 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"

d. Fiesta Bravo status – meeting with applicant

e. Noise issues

f. **"My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: March 11, 2015, 6:30 - 8:30 p.m.,**  
Oakwood Recreation Center, 767 California Ave--learn how YOU CAN influence the alcohol licensing process--Sarah Blanche

#### 6. Chair Updates

- a. Upcoming City Zoning hearings:  
454 Venice Blvd on March 11, 2015, 9:30 a.m. at City Hall  
3205-3223 Washington Blvd (Firestone) on March 26, 2015, 10:30 a.m. at West L.A. Municipal Bldg, 1645 Corinth
- b. Upcoming Coastal Commission CDP cases and/or appeals: 2 Rose Ave, 2 Breeze Ave, 220 Rose Ave (LUPC involvement)
- c. Building & Safety inspection concerns and 50% or more of exterior walls remaining requirement
- d. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- e. Mello Act Determinations – status and changes
- f. VNC De Minimis Project – do more of them, clarify in more detail in Bylaws
- g. 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
- h. Subdivision Map Act, Small Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation
- i. LUPC/Board offsite recommendations

7. 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

- a. 758 Sunset Ave--APC decision
- b. 416 & 418-422 Grand Blvd--appeals on Wednesday, March 4, 2015, 4:30 p.m:  
416 Grand Blvd  
418-422 Grand Blvd  
416-418 Grand Mello Determination  
422-424 Grand Mello Determination
- c. 259 Hampton SPP and CDP Appeals – Reconsideration: Wednesday, April 1, 2015, 4:30 p.m.

8. Motions Proposed by Chair:

MOTION:

The LUPC recommends that the VNC Board recommend that Neighborhood Councils shall monitor City services, as per the City Charter, and Neighborhood Council recommendations shall not be optional but rather shall be treated according to the original intent of the City Charter, and be considered in all determinations, in a "standing" section of all City Staff Reports and Determinations called "Neighborhood Council Recommendation," with an explanation provided if the recommendation is not being followed.

Approved by LUPC 3/3/15 by a vote of 6-0-0 (RR/GR)

MOTION:

The LUPC recommends that the VNC Board request that controls over approvals, transparency of the process and Staff training for both City and State Coastal Exemptions be strongly improved and that copies of the Coastal Exemptions be made immediately available to, or be immediately provided to, the VNC.

Approved by LUPC 3/3/15 by a vote of 6-0-0 (RR/MK)

MOTION:

The LUPC recommends that the VNC Board request that an Interim Control Ordinance (ICO) for the Venice Coastal Zone be drafted by its Land Use & Planning Committee, to be proposed/recommended by the VNC Board to Councilman Bonin and the City Council as soon as possible, in order to assure that development prior to and during the current ongoing coastal planning effort to prepare the Venice Local Coastal Program (LCP) does not prejudice, impede or negate the goals and policies of the ultimate certified LCP.

Approved by LUPC 3/3/15 by a vote of 5-1-0 (RR/MK)

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

10. Update on Venice Real Estate Market – Jerry Jaffe (to be confirmed)

11. Education & Awareness Report on Short-Term Rentals – Dr. Judy Goldman

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

13. ACTIVE CASES FOR REVIEW:

a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION:

MOTION:

The LUPC recommends that the VNC Board recommend approval of the following project as a VNC De Minimis Project:

106 Dudley Ave (Major Remodel of SFD), North Venice Subarea  
R3-1 zone, Land Use Plan designation: Multiple Family Residential--Medium  
DIR-2014-3974-SPP and ENV-2014-3975-CE

**Project Description: Major Remodel of existing 1,136 sq ft SFD with the addition of a 1,921 sq ft 1<sup>st</sup> story, 2<sup>nd</sup> story, & roof deck & RAS (32'11"), resulting in a 3,057 sq ft SFD, on a lot size of 3,776 sq ft, with 3-car covered parking, with a roof height of 27'**

Approved by LUPC 3/3/15 by a vote of 3-2-1 (KR/MR)

b. REVIEW/HEARING OF ACTIVE CASES:

- i. 2709 Ocean Front Walk (new SFD), North Venice Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple Family Residential--Low Medium II, Dual Permit Jurisdiction Coastal Zone (aka "Appealable Area" post LCP)  
ZA-2014-3072-CDP and ENV-2013-2051-CE and DIR-2013-2050-SPP-SPPA-MEL and DIR-2012-1476-VSO-MEL (6-5-12)  
<http://www.venicenc.org/2709-ocean-front-walk/>

**CASE NOT YET SCHEDULED FOR CITY HEARING**

**Project Description:** Construction of a new 3-story, 5,400 sq ft SFD, including 500 sq ft roof deck with roof access structure not to exceed 40' in height, on a vacant 2,502 sq ft, 28' wide lot (demo of formerly existing 1-story, 1,218 sq ft, 1912 structure was approved by Coastal Commission De Minimis Waiver on May 29, 2012, and Mello letter issued by HCID on May 31, 2012), with 3 parking spaces, and Specific Plan Project Permit Adjustment to allow a roof height of 32.95' in lieu of required 30' (including request for 3'1/2" side yards in lieu of 4' required--either need to apply for a SPP adjustment or request a Building Modification during Plan Check, however, a max of 20%, or 3'2 1/2", is avail for bldg. mod, which is 2" short)

