



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

SPECIAL MEETING

LUPC Chair requests: Respect, Kindness, Civility, and Honesty

**VNC Mission: To improve the quality of life in Venice
by building community**

and to secure support from the City of Los Angeles for the resources needed to achieve our goals.

DATE: **Thursday, November 6, 2014**

TIME: **7:30 - 10:00 am**

LOCATION: **Beyond Baroque, 681 Venice Blvd.**

DISABILITY POLICY: As per Title II of the Americans with Disabilities Act, the Venice Neighborhood Council (VNC) does not discriminate on the basis of disability, and upon request, the VNC 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 (213-485-1360 or NCSupport@lacity.org).

1. Call to Order--the meeting was called to order at 7:55 am

Roll Call:

Name	P	A	Name	P	A
Robin Rudisill, Chair	x		Mehrnoosh Mojallali	x	
Robert Aronson, Vice Chair	x		Kathleen Rawson	x	
Ramsey Daham	x		Maury Ruano	x	
Todd Darling		x	Gabriel Ruspini	x	
Mark Kleiman	x				

2. Approval of Minutes from last meeting – recording available on website, minutes temporarily delayed due to project in progress to reformat case line items so that they are uniform/consistent in content and format and thus much more easily transferred from LUPC Agenda to LUPC Minutes, to AdCom Agenda to AdCom Minutes, to Board Agenda to Board Minutes, and to VNC Board recommendation letter. Said project will significantly reduce time in preparing all of these items for both LUPC and the Board Secretary, and will significantly increase accuracy, uniformity, and reliability as well as improve timeliness. [note: upon completion of the project, the as yet unapproved draft minutes for September 30, 2014, October 7, 2014 and October 10, 2014 were posted on the VNC website on November 8, 2014]
3. Approval of Agenda – Report from VNC Mass, Scale & Character Ad-hoc Committee, 29 Windward (parking lot), and 710 California Ave (SFD) were continued. The Chair confirmed that no one was opposed.
4. Chair Updates--General Updates, by Chair, Land Use and Planning Committee

5. Public Comment on non-agenized items related to Land Use and Planning only.
6. Report from VNC Mass, Scale & Character Ad-hoc Committee – Sue Kaplan, Continued
7. VNC De Minimis Projects

MOTION: The LUPC recommends that the VNC Board recommend approval of each of the following projects as a VNC De Minimis Project (complies with the VCZSP):

1. 450 Sherman Canal (new SFD), Venice Canals Subarea; ZA-2014-2039-CDP, DIR-2014-1348-SPP and ENV-2014-1349-CE

(Mehrnoosh Mojallali joined the meeting.)

2. 26 30th Ave. (demo/new SFD), North Venice Subarea; ZA-2014-2043-CDP and ZA-2013-3438-ZAA-SPP-MEL and ENV-2013-3439-CE

Approved by LUPC on 11/6/14 by a vote of 6-0-0 (RA/RR)

(not voting were RD, who had recused himself, and MM, who arrived towards the end of the discussion)

Note: this agenda item is voted on as one item, for all projects listed that the committee members have agreed to classify as VNC De Minimis Projects (comply with the VCZSP). Any no vote or request by committee member or member of the public to pull the item from being classified as a VNC De Minimis Project will result in it being handled under the normal Case procedures.

8. CASES

- a. 251 Lincoln Blvd. (“Chevron convenience store”), Oakwood Subarea
ZA-2013-3814-ZV-CU-CUB-SPP-CDO and ENV-2013-3815-EAF

CASE NOT YET SCHEDULED FOR CITY HEARING

Project Description: a zone variance pursuant to section 12.27 of the LAMC to permit the construction of approximately 1,879 sq ft mini-mart with the primary entrance to be oriented to the interior of the lot instead of towards Lincoln Blvd., which is not permitted by ordinance no. 179,906; a CUP pursuant to section 12.24 W-27 to allow said mini-mart to operate 24 hours a day and proposal of a pole sign, which is not permitted by-right under section 12.22.A.23 and section 12.22.A.28 of the LAMC; a CDP pursuant to section 12.20.2 of the LAMC to allow the construction, use and maintenance of said mini-shopping center; a project permit compliance pursuant to the VCZSP to allow the construction use and maintenance of said mini-mart; and a director's approval pursuant to the Lincoln Blvd. Community Design Overlay zone to allow the construction, use and maintenance of said mini-mart, all in the [Q]C2-1-CDO zone

