



# Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) Phone: 310-421-8627



## **Special Board of Officers Meeting Minutes** **Westminster Elementary School (Auditorium)** **1010 Abbot Kinney Blvd, Venice, 90291** **Thursday, October, 20, 2016 at 7:00 PM**

**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.

**POSTING:** *In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact [communications@venicenc.org](mailto:communications@venicenc.org).*

**PUBLIC COMMENT:** The public is requested to fill out a "**Speaker Card**" to address the Board on any Old or New Business item on the agenda and the Treasurer's Report. Comments from the public on these agenda items will be heard only when that item is being considered. Comments from the public on other agenda matters or on matters not appearing on the agenda but within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to one (1) minute per speaker, unless modified by the presiding officer of the Board. No new speaker cards will be accepted once Public Comment has begun.

**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.**

### **1. Call to Order and Roll Call (7:00PM – 1 minute)**

Thank you to Gjusta, Fran Camaj, Greg Blanc, Whole Foods, Abbot's Habit, and Darryl Barnett for the food and refreshments.

#### **PRESENT:**

Ira Koslow, George Francisco, Hugh Harrison, Melissa Diner, Matt Kline, Matthew Royce, Evan White, Michelle Meepos, James Murez, John Reed, Colleen Saro, Matt Shaw, Robert Thibodeau,

**ABSENT:** Sunny Bak, Lauri Burns, Erin Darling, Cayley Lambur, Ilana Marosi,

### **2. Pledge Of Allegiance (7:01PM -- 2 minutes)**

### **3. Approval of the Agenda (7:03PM – 1 minute)**

GF, MK (12, 0,1)

**FAVOR:** George Francisco, Hugh Harrison, Melissa Diner, Matt Kline, Matthew Royce, Evan White, Michelle Meepos, James Murez, John Reed, Colleen Saro, Matt Shaw, Robert Thibodeau,

**OPPOSED:**

**ABSTAIN:** Ira Koslow,



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**4. Declaration of Ex Parte Communications or Conflicts-Of-Interest (7:04PM -- 1 minute)**

All Board members shall declare any ex parte communications or conflicts-of interest relating to items on this meeting's agenda.

**5. Announcements and Public Comment on items not on the Agenda (7:05 - 10 minutes)**  
*[No more than 1 minute per person - no Board member announcements permitted]*

**6. LUPC (7:15PM – 325 minutes)** (Matthew Royce on behalf of LUPC, [Chair-lupc@VeniceNC.org](mailto:Chair-lupc@VeniceNC.org))  
(see project files for more detailed info at <http://www.venicenc.org/committees/lupc/>)  
*[Discussion and possible action]*

**A 824 Milwood Ave (10 minutes)**

Case: Requesting Administrative CDP

Applicant: Eric Schiff

LUPC Staff: Tim Bonefeld

Representative: Brian Silveira & Associates

Description: A 1,213 square foot addition to an existing single family home and construction of a 441 square foot detached rec room above covered parking.

**MOTION:** The VNC Board recommends approval of the project as presented.

Recommended by LUPC 6-0-1 (TB/DT) MR abstain

**MR, MD (12,0,1)**

**FAVOR:** George Francisco, Hugh Harrison, Melissa Diner, Matt Kline, Matthew Royce, Evan White, Michelle Meebos, James Murez, John Reed, Colleen Saro, Matt Shaw, Robert Thibodeau,

**OPPOSED:**

**ABSTAIN:** Ira Koslow,

**B 1525 Abbot Kinney Blvd (30 minutes)**

Case: DIR-2015-2998-CDP-SPP-MEL

Applicant: David Paris

LUPC Staff: Ramsey Daham

Representative: John Reed



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Description: A three story mixed-use project consisting of 2 artist in residence units over ground floor retail with a restaurant space and 27 parking spaces.

