



# 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

DATE: Tuesday, July 29, 2014  
LOCATION: Beyond Baroque, 681 Venice Blvd, Venice CA 90291  
TIME: 6:45pm-10:00pm

#### CASES HEARD:

- 2536 S Lincoln Blvd; patio addition to existing bar/music venue
- 1515 South Pacific Ave & 737 West Washington Blvd; AT&T cases with hearings prior to VNC recommendations for installation of WTF, replacing 3 antennas with 6 new antennas & other new equipment + related request for height variance to 51'4" vs. 30' limit per VSP; AND installation of new WTF with 12 antennas + related request for height variance to 37'6" vs. 30' limit per VSP, respectively
- 665 Vernon Ave; 2 lot small-lot subdivision
- 672 Brooks Ave; 2 lot small-lot subdivision

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 p.m. – Roll Call (Introductions of new members was done):**

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. **Approval of Minutes from last meeting(s). – Robin to check with VNC Parliamentarian on proper procedure for approving minutes of prior LUPC.**
3. **Approval of Agenda as presented, or amended – amended to add Agenda Item for Report from Mass, Scale & Character Committee**
4. **Chair Updates**
  - a. First Meeting Comments, Welcome & General Updates, by Chair, Land Use and Planning Committee
  - b. Announcement of Ad Hoc Subcommittee Chairs
  - c. Complaints filed re. garages illegally converted to living spaces, including applicability of Mello Act
  - d. Past LUPC Chair Jake Kaufman – Update/comments
5. **Land Use and Planning Committee Current Case Updates.**
  - a. **LUPC members provided updates/schedule on their outstanding cases.**
6. **Council Office/City Planning Update**
  - a. **AB2222 – Motion/action to be proposed for next meeting.**
  - b. Other
7. **Public Comment on non-agenized items related to Land Use and Planning only.**
8. **Report from Ad-hoc Committee on Short-Term Rentals/Neighborhoods First, by Chair Dr. Judy Goldman**
9. **Review of Cases for de minimis waiver categorization – no action.**
10. **Active Cases**
  - a. **2536 S Lincoln Blvd, 90291; Case No: ZA-2014-1613-PAD**
    - i. Addition of a 440 sf outdoor patio with food and alcoholic beverage service to an existing 2,317 sf music venue: Under 12.24M, a Plan Approval to allow the 19% expansion of a deemed-approved conditional use for on-site existing bar/music venue with on-site alcohol sales that has been operating continuously since 1969; and under 12.24L, a request to establish deemed-approved status for an existing bar/music venue with on-site alcohol sales that has been operating continuously since 1969.

- ii. Staff Report: verbal update by Robin Rudisill & Mehrnoosh Mojallali
  - iii. Applicant Presentation
  - iv. Public Comment
  - v. **Motion: The LUPC recommends that the VNC Board recommends the project as set forth on Exhibit A, page A.1 of the Plot Plan as of 7-29-14, with the following conditions:**
    - a. HVAC installed, which is enclosed to baffle noise to the neighborhood
    - b. Rear door to be used for emergency exit only, which will remain closed when not in use, which has an alarm and will be enclosed by a protective wall on the outside.
    - c. Plan approval within one year of approval; unless all residential property owners within 200', as well as the first 3 property owners across Lincoln on both sides of Grant, sign off that they have been no complaints.
    - d. A parking covenant for the additional 4 spaces (and not a contract), and that there will be no leasing of the parking lot to other uses besides the tenants on the property.
    - e. A free bike valet will be implemented.
    - f. Security cameras will be installed on the alley side, and the video feed will be made available to nearby residents on request.
- Motion Made by Robert Aronson, seconded by Robin Rudisill**  
**APPROVED 6-0-1**  
**(Yes: Aronson, Daham, Darling, Mojallali, Ruano, Ruspini; Abstain: Rudisill)**

- b. **AT&T CASES WITH HEARINGS PRIOR TO VNC RECOMMENDATIONS DUE TO LACK OF COMMUNITY OUTREACH & ERRONEOUS COMMUNICATIONS WITH CITY PLANNING: 1515 South Pacific Ave, 90291; AND 737 West Washington Blvd, 90291**
    - i. modification of existing rooftop WTF to replace 3 antennas with 6 new antennas & other new equipment + related request for height variance to 51'4" vs. 30' limit per VSP (1515 Pacific); AND installation of new WTF with 12 antennas + related request for height variance to 37'6" vs. 30' limit per VSP (737 Washington)
    - ii. Staff Report: Robin Rudisill – discussion of proper protocol for Applicant AT&T to follow regarding Community Outreach and the VNC process
    - iii. Applicant
    - iv. Public Comment
    - v. Motion regarding proper protocol for VNC process (ONLY)  
**Chair to request assistance from Council Office, MOTION DEFERRED TO NEXT MEETING**
  - c. **665 Vernon Avenue, Venice; Case No: ZA-2014-1084-CDP-ZAA-MEL and AA-2014-1082-PMLA-SL and ENV-2014-1083-EAF**
    - i. 2 lot small-lot subdivision
    - ii. Staff Report: Mehrnoosh Mojallali
    - iii. Applicant Presentation
    - iv. Public Comment
    - v. Motion  
**Additional information requested from Applicant, MOTION DEFERRED TO NEXT MEETING**
  - d. **672 Brooks Avenue, Venice; Case No: ZA-2014-1088-CDP-ZAA-MEL and AA-2014-1086-PMLA-SL and ENV-2014-1087-EAF**
    - i. 2 lot small-lot subdivision
    - ii. Staff Report: Mehrnoosh Mojallali
    - iii. Applicant Presentation
    - iv. Public Comment
    - v. Motion  
**Additional information requested from Applicant, MOTION DEFERRED TO NEXT MEETING**
11. Discussion of CUB Conditions – **agenda item was not addressed due to lack of time.**
- a. Review letter from City Attorney regarding un-enforceable conditions.
  - b. Joe's Restaurant, LP, 1023 Abbot Kinney Blvd, Venice, request to delete previously approved CUB conditions related to alcohol
  - c. Public Comment
  - d. Motion

**12. Adjournment – the meeting adjourned at 10:15 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](http://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](mailto:Chair-LUPC@VeniceNC.org).*