



Venice Neighborhood  
**Council**  
**Land Use and Planning**  
**Committee**  
**Oakwood Recreation Center**  
June 25, 2008  
AGENDA



**NOTE: All projects and or Issues on any officially posted LUPC agenda are automatically included in the Online Discussion web site [www.veniceneighborhoodcouncil.com](http://www.veniceneighborhoodcouncil.com) and are treated as Public Comment to that Project and/or Issue.**

**Directions: Oakwood Recreation Center is located at California and Seventh Streets. The entrance is from Seventh Street, the meeting room is to the left as one enters the Seventh Street Entrance.**

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- 1. 6:30 pm** Call to Order – Roll Call
  - 2. Approval** of this agenda as presented or amended
  - 3.** Approval of Outstanding Minutes.
  - 4. ANNOUNCEMENTS** – specific events important to Venice Stakeholders.
  - 5. PUBLIC COMMENT** – 10 minutes on non-agendized items related to Land Use and Planning only.
  - 6. CONSENT CALENDAR** (projects listed on June 4, 2008 agenda) \*
  - 7. NEW BUSINESS:**
  
  - 7A Short Presentation by City Planner, Shana Bonstin**
  
  - 8. OLD BUSINESS:**

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**Item 8A: 303-305 Venice Way**, Case Number 2006-8708 CDP SPPA SPP MEL, AA 2006-8619 PMLA (parcel map division). LUPC Staff is Challis Macpherson, Presenter is Matthew Ediger. Previously heard by LUPC February 7, 2007, and June 4, 2008, at which time it was unanimously voted to hear this project again June 25, 2008.

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Applicant, Maury Ruano, owner-resident, requests a CDP to allow the demolition of an existing owner-occupied duplex, which is located on 2 lots, parcel map to create 3 lots out of current 2 lots and construction of 3 single family dwellings (1 on each lot) pursuant to the Small Lot Subdivision Ordinance. Since the subject property consists of 2 lots (Lots #33 & #34), one lot allows two units and the second lot can contain the third proposed unit per Section 10.F.2.a of the Venice Coastal Zone Specific Plan. Therefore, the sum of the individual proposed lots does not exceed the whole of the property prior to the approval of the proposed 3-lot subdivision. The applicant failed to mention at the public hearing that the subject property consists of two lots and not one, and the decision maker did not realize that fact from the application.

The overall square footage for density purposes is 4,588 sq. ft., including the sq. ft. to the alley centerline, which is allowed for density calculation purposes per LAMC Section 12.22.C.16. which reads “Lot Area – Includes One-Half Alley. In computing the number of dwelling units allowed by the minimum lot area per dwelling unit requirements of this article on a lot abutting upon one or more alleys, one-half the width of such alley or alleys may be assumed to be a portion of the lot. (Added by Ord. No. 121,925, Eff. 6/4/62.)” The subject property abuts a 20-ft wide alley. The Los Angeles Municipal Code Section 12.22.C.13 states, “If a lot resulting from the acquisition of all or a portion of a parcel for public use does not comply with the area requirements of the zone in which it is located, or if a legally existing nonconforming lot is further reduced in size because of such acquisition, said lot may be utilized and a building permit shall be issued for any purpose permitted in the zone, so long as the lot is not smaller in size or width than one-half (1/2) of the minimum area or width required for the zone. (Amended by Ord. No. 150,362, Eff. 1/13/78.)”

Two publicized neighborhood meetings were held at the site regarding this project. Documents on line.

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**Item 8B: Marina Pacific Hotel, LUPC Staff Robert Aronson**, 1697 South Pacific Avenue, APCW-2008-317-SPE-ZV-CUB-CDP-SPP, ENV 2008-318 EAF. Permit application dated January 29, 2008. This was heard by LUPC May 28, 2008 at which time it was unanimously voted to hear this project again June 25, 2008.

**Item 8C: LUPC Staff:** Challis Macpherson, Presenter Leila Levy. Mrs. Levy wishes to convert the roof of her home at 18 North Venice Boulevard (at Speedway) into a prototype “Green” environment to be duplicated by other residents. She brought this project to Councilman Rosendahl who suggested that she bring it to the VNC/LUPC and then to Gail Goldberg, GM of City Planning, and Emily Gabel Luddy, Urban Design Studio. This was heard by LUPC May 28, 2008 at which time it was unanimously voted to hear this project again June 25, 2008.