**MOTION:** The VNC Board recommends approval of the project as presented with the following conditions:

1. Free parking for employees while working
2. Reasonable parking validation time for customers
3. Prominent signage for parking

Recommended by LUPC 7-0-1 (RD/MJ) MR abstain

### JOHN REED RECUSAL

MR, GF (9,1,2)

**FAVOR:** George Francisco, Hugh Harrison, Melissa Diner, Matthew Royce, Evan White, Michelle Meepos, James Murez, Matt Shaw , Robert Thibodeau,

**OPPOSED:** Matt Kline,

**ABSTAIN:** Colleen Saro, Ira Koslow

JM, MD (6, 3, 3)

### AMENDMENT

**MOTION:** The VNC Board recommends approval of the project as presented.

- ~~1. Free parking for employees while working~~
- ~~2. Reasonable parking validation time for customers~~
- ~~3. Prominent signage for parking~~

**FAVOR:** George Francisco, Melissa Diner, Michelle Meepos, James Murez, Matt Shaw , Robert Thibodeau,

**OPPOSED:** Matt Kline, Evan White, Colleen Saro,

**ABSTAIN:** Ira Koslow, Hugh Harrison, Matthew Royce,

### **C 1711 Lincoln Blvd (Witz End) (45 minutes) MICHELLE MEEPOS DEPARTS**

Case: ZA-2016-2090-CUB-CU-CDP-MEL-SPP

Applicant: Rob Lissner, Venice Music Group

LUPC Staff: Ramsey Daham

Representative: Allen Sanford, Venice Music Group, Justin Dewitt, Lean Architects

Description: 1. Pursuant to the provisions of Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit authorizing the demolition of a detached garage and the construction of a 794 square foot kitchen addition to an existing one-story restaurant for a total floor area of 3,309 sf, with a maximum building height of 13'-6", in the single permit jurisdiction area of the Coastal Zone.

2. Pursuant to Section 11.5.7-C LAMC, a determination of Specific Plan Project Permit Compliance with the Venice Coastal Zone Specific Plan.



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3. Pursuant to the provisions of Section 12.24-W.1 LAMC, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,309 square foot restaurant with interior seats of 96 seats; and hours of operation from 9 a.m. to 1 a.m. Sunday through Thursday, and from 9 a.m. to 2 a.m. Friday and Saturday.

4. Pursuant to the provisions of Section 12.24-W.27 LAMC, a Conditional Use to permit a Commercial corner deviation from the required 7:00 a.m. to 11:00 p.m. to have hours of operation from 9 a.m. to 1 a.m. Sunday through Thursday, and from 9 a.m. to 2 a.m. Friday and Saturday.

**MOTION:** The VNC Board recommends approval of the project with the following conditions:

1. Security cameras and guards
2. Post phone number for complaints
3. Timed loading zone on Lincoln Blvd
4. Provide valet and separate parking lot for employees
5. Free parking for employees while working
6. Free parking validation for customers
7. Prominent signage for parking
8. Complaint Log
9. Copy of determination letter onsite
10. Sound mitigation for equipment in rear part of structure
11. Honor the historic status of the structures

Recommended by LUPC 8-0-1 (RD/TB), MR abstain

**MATT SHAW RECUSED**

**ORIGINAL MOTION with amendment: Any door facing the alley shall remain closed after 9pm weekends or 11pm weekend.**

**MR, GF (10,0,1)**

**FAVOR:** George Francisco, Hugh Harrison, Melissa Diner, Matt Kline, Matthew Royce, Evan White, James Murez, John Reed, Colleen Saro, Robert Thibodeau,

**OPPOSED:**

**ABSTAIN:** IRA KOSLOW

**HH, JR (4,5,2) AMENDMENT FAILS**

**9am-12am Sunday –Thursday**

**9-1am sat and sun**

**FAVOR:** Hugh Harrison, James Murez, John Reed, Robert Thibodeau,

**OPPOSED:** George Francisco, Melissa Diner, Matt Kline, Matthew Royce, Evan White,

**ABSTAIN:** Ira Koslow, Colleen Saro,



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## JM, GF AMENDMENT (10,0,1) AMENDMENT

Any door facing the alley shall remain closed after 9pm weekends or 11pm weekend.