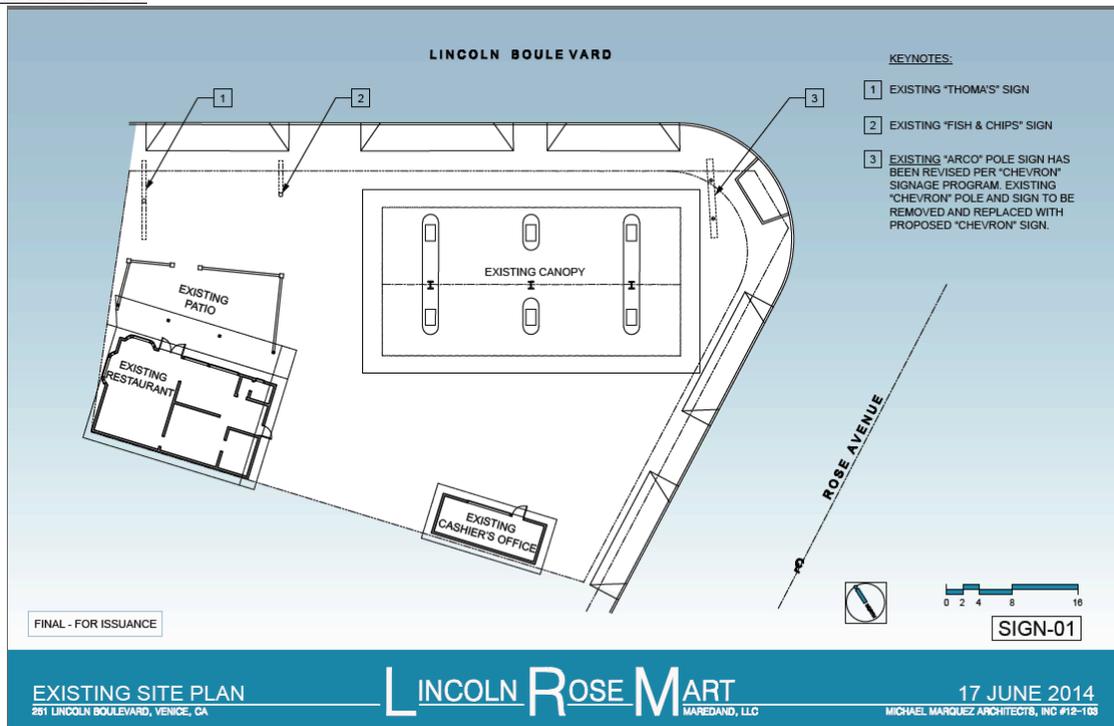
MOTION:

