



# 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 April 25, 2019

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		Joe Clark	x out 9:25
Tim Bonefeld	x	Brian Silveira	
Daffodil Tyminski	x	Michael Jensen	x
		Carlos Zubieta	

3. Approval of Minutes  
see draft minutes for April 11, 2019 at: <http://venicenc.org/land-use-committee.php>

Approved 6-0-0 TB/JC

4. Approval of Agenda

Approved 6-0-0 DT/TB

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.php> )

#### A.

Case: DIR-2019-1360-CDP  
Address: 931 Superba Ave  
Applicant: Marla Berns  
LUPC Staff: Mehrnoosh Mojallali  
Representative: Jefferson Schierbeek  
Description: Remodel and 2nd story addition to a single family residence

Public Comment & Possible Action: Motion

Motion: LUPC Recommends the VNC Board recommend approval as presented  
Motion Approved by LUPC (MM/TB 6-0-0)

#### B.

Case: ZA-2019-356-CUB  
Address: 12 Washington Blvd  
Applicant: Jean Guy Couture and Pierre Denerome  
LUPC Staff: Matthew Royce  
Representative: Howard Robinson & Associates, LLC  
Description: CUB to allow for alcoholic beverage service at an existing restaurant. Hours of operation from 9AM - 2AM, daily.

Public Comment & Possible Action: Motion

Continued

#### C.

Case: DIR-2018-3706-CDP-SPP-MEL  
Address: 51-71 East Windward Ave  
Applicant: Angelica H. LLC  
LUPC Staff: Michael Jensen  
Representative: Marcia Davalos  
Description: Addition of an enclosed car elevator, patron elevator and subterranean parking garage to create a mixed use structure with 2 Artist in residence units, commercial office space and underground parking. Residential garages will be reallocated to new uses. Total addition of 7,829 sq ft. Change of use from from Single Family and AIR unit to one Mixed Use structure.

Public Comment & Possible Action: Motion

Motion: LUPC Recommends the VNC Board recommend denial for the following reasons:

1. No visitor serving uses are proposed as is required by the LUP
  2. No staging area for the parking lift entrance
  3. Blank wall along Windward does not provide any street articulation as required by the LUP
- Motion Approved by LUPC (TB/DT 6-0-0)

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D.

Case: ZA-2018-3595-CU-CUB-ZV, DIR-2018-4410-CDP-SPP  
Address: 78 Market St  
Applicant: 78 Market Street, LLC  
LUPC Staff: Tim Bonefeld  
Representative: Marcia Davalos  
Description: Change of use of 2,179 sq ft of medical office to restaurant, in conjunction with a 1,531 sf 2nd story addition. The project proposes 1,631 sf of new service floor area with patios on both levels. 73 seats and a CUB to allow full line alcohol for on-site consumption. Hours of operation 8am- 1am daily. 20 vehicle parking spaces are required, the restaurant will provide 14 vehicle parking spaces (5 on-site 9 off-site) and replace 6 vehicle parking spaces with 24 bicycle parking stalls.

Motion: LUPC Recommends the VNC Board recommend approval with the following conditions:

1. LOI for the parking lease for 10 year term minimum which shall be tied to the CUB
2. The CUB shall be tied to the Owner's name, and/or the members of the LLC which owns the property and any tenant

Motion Approved by LUPC (TB/MJ 6-0-0)

## 9. Commercial Corridor and Spot Zoning Realignment

Draft Motion:

Whereas commercial corridors in Venice have over many decades been subject to spot zoning and/or otherwise have been inadvertently rezoned without outreach to the Property Owners or Neighboring Residents  
And

Whereas the Venice Land Use Plan Policy I. B. 2. states ...The design of mixed-use development is intended to help mitigate the impact of the traffic generated by the development on coastal access roads and reduce parking demand by reducing the need for automobile use by residents and encouraging pedestrian activity.

Therefore the VNC shall recommend to the City Planning Dept and the Coastal Commission that Properties (List of Properties TBD) along commercial corridors in Venice be rezoned to Commercial Use as part of the LCP and Community Plan update.

Continued

## 10. 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](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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