



Venice Neighborhood Council

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



MINUTES

Community Plan/Local Coastal Program Ad Hoc Committee Monday, September 23, 2024 - 6:00 pm to 7:30 pm Venice Public Library at 501 S. Venice Boulevard

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte, Secretaria, al por correo electrónico Secretary@VeniceNC.org para avisar al Concejo Vecinal.

Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to one (1) minute per speaker, unless adjusted by the presiding officer of the Committee.

CALL TO ORDER: 6:16 PM

ROLL CALL WITH DECLARATION OF EX PARTE COMMUNICATIONS AND CONFLICTS OF INTEREST, if any:

Naomi Nightingale (Chair)	Edward Ferrer	Alix Gucovsky
Mark Mack	Frank Murphy	Robin Rudisill
Richard Stanger	Steve Williams	

Ed Ferrer, Mark Mack, and Robin Rudisill were absent. Frank Murphy has resigned.

APPROVAL OF SEPTEMBER 5, MEETING MINUTES:

Minutes of Thursday, September 5, 2024 were carried over to October 7, 2024, meeting.

GENERAL PUBLIC COMMENT - Comments from the public on non-agenda items within the Board's subject matter jurisdiction. Each speaker will be allowed one (1) minute(s) unless adjusted by the presiding officer of the meeting.

CHAIR REPORT: Public comment was from one participant who spoke about the demographic changes in the Venice community.

A. NEW BUSINESS:

- Richard Stanger gave PowerPoint presentations on the hold-over items from the Spring's Venice Community Plan including proposed recommendations for Roof Decks and Roof Access Structures, and Roof Styles, and for Front Yard Fencing that was left open for recommendations.



Venice Neighborhood Council

PO Box 550, Venice, CA 90294

www.VeniceNC.org



The presentation on Roof Decks and Rood Access Structures reiterated preferences from the Preference Survey which 18% said no roof decks, 39% said roof decks without roof access; however, 82% of respondents had no problem with roof decks.

Roof Access Structures: These are visually intrusive and were not favored by 57% of Preference Survey responders. They could be eliminated in favor of access to roof decks using outside stairs from the top floors, which is the draft recommendation.

Roof Decks: There are many reasons why roof decks are problematic: they do not conform with "traditional Venice architecture, they are visually intrusive, they make the addition of solar panels more difficult and inefficient, and they are rarely used. However, 82% of Survey responders were okay with roof decks. Even if roof decks are allowed should there be limitations on their design?

- 1) Should there be roof decks above a certain height?
- 2) Should roof decks be set back from the front facade?
- 3) Should roof deck railings be set back more to lessen views into neighbor's back yards?

The draft recommendation was for (1) No roof decks on 3-story structures or above; (2) roof decks shall not be closer to the front façade than 1/3rd the structure's depth, and (3) roof decks railings shall be 6 feet back from the side and rear edge of the structure.

Roof Style: The Definitions section of the Venice Land Use Plan lists only "Flat Roof", although "Stepped-Back Roofline" and "Varied Roofline" also appear. However, Venice's architectural tradition is primarily with sloped roofs, and flat roofs (outside of a small percentage of flat roofs of a Hispanic style) started to appear within the last 30 years to accommodate roof decks and are proliferating.

Front Yard Walls, Fencing, and Hedges: While the Los Angeles Municipal Code requires front walls, fencing, and hedges to be no higher than 3-1/2 feet, it is clear that this requirement has not been enforced. Moreover, Survey responses were more in favor of higher fences and hedges than lower (or no) shorter hedges and fences.

B. PUBLIC COMMENTS ON PRESENTATIONS.

It should be noted that there were less than 10 attendees at this meeting. Comments related to roof access structures and roof decks were:

Remove roof decks altogether; eliminate elevator access in draft recommendation; restrict roof decks on apartments; no roof decks on 3-story structures (34 feet or above); roof decks are what developers use to maximize sellable living space; and modify language on roof deck placement and set-backs from edges of structure.

Comments on roof style and front yard fencing were:



Venice Neighborhood Council

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



Style preference for most of Venice is the slant roof; they facilitate solar panel installations; the definition of sloped roofs should be added and encouraged. Proposed recommendation to remind venetians of the Municipal Code requirements should be added.

C. COMMITTEE DISCUSSION AND COMMENTS

As increased density becomes a larger concern in buildings, community gathering space becomes more important. The Committee should be discussing design standards and ensuring meaningful, useful space, e.g., open space on ground floors.

Building height and any obstruction caused by adding a roof deck should be discouraged in the building design. Preference for no roof deck.

D. RECOMMENDATIONS ADOPTED BY COMMITTEE:

1. Recommendation on Roof Decks and Roof Access Structures:

- No roof decks are allowed on structures three-stories or taller.
- No roof decks are allowed in the front third of the structure.
- Roof decks railings must be at least 6' from side and back edges of the structure.
- Access to roof decks must be by outside stairs from top floor located inside the exterior walls. Roof access structures are not allowed.

2. Recommendation on Roof styles:

- The following item "Sloped Roof" shall be added to any List of Definitions in the Venice Community Plan and Land Use Plan:

Sloped Roof – A roof composed of several low-pitched, sloped planes meeting either at ridgeline(s) or point (s). Slope roofs are the traditional style of Venice roofs and are encouraged.

3. Front Yard Walls, Fencing and Hedges:

- Low walls, fencing and landscaping, as required by City codes, shall be specifically encouraged in the Community Plan and Land Use Plan document updates.

E. Committee Vote

- The Committee's vote was 3 Yeas with 1 Abstain to approve Recommendation #1, and unanimous to approve recommendations #2 and #3..

ADJOURNMENT: 7:37 PM



Venice Neighborhood Council

PO Box 550, Venice, CA 90294

www.VeniceNC.org



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation 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 (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas -

The Venice Neighborhood Council agendas are posted for public review as follows:

- Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
- www.VeniceNC.org
- Receive agendas by email, subscribe to L.A. City's [Early Notification System \(ENS\)](#)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: 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 the VNC Secretary, email at: Secretary@VeniceNC.org.

Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our website www.VeniceNC.org