



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

Tuesday, August 26, 2014

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 6:55 PM

Present:
Chair Robin Rudisill
Robert Aronson (arrived 7:45 p.m.)
Ramsey Daham
Todd Darling
Mark Kleiman
Mehrnoosh Mojallali
Kathleen Rawson
Maury Ruano
Gabriel Ruspini

2. Approval of Minutes from August 5, 2014

Motion to approve by Kathleen Rawson, seconded by Mark Kleiman

Motion carried with the following vote:

Ayes: Daham, Darling, Kleiman, Mojallali, Rawson, Ruano and Ruspini

Abstain: Rudisill

3. Chair Updates

The Chair updated the Committee on issues related to an appeal of 664 Sunset to be heard at Coastal Commission on September 11th, the revised DIR for the small lot subdivision/VCZSP interpretation, community impact statements, methods of ensuring key elements and findings are communicated to the City via VNC motions in order to bolster effectiveness, and more proactively recruiting volunteers to assist LUPC Staff with cases.

5. Land Use and Planning Committee Current Case Updates--LUPC members provide status of their cases

Members of the committee provided updates on projects - no action taken

6. Appointment of Ad Hoc Subcommittee/Chairs: Oakwood Neighborhood Residential Review Sub-Committee, Short-term Rentals Education & Awareness Subcommittee, CUB/ABC Task Force

Chair Rudisill established the following LUPC ad-hoc committees and appointed Chairs/Lead

Oakwood/Milwood Residential Review Sub Committee, Chair: Kathleen Rawson

Short-Term Rentals Education and Awareness Sub Committee, Chair: Dr. Judy Goldman

CUB/ABC Task Force, Lead: Ilana Marosi

7. Recommendation on City Council Motions on Sharing Economy & Illegal/Unapproved Units

Dr. Judy Goldman provided information on the Sharing Economy and Illegal and Unapproved Units. Chair Rudisill invited Dr. Goldman to the September 2, 2014 meeting, to propose possible committee action and a Community Impact Statement

8. Public Comment on non-agenized items related to Land Use and Planning only

Mike Newhouse, Jed Pauker and Ilana Marosi made general comments about the work of the committee, process and procedure. VNC President Newhouse thanked the committee for their volunteer efforts on behalf of the community.

9. Monthly report from VNC Mass, Scale & Character Ad-hoc Committee – Sue Kaplan
No report

10. Review of Cases for VNC de minimis categorization
No report, no action

- a. **665 Vernon**; Case Nos: ZA-2014-1084-CDP-ZAA-MEL and AA-2014-1082-PMLA-SL and ENV-2014-1083-EAF
- i. Project description: 2 lot small-lot subdivision
 - ii. LUPC Staff recommendation: Mehrnoosh Mojallali
 - iii. Applicant follow up from July 29, 2014 meeting: Robert Thibodeau

Following a presentation by Applicant, LUPC Staff, Mehrnoosh Mojallali moved and Mark Kleiman seconded a motion to approve the project with modifications as discussed related to finishes and landscaping. Motion failed by the following vote:

Ayes: Daham, Mojallali, Ruano (3)

Noes: Aronson, Darling, Kleiman, Rawson and Ruspini (5)

Abstain: Rudisill (1)

Rationale for the denial is based upon January 2014 Small Lot design guidelines, concerns about character and scale with respect to a 3-story home next to a 1-story home as well as a very low percentage of 3-story homes in the identified neighborhood, and concern about the detrimental impact of significant year-round shade on the neighboring property, as per the shade study performed

- b. **672 Brooks**; Case Nos: ZA-2014-1088-CDP-ZAA-MEL and AA-2014-1086-PMLA-SL and ENV-2014-1087-EAF
- i. Project description: 2 lot small-lot subdivision
 - ii. LUPC Staff recommendation: Mehrnoosh Mojallali
 - iii. Applicant follow up from July 29, 2014 meeting: Robert Thibodeau

Applicant waived his right to a presentation.

Member of the public Lydia Ponce shared her views on the project.