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## **10. ADMINISTRATIVE:**

1. LUPC Chair report on VNC Board of Officers actions relative to LUPC recommendations.
2. LUPC Task Force reports
- \*\* 3. Staff Reports on Current Projects
4. Agenda Building

July 2, 2008

305-309 OFW, Nathan Ahdoot, Hotel

July 23, 2008

August 6, 2008

## 11. ADJOURNMENT

### \*\* Staff Reports on Current Projects

1. 1653 South AKB, DIR 2008-1678 SPP
2. 237 South Bernard, ZA 2008-1491 CEX (decorative wall)
3. 20 East 28<sup>th</sup> Avenue, APCW 2008-1401 SPE SPP
4. 850 West Amoroso Place, ZA 2008-1299 CEX
5. 711 Coeur d'Alene, ZA 2008-1462 CEX (swimming pool)
6. 39 East Horizon Avenue, ZA 2008-1476
7. 3136 South Stanford Avenue, ZA 2008-1334 CEX (CM staff)
8. 1133 West Van Buren Avenue, ZA 2008-1474
9. 622 Victoria, DIR 2008-1329 VSO
10. 660 East Venice Blvd, ZA 2008-1150 CDP SPP MEL (J Murez)
11. 2424 South Wilson, ZA 2008-1050 ZAA
12. 446 South Lincoln Blvd, ENV 2008-1094 EAF, ZA 2008-1093 CUB ZV  
Restaurant expansion
13. 259 East Market Street, ENV 2008-1101 CE, ZA 2008-1100 ZAD  
Overhigh fence rear and side yards of SFD (J Pauker)
14. 819 East Nowita Place, ENV 2008-1131 CE, ZA 2008-1130 ZAA ZAD SPP
15. 2509 South Ocean Avenue, DIR 2008-1120 VSO
16. 3004 South Stanford Avenue, DIR 2008-1129 VSO (CM)
17. 3109 South Thatcher, DIR 2008-1080 VSO MEL (CM)
18. 200 East South Venice Blvd, ENV 2008-1044 CE, ZA 2008-1045 ZAA  
Gunther Motz (CM)
19. 801 West Angelus Place, DIR 2008-1132 VSO
20. 542-546 East Broadway, ZA 2008-1247 MEL, ZA 2008-1246 CDP MEL
21. 861 West Burrell Street, DIR 2008-1162 BSA (CM)
22. 711 South Hampton Drive, DIR 2008-1056 VSO
23. 337 East Brooks Avenue, DIR 2008-981 VSO (A Springer)
24. 425 – 427 East Carroll Canal, DIR 2008-890-891-888 SPP CE SPP, ENV  
2008-889 CE (D Hathaway)
25. 2821 South Dell Avenue, ZA 2008-871 CEX (J Pauker)
26. 714 South Hampton Drive, AA 2008-810 PMLA SL, ENV 2008-811  
EAF, ZA 2008-818 CDP ZAA (M Ruano)
27. 2615 South OFW, DIR 2008-930 SPP SPPA, ENV 2008-931 CE (CM)

28. 621 East San Juan, ZA 2008-1011 CEX (R Seroussi)
29. 1709 South Lincoln Blvd, ZA 2008-565 CEX, ZA 2008-566 (J Pauker)  
Already heard and recommendation to board
30. 2343 South OFW, DIR 2008-463 VSO
31. 1909 South OFW, DIR 2008-520 VSO (CM)
32. 3316 South Pacific Avenue, DIR 2008-514 SPPA
33. 2805 South AKB (actually fronts on Washington) ENV 2008-580 CE,  
ZA 2008-579 CUB (R Seroussi)
34. 924 West Amoroso Place, ENV 2008-540 CE, ZA 2008-541 ZAA SPP
35. 630 East Broadway, ENV 2008-609 CE, ZA 2008-610 ZAD (J Pauker)
36. 109 East Dudley, ENV 2008-396 CE, DIR 2008-395 SPP (have docs)
37. 1627 South Pacific Avenue (Marina Pacific Hotel) APCW 2008-317  
SPE CUB CDP SPP, ENV 2008-318 EAF (R Aronson)
38. 657 East Rose Avenue, ZA 2008-240 CDP (CM)
39. 3136 South Stanford Avenue, DIR 2008-298 VSO
40. 860 East Superba Avenue, DIR 2008-314 VSO, ZA 2008-321 CEX (R Seroussi)
41. 720 East Brooks, ENV 2007-4144 EAF, AA 2007-4143 PMLA SL,  
Heard by LUPC 5/28/08, recommended to approve with conditions.

**PROJECTS ASSIGNED PRIOR TO JANUARY, 2008**

1. 2605 OFW, ZA 2007-5495 SPPA ZAA, (R Aronson) (have docs)
2. 1305 South AKB, ZA 2007-3442 CUB SPP 1A, ENV 2007-3443 CE (J Murez) (have docs)
3. 612 San Juan, ZA 2007-3758, (have docs) (fence issue)
4. 1705 AKB and 832 Venice, ZA 2007-1997 CE (A Springer) (have docs)

\* **CONSENT CALENDAR** – for the following projects LUPC will recommend no action except that the VNC Board of Directors send a letter of No Opinion Without Prejudice, stipulating that VNC/LUPC reserves the right to appeal or take a position, to each one.