**FAVOR:** George Francisco, Hugh Harrison, Melissa Diner, Matt Kline, Matthew Royce, Evan White, James Murez, John Reed, Colleen Saro, Robert Thibodeau,

**OPPOSED:**

**ABSTAIN:** Ira Koslow

## JM, JR (5, 5, 1) AMENDMENT FAILS

remove

4. Provide valet and separate parking lot for employees
5. Free parking for employees while working
6. Free parking validation for customers
7. Prominent signage for parking

**FAVOR:** George Francisco, Melissa Diner, James Murez, John Reed, Robert Thibodeau,

**OPPOSED:** Ira Koslow, Hugh Harrison, Matt Kline, Evan White, Colleen Saro,

**ABSTAIN:** Matt Royce

## **D 665 Broadway (20 minutes)**

Case: DIR-2016-3301-VSO, Requesting Administrative CDP

Applicant: John Scherrer

LUPC Staff: Tim Bonefeld

Representative: Walker Workshop

Description: Proposed 2,838 square foot 2 story addition to and renovation of an existing 1,182 square foot 1 story single family residence with attached 2 car garage.

**MOTION:** The VNC Board recommends approval of the project as presented.

Recommended by LUPC 5-1-1 (TB/BS) MR abstain, RD recused

## MR, HH (10,0,2)

**FAVOR:** George Francisco, Hugh Harrison, Melissa Diner, Matt Kline, Matthew Royce, Evan White, James Murez, John Reed, Matt Shaw, Robert Thibodeau,

**OPPOSED:**

**ABSTAIN:** Ira Koslow, Colleen Saro



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## **F 3024 Stanford Ave ( 20 minutes)**

Case: Requesting Administrative CDP

Applicant: Cassie Blanco

LUPC Staff: Mehrnoosh Mojallali

Representative: Cassie Blanco

Description: New Single Family Dwelling

MAJOR REMODEL - ADD IRREGULAR 10'-2" X 14'-0" ON THE FIRST FLOOR TO CONVERT PORTION OF (E) LIVING ROOM INTO A (N) BEDROOM, REMODEL THROUGHOUT; ADD 29'-10" X 48'-2" SECOND STORY; (N) ROOF DECK. NEW 2-STORY 18'-10" X 20'-4" 2-CAR GARAGE W/ 20'-4" X 20'-10" RECREATION ROOM ABOVE

**MOTION:** The VNC Board recommends approval of the project as presented.

**MR, GF (10,0,2)**

**FAVOR:** George Francisco, Hugh Harrison, Melissa Diner, Matt Kline, Matthew Royce, Evan White, James Murez, John Reed, Colleen Saro, Matt Shaw ,

**OPPOSED:**

**ABSTAIN:** Ira Koslow, Robert Thibodeau,

Recommended by LUPC 5-0-0 (MM/RD)

## **G 633 Palms Ave (30 minutes)**

Case: Requesting Administrative CDP

Applicant: 645 Rose, LLC

LUPC Staff: Tim Bonefeld

Representative: Brian Silveira & Associates

Description: Second story addition and roof deck to four existing bungalows ranging in size from 500 to 600 square feet

**MOTION:** The VNC Board recommends approval of the project as presented.

Recommended by LUPC 5-0-0 (TB/RD)

**MR, GF (11, 0, 1)**

**FAVOR:** George Francisco, Hugh Harrison, Melissa Diner, Matt Kline, Matthew Royce, Evan White, James Murez, John Reed, Colleen Saro, Matt Shaw , Robert Thibodeau,

**OPPOSED:**

**ABSTAIN:** Ira Koslow

## **H 303 Windward Ave (30 minutes)**

Case: ZA-2016-2154-ZAA, DIR-2016-2153-CDP

Applicant: Dustin Miles, Green Dolphin LLC

LUPC Staff: Tim Bonefeld



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Representative: DU Architects

Description: Remodel and addition to an existing 26' tall, 2,225 SQ. Ft. duplex to create a 30' tall 3,612 Sq. Ft. duplex with an attached 387 SQ. FT. garage

**MOTION:** The VNC Board recommends approval of the project with the following conditions:

1 - sound mitigation through installation of double glazed windows and quietrock drywall on sideboard exterior walls.

2 - work with neighbors on window placement and shared gate

**ROBERT THIBODEAU RECUSED**

**MR, GF ( 10,0,1)**

**FAVOR: George Francisco, Hugh Harrison, Melissa Diner, Matt Kline, Matthew Royce, Evan White, James Murez, John Reed, Colleen Saro, Matt Shaw ,**

**ABSTAIN**

**OPPOSED Ira Koslow**

**I 3021 Stanford Ave (20 minutes) (Amended from E to I same developer)**

Case: DIR-2015-3353-VSO

Applicant: Jesse Reyes

LUPC Staff: Merhnoosh Mojallali

Representative: Gavin McKiernan

Description: Remodel and 2nd story addition to an existing one story single family dwelling, 2 parking spaces in attached garage, demolition of existing 1 car garage.

