



Venice Neighborhood Council

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



AGENDA FOR LAND USE AND PLANNING COMMITTEE MEETING

DATE: January 5, 2011
LOCATION: Oakwood Community Center
767 California Avenue, Venice, CA 90291 (Corner of California and 7th; Community Room)
TIME: 6:45pm-9:00pm
NOTE: Regularly Scheduled Land Use and Planning Committee Meeting

6:45pm-7:15pm

1. Call to Order – Roll Call.

<i>Name</i>	<i>P</i>	<i>A</i>	<i>Name</i>	<i>P</i>	<i>A</i>
Jake Kaufman, Chair			Susan Papadakis		
Robert Aronson			John Reed		
Sarah Dennison			Jory Tremblay		
Jay Goldberg			Karen Wolfe		
James Murez					

2. Approval of Minutes from last meeting.
3. Approval of Agenda as presented or amended.
4. New Project Review and Staff Assignments.

Review, discussion, and possible action on projects identified in applications filed with the City of Los Angeles Department Of City Planning as reflected on the CNC Reports, to build Agendas for future meetings. *(To review the CNC Reports please go to www.Planning.LACity.org and click on "Case Information" on the left side, then click on "Bi-Weekly Case Filing" or, go to www.CityHood.org)*

7:15pm-9:00pm

5. Public Comment.
 - a. 10 minutes on non-agendized items related to Land Use and Planning only.
6. Land Use and Planning Committee Announcements.
7. Old Business:
 - a. 796 Main St; Ado; [ENV-2010-1186-CE](#) and [ZA-2010-1184-CUB-SPP](#)
 1. *Renew CUB to continue.*
 2. *As part of application wanted to expand to outdoor, but has chosen not to do this because of lack of parking.*
 3. *Change for hours:*
 - a. *900a-1230a Sunday-Thursday*
 - b. *900a-130a Friday and Saturday*
 - ii. Staff, Jake Kaufman

- iii. Applicant, Ado
 - iv. Public Comment
 - v. MOTION
8. New Business:
- a. 559 E. Westminster Avenue
 - i. *Review of existing Garage Conversion legalization to allow one SFD and two one BR units on a single lot zoned RD1.5-1 in the Oakwood Area.*
 - ii. Staff, Sarah Dennison
 - iii. Applicant, Rochelle Branch
 - iv. Public Comment
 - v. MOTION
 - b. 2504 Pacific Ave; [APCW-2010-2130-SPE-CDP-ZAD-SPP](#) and [ENV-2010-2131-EAF](#)
 - i. *CONVERSION OF THREE EXISTING DUPLEXES; EACH BUILDING WITH A GUEST ROOM; INTO THREE FOURPLEX BUILDINGS WITH 6-FOOT HIGH FENCE IN THE FRONT YARD AND REDUCED 15 PARKING SPACES.*
 - ii. Staff, Karen Wolfe
 - iii. Applicant
 - iv. Public Comment
 - v. MOTION
 - c. WRAC Motion
 - i. Presentation by Mike Newhouse.
 - ii. See [Appendix A](#) below for details of Motion.
 - iii. Vote on Motion as presented.
 - iv. Discussion and Votes of possible suggested Amendments.
9. Administrative (Chair Updates):
10. Adjournment
- a. Next Meeting planned for TBC

Visit www.venicenc.org/lupc for supporting documents and information

"In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the LUPC members in advance of a meeting may be viewed at Venice Public Library, 501 Venice Blvd., at our website by clicking on the following link: www.VeniceNC.org/LUPC, 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 LUPC Chair at Chair-LUPC@venicenc.org."

APPENDIX A:

Wrac Lupc Recommended Community Care Facilities Motion November 2010

COMMUNITY CARE FACILITIES WRAC LUPC MOTION

PROPOSED MOTION: The CPC-2009-800-CA; ENV-2009-801-ND „COMMUNITY CARE FACILITIES“ Ordinance for Community Care Facilities in low-density residential zones shall

(i) limit the concentration of facilities, (ii) restrict location near schools and other sensitive uses by 1,000 feet, (iii) require a public hearing for all applications directing that a public benefit must be demonstrated and/or where the applicant requests a reasonable accommodation, and (iv) provide an affirmative statement that no legal non-conforming use is created by the ordinance.

PURPOSE: to enable the Department of Building & Safety to enforce the City's zoning laws both with respect to transient homes of 7 or more individuals in low density residential zones and with respect to unlicensed facilities, serving less than 6 residents. And, it is intended to address gaps in the proposed ordinance including concentration—there is no reason why a low density residential area should have 4 large group homes on one block, for example. And it is intended to address the issue of proximity to sensitive receptors such as schools and churches.

BACKGROUND: Documented problems across the City include: very high occupancies, secondhand smoke, aggressive behavior, foul language, traffic/parking congestion, excessive noise, drug activity, and police activity.

When facilities are unregulated and unlicensed it is not viable under current laws to determine the number, operators, locations, or the quality of the facility. It is also impossible to verify approved public safety requirements such as fire safety, check the existence of legal building/occupancy permits, get on-site inspection, and generally determine compliance with basic health and safety standards.

Group parolee homes can currently operate unrestricted as a family in any single-family area without a conditional use process.

The Fair Housing Act protects persons with special needs, including recovering drug and alcohol addicts, from being discriminated against because they are classified as disabled by federal law.

California has laws and regulations to affirm the placement of disabled persons into single-family residential neighborhoods.

Lompoc adopted a regulatory scheme, upheld by the State Attorney General, which prohibits boarding/rooming houses in low-density residential zones. LA's zoning code has prohibited boarding houses in single-family and R2 zones for over 40 years and LA chose to model its Ordinance after the Lompoc approach.

The proposed ordinance, when bolstered with the WRAC LUPC suggested language, will provide an effective enforcement apparatus to abate illegal transient uses by creating specific definitions between boarding/rooming houses, on the one hand, and family (as a "single housekeeping unit in one dwelling unit") on the other as well as keeping the granting of any requested group home-related public benefit open and transparent.

The proposed Ordinance does not prohibit community care/sober living in multi-family (R3 and above) or commercial zones.

The Ordinance does not regulate homes that are licensed and regulated by the State Dept. of Social Services such as housing for the physically disabled, elderly, etc.

Additionally, state licensed facilities serving Less than 6 Residents are not covered by the proposed Ordinance because they are mandated by state law in any zone that permits single-family homes.