**LUPC Staff:** Gabriel Ruspini

**Applicant:** Dan Brunn & Henry Ramirez

**PUBLIC COMMENT**

**MOTION:**

The LUPC recommends that the VNC Board recommend denial of the project as presented as the project does not comply with zoning requirements for side yard setbacks in the RD 1.5 zone; an application has not been filed for a Zoning Administrator's Adjustment to allow a reduced side yard and the Applicant's other option to address the non-compliant side yard, request for a Building Modification, would not result in enough of a modification so as to enable the Applicant to use the current plans (there is a maximum reduction available for a Building Modification of 20%, or 3' 2 1/2", which is 2" short of the side yard exception reflected in the current plans); and due to opposition to the project, including its over height variance, from an abutting neighbor.

Approved by LUPC 3/3/15 by a vote of 6-0-0 (GR/KR)

- ii. 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), continued

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

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

**CASE NOT YET SCHEDULED FOR CITY HEARING**

**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

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

**Applicant:** John Reed

- iii. 328 Rennie Ave (3 unit conversion from apartments to condos), Oakwood Subarea, RD1.5-1 zone, Land Use Plan designation: Multiple Family Residential--Low Medium II

ZA-2014-2373-CDP-MEL and AA-2014-2269-PMLA-CC and ENV-2014-2270-CE

<http://www.venicenc.org/328-rennie-ave/>

**CITY HEARING TOOK PLACE ON FEBRUARY 26, 2015, AT CITY HALL**

**Project Description:** Preliminary Parcel Map for Condo conversion of 3 apartment units, lot area 6,381 sq ft, building 8,234 sq ft (need to determine whether 3 2-bedroom units as per January 7, 2015 Mello letter from HCID OR 2 3-bedroom units & 1 2-bedroom unit as per Community Planning Referral Form; has 10 bathrooms; C of O has not yet been found), with 7 parking spaces

**LUPC Staff:** Gabriel Ruspini & Robin Rudisill

**Applicant:** Heidi Burke

**PUBLIC COMMENT**

**MOTION:**

The LUPC recommends that the VNC Board recommend denial of the project as presented as it does not adhere to the Venice Coastal Zone Specific Plan for height and for provision of a third Replacement Affordable Unit.

Approved by LUPC 3/3/15 by a vote of 5-0-0 (RR/MK)

c. ACTIVE CASES NOT BEING HEARD:

i. 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  
**CITY HEARING TOOK PLACE ON DECEMBER 18, 2014**  
Project Description: Demo 3 apt. units & replace with 3 condo units, RD1.5-1 zone  
LUPC Staff: Mark Kleiman and Gabriel Ruspini  
Applicant: Apel Design Inc.
- b) 627 Oxford Ave (SFD); Southeast Venice Subarea – pending HCID Mello review – **Determination Letter issued on January 23, 2015, Appeal period expired 2/6/15**  
 ZA-2014-2141-CDP and ENV-2014-2142-CE and DIR-2014-4314-VSO-MEL (11/18/14)  
**CITY HEARING TOOK PLACE ON NOVEMBER 25, 2014**  
Project Description: Demo SFD/construct new 3-story SFD w/att 2-car (on lift) garage, & Mello determination, R1-1 zone  
LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli  
Applicant: Matthew Royce
- c) 625 Oxford Ave (SFD); Southeast Venice Subarea – pending HCID Mello review – **Determination Letter issued on January 23, 2015, Appeal period expired 2/6/15**  
 ZA-2014-2137-CDP and ENV-2014-2138-CE and DIR-2014-4316-VSO-MEL (11/18/14)  
**CITY HEARING TOOK PLACE ON NOVEMBER 25, 2014**  
Project Description: Demo SFD/construct new 2-story SFD over basement w/attached 2-car (using car lifts) garage & 1 uncovered parking space, & Mello Determination, R1-1 zone  
LUPC Staff: Robert Aronson & Mehrnoosh Mojalalli  
Applicant: Matthew Royce
- d) 710 California Ave (SFD), Milwood Subarea – pending **MELLO Determination Letter**  
 ZA-2014-2135-CDP and ENV-2014-2136-CE and DIR-2013-2261-VSO  
**CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014**  
Project Description: Demo/new 3-story SFD, with accessory living quarters above garage  
LUPC Staff: Todd Darling & Maury Ruano  
Applicant: Matthew Royce

ii. 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, **PENDING NEIGHBORHOOD DISCUSSIONS WITH APPLICANT**  
 ZA-2014-1728-CDP-ZAA-MEL and AA-2014-1730-PMLA-SL and ENV-2014-1729-EAF  
**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'  
LUPC Staff: Mehrnoosh Mojalalli & Robin Rudisill  
Applicant: Alon Zakoot

iii. ACTIVE CASES PENDING RESOLUTION/CATEGORIZATION:

- a) 521 Rose Ave. (duplex), Oakwood Subarea  
**PENDING ZA DETERMINATION, NOT HEARD BY VNC**  
 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**  
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

**UNDER APPEAL AT COASTAL COMMISSION, NOT HEARD BY VNC**

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

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

**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

**14. 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).*

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