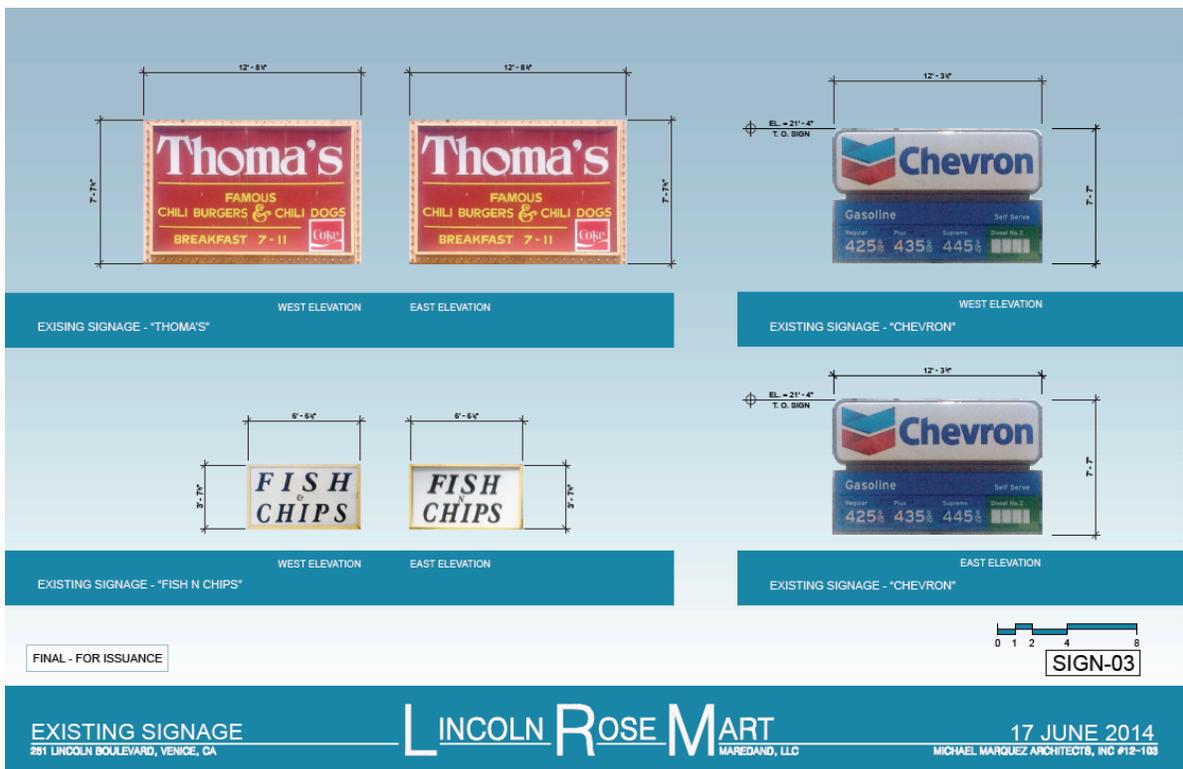
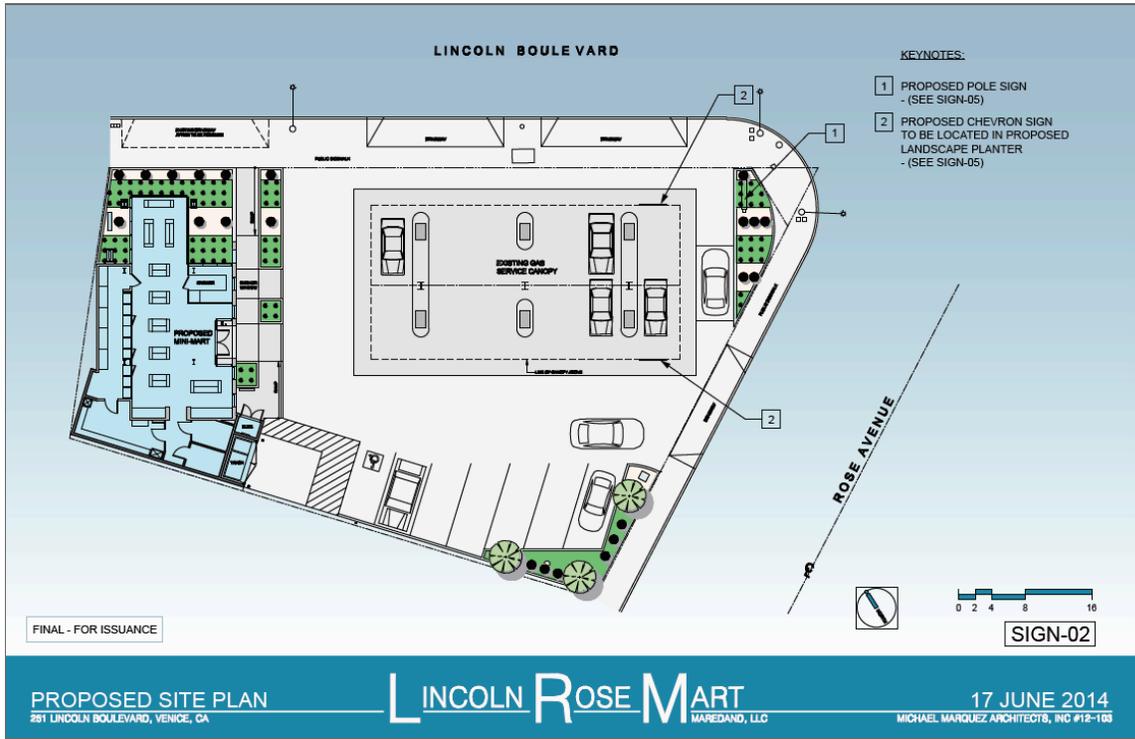
The LUPC recommends that the VNC Board recommend as follows:

1. Removal of the three pole signs so that the property is in compliance with the Lincoln Boulevard Community Design Overlay District ordinance (“CDO”) [Q] Condition 10.a., and LAMC 12.22A.28(A)(6)(i), and installation of one pedestrian-oriented sign with the gasoline branding and prices, identical to the pedestrian-oriented gas station signs permitted in Santa Monica. If the City Department Of Transportation determines that this type of pedestrian-oriented sign is impossible at the corner of Lincoln and Rose due to driver line-of-sight requirements, and so long as the other two existing pole signs are permanently removed, the VNC recommends approval of a variance to [Q] Condition 10.b.

