



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE  
PO Box 550, Venice, CA 90294 [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)



## Meeting of the Land Use and Planning Committee

DATE: Thursday October 4, 2018

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 213.978.1551.

**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 in 7:00	Joe Clark	x in 6:45
Ramsey Daham	x	Brian Silveira	x
Daffodil Tyminski		Michael Jensen	x in 6:40
		Tim Bonefeld	x out 8pm

3. Approval of Minutes  
see draft minutes for August 30, 2018 at: <http://venicenc.org/land-use-committee>  
Approved 5-0-0 BS/RD
4. Approval of Agenda  
Approved as amended 5-0-0 MR/BS
5. LUPC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda

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6. Chair's Report

7. General Public Comment on non-agendized items related to Land Use and Planning - 15 minutes

8. Presentation on the State of City Street Related Infrastructure Programs - by Laila Alequresh from City of LA  
**Moved to end of agenda**

**Motion: LUPC recommends The VNC Board recommend approval of the report recommendations as presented  
Motion Approved by LUPC (RD/MM 7-0-0)**

### 9. CASES FOR REVIEW

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

#### A.

Case: DIR-2018-2031-SPP-CDP  
Address: 600 Mildred Ave (Tesuque Market)  
Applicant: Michael Stein  
LUPC Staff: Matthew Royce  
Representative: DU Architects  
Description: Change of Use from Retail Market to Restaurant

Public Comment & Possible Action: Motion

**Motion: LUPC recommends The VNC Board recommend approval with the following conditions:**

1. verify the approved occupant load for the service floor area
2. Implement a TDM to pay for employees alternative transportation costs
3. Provide as much bike parking as is feasible at or near the site
4. Provide Valet parking during evening hours contracted for a parking lot to avoid parking in neighborhood streets.

**Motion Approved by LUPC (MR/BS 5-2-1)**

#### B.

Case: APCW-2014-4703-SPE-SPP-PAB-PAD-CDP-PA1  
Address: 10 E Washington Blvd (The Whaler)  
Applicant: Michael Dobson  
LUPC Staff: Michael Jensen  
Representative: FE Design  
Description: Plan Approval to verify compliance for existing restaurant

Public Comment & Possible Action: Motion

**Motion: LUPC recommends The VNC Board recommend approval with requested modifications to CUB conditions.**

**Motion Approved by LUPC (MM/MR 8-0-0)**

#### C.

Case: ZA-2018-4364-CUB  
Address: 3105 Washington Blvd (Cafe Buna)  
Applicant: RMF Enterprises, Inc.  
LUPC Staff: Michael Jensen

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Representative: Brett Engstrom - Engstrom Planning

Description: CUB to add alcoholic beverage sales to an existing restaurant

Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval as presented (applicant to provide voluntary evidence of a 500 foot radius outreach meeting and any feedback to the Board)

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

D.

Case: DIR-2017-3983-CDP-MEL, DIR-2017-3988-CDP-MEL

Address: 533-537 Grand Blvd

Applicant: 533 Grand LLC

LUPC Staff: Ramsey Daham

Representative: Brett Engstrom - Engstrom Planning

Description: 2 New Single Family Homes

Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval as presented

Motion Approved by LUPC (RD/MJ 5-1-1)

9. Adjournment

**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*

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*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 [www.lacity.org/your-government/government-information/subscribe-meetings-agendas-and-documents/neighborhood](http://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](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 meetings and our website [www.venicenc.org](http://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](mailto:vp@venicenc.org).

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