1. 1628 S AKB, DIR 2008-1504 VSO
2. 711 West Coeur d’Alene Avenue, DIR 2008-1638 VSO
3. 26 Dudley, ZA 2008-1591 CEX, DIR 2008-1052 SPP, ENV 2008-1053  
CE (have docs)
4. 815 South Hampton Drive, ZA 2008-1540 CEX
5. 520 East Indiana Avenue, DIR 2008-1609 VSO
6. 913 South OFW, DIR 2008-1500 VSO
7. 4719 South Roma Court, DIR 2008-1538 SPP
8. 1133 West Van Buren Avenue, DIR 2008-1490 VSO
9. 542 East Vernon Avenue, ZA 2008-1550 CEX
10. 3240 South Washington Blvd, ZA 2008-1569  
(corner of Wash and Lincoln – no change of use)

11. 417 West Washington Street, ENV 2008-1530 CE, and ZA 2008-1529 CUB, we already recommended this project, but not the alcohol.
  12. 1697 South Pacific Avenue, ZA 2008-1814 CEX
  13. 542 East Vernon Avenue, DIR 2008-1788 VSO
  14. 2903 South OFW, DIR 2008-1442 VSO
  15. 36 East Park, ZA 2008-1364
  16. 4207 Roma Court, DIR 2008-1481 VSO
  17. 635 South San Juan, ZA 2008-1404 CEX
  18. 232 East Sherman Canal, DIR 2008-1471 VSO
  19. 2000 South Pacific, DIR 2008-1126 VSO
  20. 507 East San Juan, ZA 2008-1110 CEX
  21. 922 West Garfield, DIR 2008-1067 VSO, ZA 2008-1142 CEX
  22. 2915 South Grand Canal, DIR 2008-1156 VSO
  23. 939 West Harding Avenue, DIR 2008-1075 VSO
  24. 609 South Lincoln Blvd, DIR 2008-518 SPP, ENV 2008-519 CE (have docs)
  25. 505 East Millwood Avenue, ZA 2008-394 CEX
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26. 505 East Milwood, ZA 2008-394 CEX
  27. 2009 South Oakwood Avenue, DIR 2007-615 VSO, ZA 2008-481 CEX
  28. 721 East Amoroso Place, CHC 2008-881 HCM (Historical monument)
  29. 808 West Angelus Place, ZA 2008-413 CEX
  30. 2922 South Beach Avenue, DIR 2008-497 VSO
  31. 1310 South 6<sup>th</sup> Avenue, CHD 2008-521 HCM (historical monument)
  32. 2400 South Abbot Kinney, ZA 2008-557 (new sign)
  33. 602 South Main Street, DIR 2007-5155 SPPA (J Murez) (have docs)
  - 34.. 602 South Main Street, LUPC Staff Jim Murez, DIR 2007-5155 SPPA
  35. 251 East Market Street, ZA 2007-5330 CEX, remove 6'6" window and replace w/door -different case # than 6' fence
  36. 1142 AKB, ZA 2007-4970, interior renovation of existing retail structure for wine shop. This is El Vino Wine Shop which has passed through LUPC and VNC with approval.
  37. 123 West Anchorage, AA 2007-5018 CC, converts duplex into 2 residential condominiums
  38. 109 East Eastwind, DIR 2007-4905, remodel existing SFD
  39. 747 East Indiana Avenue, ZA 2007-4974 CEX, relocate 1 parking space, renovate SFD
  40. 111 East Dudley, ZA 2007-4120, 575 sf addition to SFD
  41. 1310 South 6<sup>th</sup> Street, CHC 2008-521 HCM, Kinney-Tabor House, historical cultural monument
  42. 2400 South Abbot Kinney, ZA 2008-557, New Sign (D Hathaway)

43. 721 East Amoroso Place, CHC 2008-881 HCM, Historical Cultural Monument
44. 337 East Brooks, DIR 2008-381 VSO interior remodel
45. 861 Burrell, DIR 2008-1162 BSA. BSA=Building & Safety Appeal

**\*CONSENT CALENDAR – – for the** following projects LUPC will recommend no action except that the VNC Board of Directors send a letter of letter of Advisement to each of these applicants for fence and hedge height variances stating that VNC/LUPC supports City of Los Angeles laws and/or restrictions, in the Los Angeles Municipal Code and the Venice Coastal Zone Specific Plan, regarding Fences and Hedges.

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