- and a conditional use pursuant LAMC 12.22W.4, to allow the applicant to modify one existing pole sign, which shall be modified in substantial conformance with pages Sign-02 and Sign-05 of the drawings submitted with the application and marked Exhibit "A."
2. The only other signs on the property shall be two non-illuminated gasoline branding signs on the canopy as proposed on page Sign-04 of Exhibit "A." There shall be no other signs, banners, logos, branding, or advertising of any kind on the windows or exterior walls of the convenience store, and the applicant shall record a covenant in the form attached as Exhibit "B" relating, in part, to signage.
 3. The Lincoln Boulevard Community Design Overlay District ordinance [Q] Condition 6 requires the primary entrance of the building to be oriented towards Lincoln Boulevard. If, and only if, the applicant removes all three pole signs and installs a pedestrian-oriented sign as described above, the VNC recommends approval of a variance to [Q] Condition 6, to allow the primary entrance to be oriented towards the interior of the lot. In addition to removing all three pole signs and installing a pedestrian-oriented sign, the applicant shall increase the pedestrian orientation by providing tables and chairs on the property, in front of the store and immediately abutting the sidewalk along Lincoln Boulevard, during all of the store's daytime operating hours.
 4. There shall be no alcohol sales on the premises.
 5. The North wall of the building shall be covered with live foliage.
 6. If, and only if, the applicant's lessee provides recycling bins located at each island with gasoline pumps, the VNC recommends approval of a variance to exempt the applicant from the requirement set forth in LAMC 12.22A.23(a)(9) to provide an indoor recycling room.

EXHIBIT A:





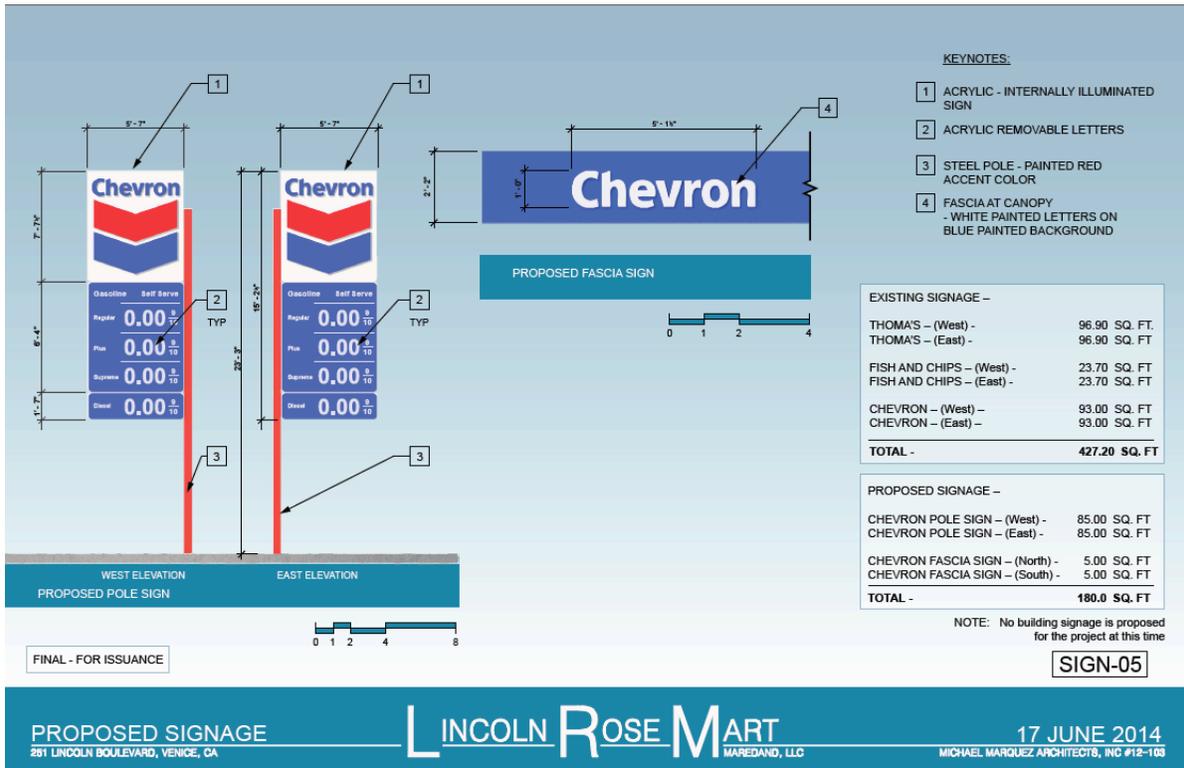
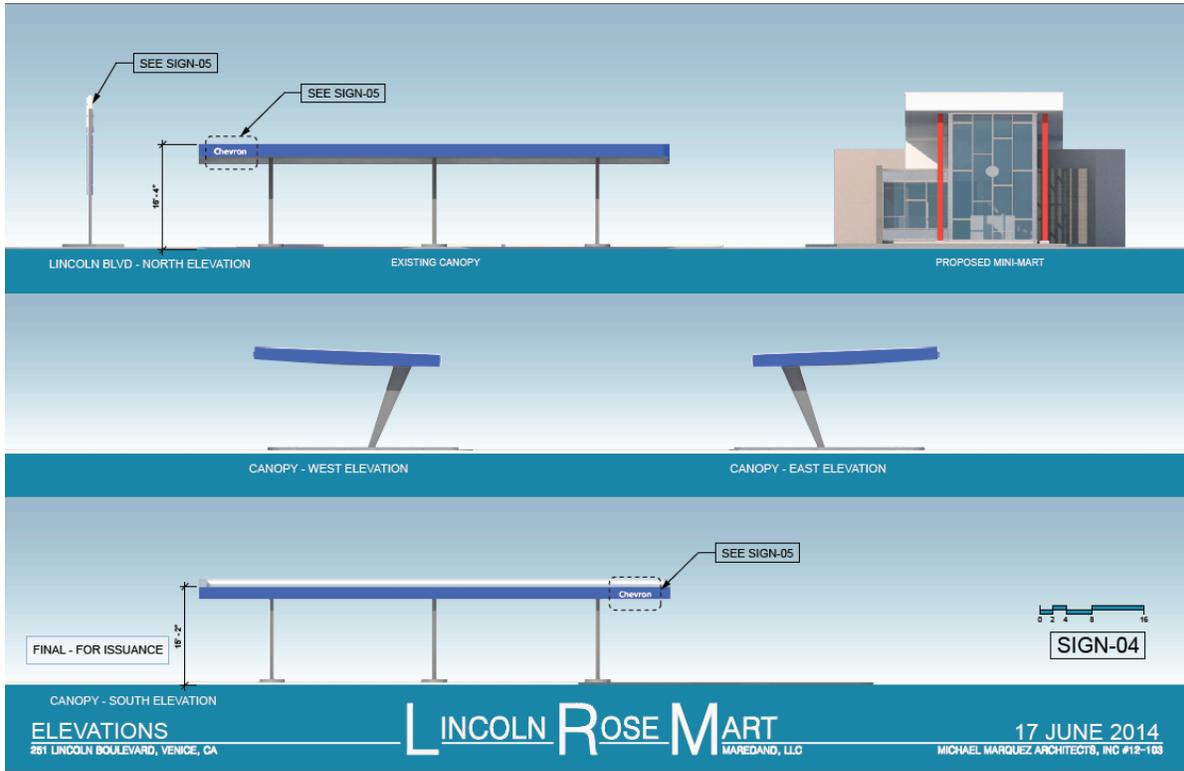


EXHIBIT B

Covenant and Agreement for:

EXHIBIT:

AUTOMOTIVE USE

12.22 A 28 (b) (18) Covenant. Prior to the issuance of a building permit or land use permit, the owner of the lot or lots shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning, acknowledging that the owner shall implement each of the conditions set forth in this paragraph, and shall not permit the establishment of any uses enumerated in Section 12.24 W.4. of the Los Angeles Municipal Code without first obtaining a conditional use approval. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by law.

Conditions of Operation in 12.22 A 28 (b).