**MOTION:** The VNC Board recommends approval of the project as presented.

Recommended by LUPC 6-0-1 (MM/RA) MR abstain

**MR, MK (7, 3, 2)**

**FAVOR: George Francisco, Melissa Diner, Matt Kline, Matthew Royce, Evan White, Matt Shaw , Robert Thibodeau,**

**OPPOSED: Hugh Harrison, James Murez, Colleen Saro,**

**ABSTAIN: Ira Koslow, John Reed,**

**J 2819 Grayson Ave (30 minutes)**

Case: DIR-2016-2088-CDP

Applicant: Thomas James Capital

LUPC Staff: Mehrnoosh Mojallali

Representative: Gavin McKiernan

Description: 2-STORY ADDITION TO AN EXISTING 832 SQ. FT. 1-STORY SINGLE FAMILY RESIDENCES WITH A NEW ATTACHED 2-CAR GARAGE. NEW STRUCTURE WILL ADD 2,438 SQ. FT. FOR A TOTAL OF 3,270 SQ. FT.



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**MOTION:** The VNC Board recommends approval of the CDP application for the project with the following conditions:

1 - The VNC Board recommends that the CCC impose the maximum penalty for continuing construction work after receipt of a letter from the CCC dated April 27, 2016 denying the claim for a Coastal Exemption. The VNC requests this penalty be imposed on the developer, not the current homeowner.

2 - The VNC Board recommends that the CCC and the City of LA impose the maximum penalty for removing a street tree without proper permits and destroying the nesting habitat of a hawk. The VNC requests this penalty be imposed on the developer, not the current homeowner.

**HUGH HARRISON RECUSAL**

**MOTION FAILS: MR, GF (3,6,2)**

**FAVOR:** George Francisco, Melissa Diner, Matthew Royce,

**OPPOSED:** Matt Kline, Evan White, James Murez, Colleen Saro, Matt Shaw , Robert Thibodeau,

**ABSTAIN:** Ira Koslow, John Reed,

**MK, JM NEW MOTION: NO ACTION TAKEN**

**MOTION:** The VNC Board recommends denial of the CDP application for the project with the following conditions:

1 - The VNC Board recommends that the CCC impose the maximum penalty for continuing construction work after receipt of a letter from the CCC dated April 27, 2016 denying the claim for a Coastal Exemption. The VNC requests this penalty be imposed on the developer, not the current homeowner.

2 - The VNC Board recommends that the CCC and the City of LA impose the maximum penalty for removing a street tree without proper permits and destroying the nesting habitat of a hawk. The VNC requests this penalty be imposed on the developer, not the current homeowner.

**JM, RT (7,3,1) MOTION TO POSTPONE**

**FAVOR:** George Francisco, Melissa Diner, Evan White, James Murez, John Reed, Matt Shaw , Robert Thibodeau,

**OPPOSED:** Matt Kline, Matthew Royce, Colleen Saro,

**ABSTAIN:** Ira Koslow

Ira to assign task force to investigate issue. Jim Murez will head this task force.

**7. Board Member Comments on subject matters within the VNC jurisdiction (11:10 PM - 5 minutes)**



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## 8. Adjourn (approx. 11:15PM)

List of Venice Neighborhood Council Committees & Chairs – Volunteers Welcome

### Standing Committees

Administrative Ira Koslow  
Neighborhood George Francisco  
Outreach Matthew Kline  
Land Use and Planning Matthew Royce  
Budget & Finance Hugh Harrison  
Rules & Selections John Reed  
Arts Sonny Bak  
Ocean Front Walk Colleen Saro  
Education - vacant

### Ad Hoc Committees

Public Safety - Matt Shaw & Will Hawkins  
Homeless - Will Hawkins  
Parking & Transportation - Jim Murez  
Venice Cityhood - Nick Antonicello  
Discussion Forum Joe Murphy  
Mass/Scale/Character Sue Kaplan

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 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. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at 213-485-1360 or email [NCSupport@lacity.org](mailto:NCSupport@lacity.org).