



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



MINUTES LAND USE AND PLANNING COMMITTEE MEETING LUPC Chair requests: Respect, Kindness, Civility, and Honesty

VNC MISSION: To improve the quality of life in Venice by building community and to secure support from the City of Los Angeles for the resources needed to achieve our goals.

DATE: Tuesday, September 30, 2014 TIME: 6:45 - 10:00 pm

LOCATION: Oakwood Recreation Center, 767 California Ave.

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

1. Call to Order--the meeting was called to order at 6:58 pm

Roll Call:

Name	P	A	Name	P	A
Robin Rudisill, Chair	X		Mehrnoosh Mojallali	X	
Robert Aronson		X	Kathleen Rawson		X
Ramsey Daham	X		Maury Ruano	X	
Todd Darling	X		Gabriel Ruspini	X	
Mark Kleiman	X				

The Chair noted that Maury Ruano could not vote at the meeting as he had not yet completed Ethics/Conflict of Interest Training and the VNC Bylaws-imposed deadline for taking the training had passed.

2. Approval of Minutes from last meeting

Approved by LUPC on 9/30/14 by a vote of 6-0-0 (RD/TD)

3. Approval of Agenda – no changes.

4. Chair Updates

a. General Updates

b. DIR on Revised VCZSP/SLS Interpretation – status of appeals of new SLS/VCZSP interpretation by the Director of Planning. It was noted that the issuance of the Revised DIR was a surprise and that there was no request for input or forewarning that City Planning and the Council Office were working on the revision. Challis is preparing for the Appeal

hearing and says that we need to come out to the CPC hearing at City Hall in numbers. No date has been set yet. Copy of the new DIR: www.venicenc.org/wp-content/uploads/2012/09/VZSP_DIR_Specific_Plan_Interpretation_Revised.pdf

- c. Direct communication of basis for LUPC findings when those findings are later validated by a NC Board decision
 - d. Asking for community assistance on project review to work with LUPC members who are staffing the reviews
 - e. Training
 - f. Status of various Appeals was discussed
 - g. Complaints filed re. garages illegally converted to living spaces, including applicability of Mello Act – no discussion
5. Land Use and Planning Committee Current Case Updates--LUPC members provided status of their cases in progress.
6. Earthquake Fault Analysis FOR POSSIBLE ACTION: MOTION, proposed by Sharon Commins, WRAC/LUPC, for adoption by VNC/LUPC:
PROPOSED MOTION: Whereas the 1972 Alquist-Priolo Earthquake Fault Zoning Act [California Public Resources Code §§2622 et. seq.] mandated faults to be mapped and state legislators banned construction across active earthquake faults after the Sylmar Quake; and Whereas said State mapping has not been completed due to budget cuts and some 2,000 of California's 7,000 miles of faults have not yet been zoned; and Whereas the building ban has not been enforced in unmapped areas; and Whereas the failure to finish said fault mapping and enforce the ban constitutes a significant public health and safety hazard. Now therefore the WRAC calls upon the City to require a fault study by the project applicant/developer as a condition of submission of an entitlement application when the proposed project is within 1,000 feet of a known fault line as mapped by the California Geological Survey's existing map of all 7,000 miles of faults, published in 2010, and to fully enforce the ban on construction in active earthquake zones.

Item cancelled as we were informed that the City of L.A. State Earthquake Mapping Report was obtained and thus there was no longer a need for the proposed Motion.

7. VNC Vision Goals, Joe Murphy (tentative). Continued to next meeting by Joe Murphy.
8. Public Comment on non-agenized items related to Land Use and Planning only.
9. Report from VNC Mass, Scale & Character Ad-hoc Committee – Sue Kaplan. Continued to next meeting by Sue Kaplan.
10. VNC De Minimis Projects

MOTION:

The LUPC recommends that the VNC Board recommend approval of the following project as a VNC De Minimis Project:
343 28th Ave--DIR-2014-698-VSO

Approved by LUPC on 9/30/14 by a vote of 6-0-0 (RD/TD)

11. Update on Alcohol-Related Conditions for CUB's vs. identifying them for consideration by the ABC--FOR POSSIBLE ACTION: MOTION – Robert Aronson & Robin Rudisill, Chair.
Deferred until Robert Aronson returns.

