



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

LUPC Chair requests: Respect, Kindness, Civility, Honesty

DATE: **Tuesday, August 5, 2014** TIME: **6:45 - 9:45 pm**

LOCATION: **Oakwood Community Center, 767 California**

LUPC ACTIONS/CASES HEARD:

- Motion for AT&T as well as all Applicants to coordinate with the VNC to go through the VNC process and to get the VNC's recommendation PRIOR TO the date of Applicant's City hearing
- Motion to recommend that the City Council support AB222
- 320 Sunset Ave
- 600 Mildred
- 2404 Boone Ave

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).

DETAILED AGENDA:

1. The meeting was called to Order at 7:15 p.m. - Roll Call (chart below), New Members Mark Kleiman and Kathleen Rawson were introduced and welcomed.

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

2. The July 29, 2014 Minutes were approved as submitted.

3. The Agenda was approved as presented.

4. Chair Updates:

- a. General Updates, by Chair, Land Use and Planning Committee
- b. AT&T case for 737 Washington – applicant not cooperating to go through VNC process prior to City public hearing on August 7, 2014.

Motion: The LUPC recommends that the VNC recommend that City Planning inform AT&T, and any other Applicants who are not cooperative in getting the VNC's recommendation on their case, that they must coordinate with the VNC to go through their process in order to receive the VNC's recommendation PRIOR TO the date of their City Hearing.

LUPC Motion made by Robin Rudisill, seconded by Mark Kleiman

LUPC Motion APPROVED 8-0-0

(Yes: Aronson, Daham, Darling, Kleiman, Mojallali, Rawson, Ruano, Rudisill)

5. Land Use and Planning Committee Current Case Updates—*none provided*
6. Council Office/City Planning Update
 - a. AB2222—**Motion: The LUPC recommends that the VNC recommend that the L.A. City Council support AB2222, currently in the State Senate, which amends SB1818.**
LUPC Motion made by Robin Rudisill, seconded by Mark Kleiman
LUPC Motion APPROVED 6-0-2
(Yes: Daham, Darling, Kleiman, Mojallali, Rawson, Ruano; Abstain: Aronson, Rudisill)
7. Public Comment on non-agenized items related to Land Use and Planning only.
8. Report from Mass, Scale & Character Ad-hoc Committee—Sue Kaplan
9. Review of Cases for de minimis waiver categorization—discussion of procedures--*deferred*
10. Discussion of CUB Conditions—*a meeting will be held on August 14, 2014, coordinated by Janet Turner of Ted Lieu’s office, to discuss CUB and ABC license conditions and better coordination and communication*
11. Active Cases—GO TO THE LUPC PAGE ON THE VNC WEBSITE TO VIEW DOCUMENTS AVAILABLE FOR EACH CASE (Scroll down to “CASES TO BE HEARD BY LUPC”): <http://www.venicenc.org/committees/lupc/>
 - a. 320 Sunset; Case Nos: ZA-2013-3376-CDP-CUB-SPP and ENV-2013-3377-MND (ZA-2013-1317-CEX and DIR-2013-1314-VSO approved on May 2, 2013)
Chair Robin Rudisill recused herself, turned the meeting over to Kathleen Rawson, and left the meeting.
 - i. Change of use from bakery/bakery accessory retail (or Office?) to bakery/bakery accessory retail/restaurant/with CUB for on-sale full line of liquor/off-sale beer and wine only
 - ii. LUPC Staff: Mark Kleiman
 - iii. Applicant Presentation: Architect Stephen Vitalich & Owner Fran Camaj—**The applicant waived their right to present.**
 - iv. Public Comment
 - v. **Motion: The LUPC recommends that the VNC Board recommend DENIAL of the 320 Sunset Avenue project as presented in the above-referenced planning cases. We also recommend that the VNC Board inform the Applicant that the VNC Board would support a new project application that contains the following terms and restrictions in the application itself (not as conditions):**
 1. A bakery with sale of baked goods, sandwiches, and bakery accessory retail, only, with no service area;
 2. No more than 25 indoor seats without table service, fully enclosed as required, with the service floor area including path of travel commensurate with the indoor seats. No outdoor seating, with the area immediately south of the structure to be used instead as dedicated parking for patrons;
 3. No sales of alcohol on or off-site;
 4. Free parking for all employees during their shift, either on-site or within 750' of the site;
 5. The application includes provision for a covenant for the lot immediately west of the structure to be used as parking for bakery patrons in perpetuity, so long as 320 operates as a retail establishment;
 6. The curb directly in front of the premises shall not be used as a loading zone or designated as a loading zone or as parking for the exclusive use of the bakery, or as a valet spot;
 7. All deliveries to be completed by 9 a.m.