Following discussion, Mehrnoosh Mojallali moved and Mark Kleiman seconded a motion to approve the project as presented, including five on site parking spaces (noting that a 6th space can be located within the setback area. Motion carried with the following vote:

Ayes: Aronson, Daham, Kleiman, Mojallali, Rawson, Ruano (6)

Noes: Darling and Ruspini (2)

Abstain: Rudisill

- c. **225 Lincoln** (“Whole Foods Market,” aka “Mrs. Gooch’s Natural Foods Markets”); Case Nos: APCW-2014-1761-SPE-CE-ZV-CDP-SPP and ENV-2014-1762-MND
- i. Project description: installation of a new 14’ high sound wall (causing loss of 1 existing parking space), installation of a 72 sq ft canopy over an existing landing area and enclosure of a 1,719 sq ft existing loading dock (8 parking spaces required but not provided), legalization of an existing 8’ x 40’ cargo container for incidental storage, and loading from the front of the store between the hours of 5 – 7 am, daily
 - ii. LUPC Staff recommendation: Robert Aronson
 - iii. Applicant Presentation: Margaret Taylor Obogeanu

A presentation of the project was made by Margaret Taylor, Applicant, and LUPC Staff.

Members of the public, Ilana Marosi, Jared Levy, Marie Hammond and Judy Goldman shared their views on the project.

Robert Aronson moved and Mark Kleiman seconded a motion to support the LUPC Staff recommendation, including conditions 1-15, with minor modifications:

MOTION: The LUPC recommends that the VNC Board recommend approval of the project at 225 S. Lincoln Blvd. as presented, with the following conditions of approval—summary of conditions provided below: [detailed conditions and Exhibits A & B can be found at <http://www.venicenc.org/225-lincoln/>]

1. Applicant shall construct a new sound wall as per the plans at Exhibit A
2. Applicant shall enclose the loading dock as per the plans at Exhibit B
3. Applicant shall manage deliveries inside of the enclosed loading dock
4. Applicant shall minimize noise by actively managing pallets, carts, etc.
5. All loading/unloading for the existing store or any future expansions will be managed under these conditions
6. Applicant shall make every effort to control noise
7. Applicant shall ensure that any contracts with vendors abide by the delivery conditions herein
8. Applicant's employees shall park either on site, or at a designated off-site location and not on residential streets
9. Applicant shall remove the shipping container if sufficient, designated off-site parking is not provided for employees
10. Applicant shall provide a monitored, 24-hour telephone number to address neighbor complaints
11. Applicant shall conduct quarterly, noticed meetings with neighbors and the VNC
12. Plan approval for the CUB shall be combined with Plan Approval for this application
13. Condition non-compliance shall be monitored and addressed by the ZA
14. Applicant shall create a Transportation Demand Management Plan with alternate transportation incentives for employees

*****Conditions 1-7 are agreed to by the Applicant, conditions 8-14 are not.*****

Motion carried with the following vote:

Ayes: Aronson, Daham, Darling, Kleiman, Mojallali, Rawson (6)

Noes: Ruano and Ruspini (2)

Abstain: Rudisill (1)

d. **701 Lincoln** ("Locali"); Case Nos: ZA-2014-1701-CUE and ENV-2014-1702-CE

- i. Project description: CUB—ZA determination to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing 1,085 sq ft deli/café seating 16 patrons, with hours of operation from 7 am to 11 pm daily
- ii. LUPC Staff recommendation: Todd Darling

Following a presentation by the Applicant and LUPC Staff, Todd Darling moved and Kathleen Rawson seconded a motion to approve the application without modification.

Motion carried with the following vote:

Ayes: Aronson, Dahan, Darling, Kleiman, Mojallali, Rawson, Ruano and Ruspini (8)

Abstain: Rudisill (1)

e. **AT&T Case Update:** 1515 S. Pacific and 737 W. Washington

Stella Shih updated the committee on the status AT&T's project and noted that when an alternative design is completed they will return to LUPC.

f. **1620 Electric;** Case No: ZA-2014-1550-CDP and ENV-2014-1549-CE

Continued to September 2, 2014

13. LUPC member Mehrnoosh Mojallali – Presentation of Concepts/Special Projects

- a. Community Center Dog Park at 1234 Pacific: renovate existing dog park to better serve/bring community together.
 - b. Windward Circle Fountain: intended to have a unique urban energy and be integrated into its neighborhood.
- Continued to September 2, 2014 due to conflict of interest concern by VNC Parliamentarian*

11. Training and discussion on compliance with Ethics & Conflict of Interest requirements—Ivan Spiegel

Ivan Spiegel shared information about the Brown Act, Ethics, and Conflicts of Interest with the committee.

Adjournment: Chair Rudisill adjourned the meeting at 10:58 p.m.

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.