12. Certified Neighborhood Council (CNC) Report Project Descriptions FOR POSSIBLE ACTION: MOTION--Robert Aronson
PROPOSED MOTION: The LUPC recommends that the VNC Board request that the Planning Department include in the CNC Report the height of the proposed building, and whether the roof is a Varied Roofline or a Flat Roof. The CNC report currently states the number of stories, but that fact is not as significant as the building height.

MOTION:

The LUPC recommends that the VNC Board recommend that the City Planning Department include the height of the proposed building, including the height of the non-contiguous heights if there is more than one peak, and whether the roof is a Varied Roofline or a Flat Roof, in the CNC report project description field.

Approved by LUPC on 9/30/2014 by a vote of 4-0-2 (RR/MK)
(yes: RR, MK, GR, TD; abstain: MM, RD)

13. CASES:

- a. 1235, 1237, 1239 Abbot Kinney Blvd. ("Feed," aka Boost Kitchen, LLC), North Venice Subarea

ZA-2014-2224-CUB and ENV-2014-2225-CE

CITY HEARING: October 23, 2014, 1645 Corinth, 2nd floor, 10 am

Project Description: CUB for sale of a full line of alcoholic beverages, modification of hours of operation to 11 am to 2 am daily, addition of live, entertainment to existing restaurant, and CUP for hours beyond those permitted for a commercial corner establishment/mini-shopping center, for an existing 2,535 sq ft restaurant with 790 sq ft patio, with 38 interior and 32 outdoor seats

MOTION:

The LUPC recommends that the VNC Board recommend approval of the project as presented, except that from Sunday through Thursday the patio shall close and the live entertainment shall end at midnight (except holidays); and the live entertainment shall be acoustic, non-amplified and performed inside the premises only (not on the patio).

Applicant: Eddie Navarrette

LUPC Staff: Maury Ruano

Approved by LUPC on 9/30/2014 by a vote of 6-0-0 (MR/TD)

(Note from Chair: As LUPC Staff, Maury Ruano made the motion but was prohibited from voting as per VNC Standing Rules dated 5/20/2014. If at a later date there is an interpretation of the Standing Rules such that he was not allowed to make the motion, Chair will take responsibility for the making of the Motion.)

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/1235-1237-1239-abbot-kinney-blvd-feed/>

- b. 454-456 Venice Blvd. (2-unit condominium), North Venice Subarea **CONTINUED**
ZA-2014-1543-CDP-MEL and AA-2014-1540-PMLA and ENV-2014-1542-MND (publication date for CEQA/ENV case ends 9-29-14)
CITY HEARING: not yet scheduled, AA case "accepted for review" on 7-23-2014
Project Description: CDP in the Dual Permit Jurisdiction Coastal Zone for demo of (E) 2-story duplex, subdivision of 3,350 sq ft lot & construction of a 3-story, 2-unit condominium, height 35 ft, with 2 parking spaces each (1 covered & 1 uncovered) in the R-3 zone; Mello determination; Preliminary Parcel Map; & consideration of the MND
Applicant: Patrick Killen
LUPC Staff: Kathleen Rawson/Mehrnoosh Mojallali
LUPC Staff Report and Supporting Documentation:
<http://www.venicenc.org/454-456-venice-blvd/>
PUBLIC COMMENT
FOR POSSIBLE ACTION: MOTION
- c. 458 Venice Blvd. (2-unit condominium), North Venice Subarea **CONTINUED**
ZA-2013-3894-CDP-MEL and AA-2013-3892-PMLA and ENV-2013-3893-MND
CITY HEARING: October 8, 2014, City Hall, ROOM 1020, 9:30 am
Project Description: CDP in the Dual Permit Jurisdiction Coastal Zone for demo of (E) SFD, subdivision of 3,389 sq ft lot & construction of a 3-story, 2-unit condominium, height 35 ft, with 2 parking spaces each (1 covered & 1 uncovered) in the R-3 zone; Mello determination; Preliminary Parcel Map; & consideration of the MND
Applicant: Patrick Killen
LUPC Staff: Kathleen Rawson/Mehrnoosh Mojallali
LUPC Staff Report and Supporting Documentation:
<http://www.venicenc.org/458-venice-blvd/>
PUBLIC COMMENT
FOR POSSIBLE ACTION: MOTION
- d. 416 Grand Ave., North Venice Subarea (SFD)
ZA-2014-1356-CDP and ENV-2014-1357-MND (associated DIR-2013-2903-VSO-MEL dated 9-17-13 approving demo of (E) duplex & constr of new SFD)
CITY HEARING: October 2, 2014, 1645 Corinth, 2nd floor, 10:00 am
Project Description: CDP in the Single Jurisdiction Coastal Zone for demo of (E) duplex & constr of new, 2-story 1,425 sq ft SFD, height 23 ft, w/attached 2-car garage; consideration of the MND
MOTION:
The LUPC recommends that the VNC Board recommend approval of the project as

