



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



MINUTES

LAND USE AND PLANNING COMMITTEE MEETING

DATE: Wednesday, November 20, 2013

LOCATION: Oakwood Recreation Center, 767 California Avenue, Venice CA 90291

TIME: 6:45pm-9:00pm

CASES HEARD:

1. 1414 Horizon Ave: Large Mixed Use Development
2. 1025 Abbot Kinney: Primitivo update to CUB
3. 320 Sunset Blvd: CUB for new restaurant
4. 835 E Milwood Ave: SFD construction
5. Committee Member Motion re. DIR Notices

DETAILED AGENDA:

1. Call to Order - Roll Call.

| Name | P | A | Name | P | A |
|----------------------------|---|---|----------------|---|---|
| Jake Kaufman, Chair | | x | Mia Herron | x | |
| Sarah Dennison, Vice Chair | | x | John Reed | x | |
| Robert Aronson | x | | Robin Rudisill | x | |
| Mehrnoosh Mojallali | x | | Steve Traeger | x | |
| James Murez | x | | | | |

2. Approval of Minutes from prior meetings: none available, not done.
3. Approval of Agenda as amended: **The Committee unanimously agreed to remove 1414 Main Street from the Agenda.**
4. New Project Review and Staff Assignments and Coding of De Minimis Cases:
 - a. Mia Herron noted that Jake Kaufman, Chair, and Sarah Dennison, Vice-Chair, need to assign people.
 - b. There are 125 cases that haven't been assigned the MapMyNeighborhood function on Cityhood.
 - c. It was suggested that 50 cases per month be handled by the Board so that the LUPC could focus on the 10-15 most important and/or difficult cases.
 - d. Carolyn Rios noted that the cases sent to the Board would end up on the consent calendar.
 - e. Mia Herron asked if we can implement a standard process that "by right" projects are by default approved if no one raises an issue.
 - f. The City is not responding within the 75-day statute, so don't know how we are expected to do that.
 - g. Robert Aronson noted that "what is one person's "by right" is another person's "out of character."

- h. John Reed added that every case with a waiver goes on to the Coastal Commission.
 - i. It was suggested that “by right” cases be allowed to stay on the de minimus, “by right” list, and if no one responds they should be sent on to the Board’s consent calendar.
 - j. It was noted that we could also allow the General Public to bring a project to us so that we would respond to their issues, but if no one brings a given case after some designated period of time it would be passed on.
 - k. Robert Aronson said that de minimus cases could be sent to the Neighborhood Committee so that they could decide whether they wanted to take a look at any of them and meet with the applicants if they want.
 - l. Robin Rudisill, also a member of the Neighborhood Committee, noted that the Neighborhood Committee isn’t organized around the areas on the standard Venice area maps, so it would be tricky to know which cases went to whom.
 - m. Robin Rudisill said she would broach this idea with Neighborhood Committee Chair Marc Saltzberg and let the group know their reaction and recommendation.
5. Chair Updates – none.
6. Land Use and Planning Committee Current Case Updates.
- a. Mehrnoosh Mojallali noted that 664 Sunset and 758 Sunset are both 3-lot subdivision projects with the same architect, same owner and the same process. She will team up with Steve Traeger on these projects.
 - b. Robert Aronson noted that Past LUPC Chair Challis MacPherson had proposed a motion to the VNC Board to revoke DIR’s for small lot subdivisions, which was not successful, but that there are now different people involved and we CAN ask again.
 - c. It was noted that the VNC Board approved the 315 Rose project, with covenant parking and no in lieu fees, at their November meeting the night before (November 19, 2013). Robin Rudisill mentioned that the Applicant is having difficulty obtaining Covenant Parking, and that they told her at the Board meeting that they would keep her and John Reed informed as to their progress in that regard, which she appreciated.
7. Public Comment on non-agenized items related to Land Use and Planning only – none.
8. Active Cases
- a. 1414 Main Street (at Horizon Ave): Large Mixed Use Development--no discussion or action as taken off of the agenda.
 - b. 1025 Abbot Kinney: Primitivo update to CUB
 - i. Case numbers: ZA-2012-169-CUB
 - ii. Background information:
<http://cityhood.org/ReportCaseActivityDetail.cncx?CID=27907&UGP=Anonymous>
 - iii. Staff: John Reed – Applicant wants to upgrade from beer and wine to a full line of liquor. John wants consistency between all of the restaurants.
 - iv. Applicant: Rachel Finfer (213-620-1904)
 - v. Public Comment –
Daryl Barnett–noted that they should have the same restrictions as Joe’s – patio closes at 10 Sunday through Tues & 10:30 the rest of the week. Only live acoustic allowed inside. Free parking for employees, free valet for public.

