



Venice Neighborhood Council

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



Meeting of the Land Use and Planning Committee

DATE: Thursday November 2, 2017

TIME: 6:30 – 9:45 pm

Oakwood Recreation Center 767 California Ave, Venice

BOARD MEETINGS: The Venice Neighborhood Council holds its regular meetings on the third Tuesday of the month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. All are welcome to attend.

TRANSLATION Services: Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina 213.473.5391.

PUBLIC ACCESS OF RECORDS: See last page.

PUBLIC COMMENT: See last page.

COMMUNITY IMPACT STATEMENTS: Any action taken by the Board may result in the filing of a related CIS

DISABILITY POLICY: See last page.

ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.

AGENDA ITEMS

1. Call to Order
2. Roll Call

Name	Present	Name	Present
Matthew Royce, Chair	x	Mehrnoosh Mojallali	x
Robert Aronson	x	Joe Clark	x
Ramsey Daham		Brian Silveira	
Daffodil Tyminski	x	Michael Jensen	x
		Tim Bonefeld	x

3. Approval of Minutes
see draft minutes for October 26, 2017 at: <http://venicenc.org/land-use-committee>
Approved 5-0-0 DT/JC
4. Approval of Agenda
Approved 5-0-0 DT/RA
5. LUPC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda
6. Chair's Report
7. General Public Comment on non-agendized items related to Land Use and Planning - 15 minutes

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8. CASES FOR REVIEW

(see project files for more detailed info at <http://venicenc.org/land-use-committee>)

A.

Case: DIR-2017-3549-CDP-SPP, ZA-2017-3550-CUB
Address: 2905 Washington Blvd
Applicant: Mario Guddemi
LUPC Staff: Tim Bonefeld
Representative: Evette Gonzalez
Description: Change of Use of an existing retail space to be incorporated into an existing and restaurant and application for alcohol consumption on site.

Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval as presented

Motion Approved by LUPC (TB/MJ 7-0-0)

B.

Case: ZA-2015-865-CDP-MEL
Address: 428 Rialto
Applicant: Sadrudin and Nurjehan Damji
LUPC Staff: Joe Clark
Representative: Fareez Giga
Description: Addition to existing SFD and partial demolition/renovation of existing SFD

Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval as presented

Motion Approved by LUPC (JC/DT 6-0-0) TB Recused

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C.

Case: DIR-2017-1854-CDP-MEL
Address: 2433 Wilson Ave
Applicant: Eddie Avakian
LUPC Staff: Mehrnoosh Mojalli
Representative: Ben Ballentine
Description: New Single Family House

Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval as presented with conditions of removing roof access structure, notch for alley access.

Motion Fails due to lack of second

Motion: LUPC recommends The VNC Board recommend denial of the project due to the design not conforming to the surrounding neighborhood's height, scale, and articulation and a lack of response to community concerns

Motion Approved by LUPC (MJ/RA 7-0-0)

D.

Case: AA-2016-3031-PMLA-SL, DIR-2016-3033-CDP-MEL
Address: 836-840 California Ave
Applicant: Alon Zakoot
LUPC Staff: Mehrnoosh Mojallali
Representative: Alon Zakoot
Description: 3 Unit Small Lot Subdivision

Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval with modifications of a 5 foot setback of roof deck railings next to West and East neighbors, and a 20 foot front yard setback from the Property Line

Motion Approved by LUPC (DT/RA 7-0-0)

9. Adjournment

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PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a “Speaker Card” to address the Land Use & Planning Committee on any agenda item before the Land Use & Planning Committee takes action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Land Use & Planning Committee jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Land Use & Planning Committee 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 Land Use & Planning Committee meeting. Public comment is limited to **1** minute per speaker, unless adjusted by the presiding officer.

POSTING: *In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board members in advance of a meeting may be viewed at Beyond Baroque, 681 Venice Blvd; Venice Public Library, 501 S. Venice Blvd; and at our website by clicking on the following link: www.venicenc.org, or at the scheduled meeting. You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at www.lacity.org/your-government/government-information/subscribe-meetings-agendas-and-documents/neighborhood. In addition, if you would like a copy of any record related to an item on the agenda, please contact chair-lupc@venicenc.org*

RECONSIDERATION AND GRIEVANCE PROCESS: For information on the VNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the VNC Bylaws. The Bylaws are available at our Board meetings and our website www.venicenc.org.

DISABILITY POLICY: THE AMERICAN WITH DISABILITIES ACT - 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 and 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 you wish to attend by contacting George Francisco, VP, at [\(310\) 421-8627](tel:3104218627) or email vp@venicenc.org.

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