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Spray painting shall not be conducted. | (12) The site where the automotive use is located shall be kept clear of weeds, rubbish, and all types of litter and combustible materials at all times. One trash receptacle shall be located for every 200 square feet of open space and shall be uniformly distributed throughout the open areas of the site. |
| (2) Junkyard or automobile dismantling activities shall not be conducted. | (13) Any automotive laundry or wash rack, in which power driven or steam cleaning machinery is used, shall maintain noise levels below the levels provided in Table II of Section 111.03 of this Code. The comparison between the noise emanating from the automotive laundry or wash rack and from Table II shall be made in the manner set forth in Section 111.02(a) of this Code. |
| (3) Public address system shall not be permitted. | (14) Any automotive sound shop or automotive alarm shop shall be wholly conducted within a fully enclosed building. No portion of the building or its associated parking area shall be within 50 feet of any school, lot with a Certificate of Occupancy for a one-family dwelling, multiple-family dwelling, or mixed use project containing a residential use, A or R zoned lot. |
| (4) Site cleaning, sweeping, trash collection, and deliveries to the site shall be limited to the following hours: Monday through Friday, 7:00 AM to 7:00 PM and Saturday and Sunday 8:00 AM to 5:00 PM. Notwithstanding the above, trash collection shall not be allowed on Sundays or legal holidays. | (15) All operational conditions imposed by the Department of Building and Safety in its annual inspections of automotive repair and used vehicle sales area pursuant to Section 12.26 I. of this Code shall be followed. |
| (5) Hours of operation shall be limited to: Monday through Friday, 7:00 AM to 7:00 PM; Saturday, 9:00 AM to 8:00 PM; and Sunday, 11:00 AM to 8:00 PM. | (16) On-site pennants, banners, ribbons, streamers, spinners, balloons and supergraphic signs are prohibited. |
| (6) All loading, including those of vehicles, shall occur on-site. | (17) All windows and glass doors shall be maintained free of any signs. |
| (7) Vehicles being repaired shall be stored on-site. Any off-site parking shall comply with Section 12.21 A.6. of this Code. | |
| (8) Accessory sales activities shall not occur outside a fully enclosed building. | |
| (9) Trailers and/or temporary modular buildings shall not be permitted as a work area. | |
| (10) Arcades or game machines shall not be permitted. | |
| (11) Temporary canopy tents shall not be permitted when the tents are visible from the street. | |

CP-7822 (8/12/10)

Applicant: Jill Brunckhardt**LUPC Staff: Robert Aronson****Approved by LUPC on 11/6/2014 by a vote of 5-1-2 (RA/KR, as amended by MK/KR)****(yes: RA, KR, RD, MK, MM; no: MR; abstain: GR, RR)****LUPC Staff Report and Supporting Documentation:*****www.venicenc.org/251-lincoln-blvd-chevron-convenience-store/*****b. 204 Hampton Drive ("St. Joseph Center"), Oakwood Subarea****APCW-2003-3304-SPE-CU-ZAD-SPP-CDP-PA****CASE NOT YET SCHEDULED FOR CITY HEARING****Project Description: Plan approval**

MOTION:

The VNC Board recommends as follows:

1. The Applicant's Plan Approval should not be approved.
2. The Applicant is in violation of Conditions 8, 34 and 35 with respect to parking.
3. The Applicant is not in compliance with providing sufficient parking for the use on the property.
4. The Applicant is leasing out too many parking spaces in lower lot.
5. The Applicant is in violation of Condition 16 with respect to the noise mitigation and noise study, neither of which have been completed on time and both of which are necessary for the proper evaluation of compliance with Plan Approval.
6. New condition 9D shall be added: The playground area for the pre-school shall be relocated so that it does not abut the residential properties to the east and south.

Applicant: Kyle, for Michael Jaeger, Latham & Watkins LLP

LUPC Staff: Robert Aronson

Approved by LUPC on 11/6/2014 by a vote of 4-0-2 (RA/RD)

(yes: RA, RD, GR, KR; abstain: MM, RR; recused: MR)

LUPC Staff Report and Supporting Documentation:

www.venicenc.org/204-hampton-drive-st-joseph-center/

- c. 26 30th Ave. (demo/new SFD), North Venice Subarea (Considered under Agenda Item 7. above)