Irv Katz--Support Daryl. These restaurants have a huge impact due to the late hours and alcohol. It's very noisy when they're closing, trash on the street. Encourage us to compress the hours the restaurants are allowed to stay open. Urge you to not let incoming hotel to impact them. The use of one extends to the others. The point is that if one of the parcels was ever tied to the back parking lot by a CUB or whatever, Joe's was tied to the back parking lot.

vi. LUPC Discussion –

1. Robert Aronson noted that there are many issues and violations with the current CUB that must be confronted with a new CUB. Patrons and employees must be given free parking so that they do not have to use the neighborhood streets, and the new ordinance for Valet Parking must be taken into account.
2. Steve Traeger noted that there is tremendous value in making Primitivo consistent with Joe's.
3. Jim Murez asked that the conditions include things such as trash requirements, as it is considered as a new project, or CUB. He noted that during the Simmzy's APC Hearing they said that conditions related to BMP were unfair; however, he feels strongly that there is a Nexus for it, as this is a new restaurant with new hours and BMP matters relate to the environment.

vii. Motion to VNC Board – none. John Reed will work on a new draft of the conditions, including employee parking and free valet. His Staff Report will probably mirror the one for Joe's.

c. 320 E Sunset Ave: CUB for new restaurant

- i. Case Number:
- ii. Staff: Jim Murez noted that the ZA said that they will not even consider the case if the VNC has not seen it.
- iii. Applicant: Stephen Vitalich Architects (310) 474-1616
<http://www.cityhood.org/ReportCaseActivityDetail.cncx?CID=34253&UGP=Anonymous>
- iv. LUPC Discussion
- v. Motion to VNC Board:

The Venice Neighborhood Council denies this project in its entirety, as the Applicant is refusing to follow the VNC policy for hearing cases, has refused to meet or notify the neighbors of his project, has requested hours of operation from 6 a.m. to 1 a.m., which are incompatible hours of operations with the neighborhood and adjoining residences, and is proposing a very incompatible project with the surrounding area.

LUPC Motion made by Jim Murez, seconded by Robin Rudisill
APPROVED by LUPC 7-0-0 November 20, 2013

d. 835 E Milwood Ave: SFD construction

- i. Case numbers: DIR-2013-3500-VSO
- ii. Background information:
<http://cityhood.org/ReportCaseActivityDetail.cncx?CID=34244&UGP=Anonymous>

- iii. Staff: Mehrnoosh Mojallali – Applicant is requesting LAMC 12.28 Zoning Administrator adjustments: from section 12.21-C(6) for a passageway width of 3'6" in lieu of the required 10' from the street to the new second dwelling in the back; and from section 12.09-c3 of the LAMC to permit a 7'8" reduced rear side yard setback in lieu of the required 15'. There is a second unit over the garage. Socorro in City Planning did not like the initial parapet, so she changed the roofline to a varied roof, and she signed off for the Venice Overlay Zone.

At 8:30 p.m. Mia Herron left the meeting.

Greg Shoop in City Planning is adamant that a 2-story building with a mezzanine is not 3 stories, but it was noted that ALL of the codes of the mezzanine definition must be met.

- iv. Applicant: Karin Mahle (323-954-6464) – The fire chief gave a clearance for the reduced passageway width of 3'6". A 3-D drawing will be provided for the Board so that they can see that not very much of the back unit can be seen when walking by.
- v. Public Comment – none.
- vi. LUPC Discussion – Robert Aronson expressed concerns re. parking provided, and noted that there was not room for the French garage doors to close once a car was parking in the courtyard. It must be clear that the courtyard must be used for parking. Robin Rudisill asked that neighbor support be clarified and documented. Steve Traeger added his concern about the mass and scale of the design as it is a bulky design and it looks like an unarticulated stucco box, the NE elevation in particular. He recommended a "breakdown of the box" and a little more interest.
- vii. Motion to VNC Board:

The Venice Neighborhood Council approves this single-family dwelling construction project as presented, with the following conditions:

1. The Owner of 835 E. Milwood Ave. has timely notified the occupants of the five abutting properties (two adjacent and three across the alley), via a certified/return receipt requested mailing, that he has applied with City Planning for adjustments to L.A. Municipal Code for his project at 835 E. Milwood Ave. A letter of support will include the Owner's contact information, the LUPC Staff contact information, and the Cityhood url directly to the case for purposes of further details and questions. The mailing documentation, including the letter and the returned certified mailing receipts, shall be provided to Secretary@Venicenc.org prior to the December 17, 2013 VNC Board meeting.
2. The City's approval of the adjustments to L.A. Municipal Code for this project shall include a condition that the interior garage doors leading into the courtyard parking area shall include a condition that the interior garage doors leading into the courtyard parking area shall operate (open and close) without interference from parked cars therein, so that the courtyard parking spaces can be easily and regularly accessible.

LUPC Motion made by Mehrnoosh Mojallali, seconded by Jim Murez
APPROVED by LUPC 5-1-0 November 20, 2013

- e. **Committee Member Motion; Robert Aronson – It was moved by Steve Traeger and seconded by John Reed that the proposed motion by Robert Aronson re. DIR notices be tabled until more people were in attendance. APPROVED by LUPC 6-0-0.**

i. **Proposed Motion:**

The VNC believes that the process for sending out written notice of a DIR is badly flawed. There are many known instances where adjoining neighbors and the VNC have not received a mailed copy of the DIR as required. Because a DIR has a short deadline for filing an appeal, the lack of notice is causing appeal deadlines to pass, without any ability to take action by affected parties. The VNC insists upon receiving a scanned copy of each DIR at the time it is issued, for any property in the Venice Community Plan area, or for any interpretation of the Venice Coastal Zone Specific Plan.

9. **Adjournment – The meeting was adjourned at 9:22 p.m.**

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 www.CityHood.org, 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 or the Committee at LUPC@venicenc.org.