8. All trash collection to be done Monday through Saturday, via Sunset Avenue only.

LUPC Motion made by Mark Kleiman, seconded by Mehrnoosh Mojallali

LUPC Motion APPROVED 6-0-1

(Yes: Aronson, Daham, Darling, Kleiman, Mojallali, Ruano; Abstain: Rawson)

Chair Robin Rudisill returned to the meeting.

- b. **600 Mildred; Case Nos: ZA-2013-4108-CDP-CUB-SPP and ENV-2013-4109-MND**
- i. Change of use from market with off sale of full line of liquor and deli/take-out restaurant to market with off site sale of full line of liquor and deli/take-out restaurant and restaurant with on sale of full line of liquor
 - ii. LUPC Staff: Kathleen Rawson
 - iii. Applicant Presentation: Architect Stephen Vitalich & Owner/operators Alicia Searle & Michael Stein--
The applicant waived their right to present
 - iv. Public Comment
 - v. **Motion: The LUPC recommends that the VNC Board recommends denial of this proposed change of use to a full service restaurant with on site sale of a full line of alcoholic beverages, based upon the following:**
 - a. **Parking and traffic**
 - b. **Noise**
 - c. **Incompatible with the neighboring uses****LUPC Motion made by Kathleen Rawson, seconded by Mark Kleiman**
LUPC Motion APPROVED 7-0-1
(Yes: Aronson, Daham, Darling, Kleiman, Mojallali, Rawson, Ruano; Abstain: Rudisill)
- c. **2404 Boone; Case Nos: ZA-2014-1111-CDP-MEL and ENV-2014-1112-CE (dated 4-3-14) and DIR-2014-2215-VSO-MEL (dated 6-23-14)**
- i. Demo of (E) SFD & garage & construction of (N) 2-story, 33'10", 2,956 sf SFD w/att 357 sf 2-car garage, on a 3,599 sf lot; (4-3-14) AND with VSO added: w/att 357 sf 2-car garage & 1 uncovered parking, roof deck & RAS, MELLO DIR (6-23-14)
 - ii. LUPC Staff: Maury Ruano
 - iii. Applicant Presentation: Robert Thibodeau or Matthew Aulicino
 - iv. Public Comment
 - v. **Motion: The LUPC recommends that the VNC Board recommend the project as presented.**
LUPC Motion made by Robert Aronson, seconded by Ramsey Daham
LUPC Motion APPROVED 4-2-2
(Yes: Aronson, Daham, Rawson, Ruano; No: Darling, Kleiman; Abstain: Mojallali, Rudisill)
- d. **665 Vernon; Case Nos: ZA-2014-1084-CDP-ZAA-MEL and AA-2014-1082-PMLA-SL and ENV-2014-1083-EAF—DEFERRED TO NEXT MEETING**
- e. **672 Brooks; Case Nos: ZA-2014-1088-CDP-ZAA-MEL and AA-2014-1086-PMLA-SL and ENV-2014-1087-EAF—DEFERRED TO NEXT MEETING**

12. Adjournment—**The meeting adjourned at 10:30 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.