



# Venice Neighborhood Council

## LAND USE AND PLANNING COMMITTEE & VNC BOARD

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

Email: Chair-LUPC@VeniceNC.org



### Joint Meeting of the Land Use and Planning Committee and the VNC Board

DATE: Wednesday August 10, 2016

TIME: 6:30 - 9:45 pm

### Oakwood Recreation Center 767 California Ave, Venice

#### AGENDA ITEMS

1. Call to Order - 6:30pm
2. Roll Call - 6:35pm

#### LUPC

Name	Present	Name	Present
Matthew Royce, Chair	x	Mehrnoosh Mojallali	x
Robert Aronson	x 6:50	Joe Clark	x 6:50
Ramsey Daham	x	Brian Silveira	x
Daffodil Tyminski	x	Michael Jensen	x
		Tim Bonefeld	x 6:45

#### VNC Board

Name	Present	Name	Present
Ira Koslow, President		John reed, Community Officer	
George Francisco, Vice President		Sunny Bak, Community Officer	
Melissa Diner, Secretary		Cayley Lambur, Community Officer	
Hugh Harrison, Treasurer		Jim Murez, Community Officer	
Evan White, Communications Officer		Robert Thibodeau, Community Officer	
Matt Kline, Outreach Officer		Ilana Marosi, Community Officer	
Matthew Royce, Chair of Land Use & Planning	x	Steve Livigni, Community Officer	
Matt Shaw, Community Officer		Erin Darling, Community Officer	
Will Hawkins, Community Officer		Colleen Saro, Community Officer	
Michelle Meepos, Community Officer		Lauri Burns, Community Officer	

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3. Approval of Minutes - 6:40pm  
see draft minutes for August 2, 2016 at: <http://www.venicenc.org/committees/lupc/>  
**Approved (RD/BS 6-0-0)**
4. Approval of Agenda - 6:45pm  
**Approved (RD/BS 6-0-0)**
5. LUPC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda - 6:50pm  
**MR was the architect for 628 San Juan. BS declared a conflict with 628 San Juan.**
6. Chair's Report - 6:55pm
7. General Public Comment on non-agendized items related to Land Use and Planning - 7:00pm
8. CASES FOR REVIEW - 7:15pm

### A.

Case: ZA-2014-4054-CDP-MEL  
Address: 628 San Juan Ave  
Applicant: Juliette Hohnen  
LUPC Staff: Mehrnoosh Mojallali  
Representative: Chris McLean for Matthew Royce (recused)  
Description: CONVERSION OF AN EXISTING DUPLEX TO A SFD AND SMALL ADDITION

**Motion: LUPC recommends The VNC Board recommend approval of the project with the condition that the Zoning Administrator review the Mello Determination Letter.**

**Motion Approved by LUPC 5-1-1 (RD/JC) MR, BS Recused**

### B.

Case: DIR-2016-2159-VSO, Requesting Administrative CDP  
Address: 818 Venezia  
Applicant: Viviana Molina  
Representative: Michael Norberg & Peter Gonzalez, SC Planners  
Description: EXTERIOR/INTERIOR REMODEL & 2ND-STORY ADD'N TO (E) 1-STORY SFD W/ DETACHED 1-CAR GARAGE

**Motion: The VNC Board recommends approval as presented**

**Motion Approved by LUPC 9-0-0 RD/DT**

### C.

Case: ZA-2014-3186-CDP-MEL-SPP  
Address: 2100-2106 Narcissus Ct  
Applicant: Michael Chait, Chait Co.  
Representative: Allen Concepcion, Planning Associates, Inc.  
LUPC Staff: Mehrnoosh Mojallali

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Motion: If the Area Planning Commission approves the Mello feasibility study, then the VNC Board recommends approval with the following conditions:

1. Free parking for employees while working will be provided onsite.
2. Prominent signage installed for use of parking lifts and owner must provide an attendant to operate lifts.

Motion Approved by LUPC 8-0-0 RA/BS (MR Recused)

Description: The Applicant requests a Project Permit Compliance Review (SPP) and Coastal Development Permit (CDP) to allow construction of a two-story, 3,491 square-foot industrial building within the Venice Coastal Zone Specific Plan. The project will have a varied roofline with a maximum height of 29.5 feet, and an approximately 88 square-foot deck. A total of 13 automobile parking spaces are required by the Specific Plan for the proposed industrial use.

However, pursuant to LAMC Section 12.21.A.4, the Applicant intends to reduce the parking requirement to 11 spaces by replacing two required automobile parking spaces (20% of required spaces) with 8 bicycle parking spaces, as permitted. The project will thus provide 11 on-site, tandem, mechanically-stacked automobile parking spaces. The project will require the demolition of an existing one-story residential building currently vacant on the project site.

Public Comment & Possible Action: Motion

D.

Case: ZA-2014-3182-CDP-MEL-SPP  
Applicant: Michael Chait, Chait Co.  
Address: 519-521 Boccaccio Ave  
Representative: Allen Concepcion, Planning Associates, Inc.  
LUPC Staff: Mehrnoosh Mojallali  
Description: CDP AND SPP - THE REQUEST IS FOR A CDP AND SPP FOR A NEW 2-STY INDUSTRIAL BUILDING, HAVING 3,850 SF, AND A HEIGHT OF 29.5FT. THE PROPERTY IS ZONED M1-1, AND IS LOCATED IN THE VENICE COASTAL ZONE SP. A LOADING ZONE. WITH THE PROVISION OF 17 BICYCLE PARKING SPACES, THE NUMBER OF AUTO SPACES PROVIDED WILL BE 11. THE EXISTING SFD AND MACHINE SHOP WILL BOTH BE DEMOLISHED.

Motion: If the Area Planning Commission approves the Mello feasibility study, then the VNC Board recommends approval with the following conditions:

1. Free parking for employees while working will be provided onsite.
2. Prominent signage installed for use of parking lifts and owner must provide an attendant to operate lifts.

Motion Approved by LUPC 8-0-0 RA/BS (MR Recused)

E. Coastal Application removed by Applicant, case will not be heard

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Case: ~~DIR-2016-986-VSO~~

Address: ~~15 Rose Ave~~

Applicant: ~~Doug Bruce, 15 Rose LLC~~

Representative: ~~Laurette Healy, City Land Use~~

LUPC Staff: ~~Robert Aronson~~

Description: ~~TI OF (E) APARTMENT HOTEL (11 APT UNITS & 14 LIGHT HOUSEKEEPING UNITS); REDUCE NUMBER OF LIGHT HOUSEKEEPING UNITS FROM 14 TO 12~~

Public Comment & Possible Action: ~~Motion~~

### 9. Adjournment - 9:45pm

*PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a "Speaker Card" to address the Land Use and Planning Committee on any agenda item before the Land Use and Planning Committee takes an 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 and Planning Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Land Use and 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 and Planning Committee meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the Chair.*

*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](http://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 <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>. In addition, if you would like a copy of any record related to an item on the agenda, please contact [chair-lupc@venicenc.org](mailto: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*

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*DISABILITY POLICY: The Venice Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Venice Neighborhood Council 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.*