ZA-2014-2043-CDP and ZA-2013-3438-ZAA-SPP-MEL and ENV-2013-3439-CE

CITY HEARING November 20, 2014, 1645 Corinth, 2nd floor, 9:00 am

Project Description: demo & new SFD

Applicant: Brian Silveira

LUPC Staff: Robert Aronson/Robin Rudisill

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

- d. 29 Windward (parking lot), North Venice Subarea **CONTINUED by Applicant**

CASE NOT YET SCHEDULED FOR CITY HEARING

Project Description: add automated/hydraulic car lifts to a surface beach parking lot. Capacity of lot would increase from 38 to 68 spaces

Applicant: Clare Bronowski

LUPC Staff: Kathleen Rawson/Gabriel Ruspini

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

- e. 710 California Ave (SFD), Milwood Subarea **CONTINUED**

ZA-2014-2135-CDP

CITY HEARING November: 20, 2014, 1645 Corinth, 2nd floor, 10:00 am

Project Description: Demo/new 3-story SFD

Applicant: Matthew Royce

LUPC Staff: Maury Ruano/Todd Darling

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

9. Adjournment—the meeting was adjourned at 10:20 am due to loss of a quorum; thus, the following cases were “continued:”

627 Oxford Ave (SFD), Southeast Venice Subarea **CONTINUED**

ZA-2014-2141-CDP

CITY HEARING: November 25, 2014, 1645 Corinth, 2nd floor, 10:00 am

Project Description: Demo/new 3-story SFD

Applicant: Matthew Royce

LUPC Staff: Robert Aronson/Mehrnoosh Mojallali

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

625 Oxford Ave (SFD), Southeast Venice Subarea **CONTINUED**

ZA-2014-2137-CDP

CITY HEARING: November 25, 2014, 1645 Corinth, 2nd floor, 10:30 am

Project Description: Demo/new 3-story SFD

Applicant: Matthew Royce

LUPC Staff: Robert Aronson/Mehrnoosh Mojallali

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

CASES NEEDING RESOLUTION/CATEGORIZATION:

521 Rose Ave. (duplex), Oakwood Subarea **CONTINUED**

ZA-2014-2166-CDP and ENV-2014-2167-CE and DIR-2014-1120-VSO-MEL

CITY HEARING TOOK PLACE ON OCTOBER 23, 2014

Project Description: CDP in the Single Permit Jurisdiction Coastal Zone for demo of < 50% of (E) duplex and add 3,319 sq ft to create a 3,510 sq ft, 30' tall duplex, w/4 parking spaces on a 3,139 sq ft lot in the C4-1 zone

Applicant: George Klein & John Reed

LUPC Staff: Robin Rudisill/Maury Ruano

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/521-rose-ave/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

450 Sherman Canal (SFD), Venice Canals Subarea (Considered under Agenda Item 7. above)

ZA-2014-2039-CDP and ENV-2014-1349-CE

CITY HEARING TOOK PLACE ON OCTOBER 16, 2014

Project Description: CDP in the Dual Permit Jurisdiction Coastal Zone for constr of a 30' tall (RAS/stair tower + 9'6"), 3,724 SFD w/att 456 sq ft garage, located on a vacant 2,850 sq ft lot in the RW1-1-0 zone

Applicant: Tim Bailey

LUPC Staff: Robin Rudisill

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/450-sherman-canal/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea

CONTINUED

ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE

CITY HEARING TOOK PLACE ON OCTOBER 16, 2014

Project Description: CDP in the Single Permit Jurisdiction Coastal Zone and SPP for change of use fr SFD to 1,502 sq ft artist-in-residence on 3rd floor, 2,300 sq ft retail use on ground & 2nd floors, within (E) 3-story 3,802 sq ft building w/att 864 sq ft garage, located on a 2,700 sq ft lot in the C2-1-0-CA zone; Height = 29'9.5" (RAS/stair tower 38')

Applicant: Shannon Nonn, LionGate Global #1, LLC

LUPC Staff: Mark Kleiman/Mehrnoosh Mojallali

LUPC Staff Report and Supporting Documentation:

<http://www.venicenc.org/1214-abbot-kinney-ave/>

PUBLIC COMMENT

FOR POSSIBLE ACTION: MOTION

In compliance with Government Code section 54957.5, the Agenda and non-exempt writings that are distributed to a majority or all of the LUPC members in advance of a scheduled meeting may be viewed at www.VeniceNC.org/LUPC or at the meeting. For a copy of any record related to an item on the Agenda, contact the LUPC Chair at Chair-LUPC@VeniceNC.org.