presented, subject to review and satisfaction re. the Mello Determination and Rent Stabilization.

Applicant: Melinda Gray/Rosario Perry
LUPC Staff: Ramsey Daham/Robin Rudisill
 Approved by LUPC on 9/30/2014 by a vote of 3-1-1 (RD/MK)
 (yes: RD, MK, MM; no: TD; abstain: RR, recused: GR)
LUPC Staff Report and Supporting Documentation:
<http://www.venicenc.org/416-grand-ave/>

- f. 418-422 Grand Ave. (SFD), North Venice Subarea **CONTINUED**
ZA-2014-1358-CDP and ENV-2014-1357-MND (same CEQA/ENV case as project at B above)
CITY HEARING: October 2, 2014, 1645 Corinth, 2nd floor, 10:30 am
Project Description: CDP in the Single Permit Jurisdiction Coastal Zone for demo of (E) duplex & constr of new, 3-story 5,183 sq ft SFD, height 35 ft, w/attached 2-car garage in the RD1.5-1-0 zone; & consideration of the MND
Applicant: Melinda Gray/Rosario Perry
LUPC Staff: Ramsey Daham/Robin Rudisill
LUPC Staff Report and Supporting Documentation:
<http://www.venicenc.org/418-422-grand-ave/>
PUBLIC COMMENT
FOR POSSIBLE ACTION: MOTION

14. Adjournment--the meeting was adjourned at 10:20 pm due to loss of a quorum; thus, the following cases were "continued:"

665 Vernon Ave. (2 SFDs/Small Lot Sub), Oakwood Subarea **CONTINUED**
ZA-2014-1084-CDP-ZAA-MEL and AA-2014-1082-PMLA-SL and ENV-2014-1083-MND
CITY HEARING: not yet scheduled, Deputy Advisory Agency waiting for VNC recommendation letter
Project Description: CDP in the Single Permit Jurisdiction Coastal Zone for a 2 lot small-lot subdivision in the RD1.5-1 zone; Mello determination; Preliminary Parcel Map; & consideration of the MND
Applicant: Robert Thibodeau
LUPC Staff: Mehrnoosh Mojallali
LUPC Staff Report and Supporting Documentation:
<http://www.venicenc.org/665-vernon/>
PUBLIC COMMENT
FOR POSSIBLE ACTION: MOTION correction/revision

21 Voyage St. (duplex), Marina Peninsula Subarea **CONTINUED**
APCW-2014-0364-SPE-SPP-CDP and ENV-2014-0365-MND
CITY HEARING TOOK PLACE ON SEPTEMBER 29, 2014 (Kevin Jones for APC)
Project Description: CDP in the Dual Permit Jurisdiction Coastal Zone, SPP determination, SPE for 3 dwelling units vs. 2 allowed, 6 parking spaces vs. 7 required, 1,137 sq ft per

dwelling unit vs. 1,200 sq ft required, re. conversion of rec room into dwelling unit in the R3-1 zone

Applicant: Henry Ramirez

LUPC Staff: Gabriel Ruspini

LUPC Staff Report and Supporting Documentation:

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

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

In compliance with Government Code section 54957.5, the Agenda and non-exempt writings that are distributed to a majority or all of the LUPC members in advance of a scheduled meeting may be viewed at www.VeniceNC.org/LUPC 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.