



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



AGENDA

LAND USE AND PLANNING COMMITTEE MEETING

DATE: Wednesday, September 18, 2013
 LOCATION: Oakwood Recreation Center; 767 California Ave, Venice, CA 90291
 TIME: 6:45pm-9:00pm

CASES TO BE HEARD:

- a. **1420 S ABBOT KINNEY BLVD 90291**; Change of use from Duplex to Retail/Office/Food-to-go. No CUB (alcohol).
- b. **812 Main Street 90291**; Large Mixed Use Project: ADDITION TO EXISTING TO EXISTING 3-STORY BUILDING AND CHANGE OF USE FROM GYM TO OFFICE AND GENERAL COMMERCIAL (including Restaurant).
- c. **613 Rose Ave 90291**; TWO-STORY; MIXED-USE PROJECT CONSISTING OF TWO DWELLING UNITS; RESTAURANT AND RETAIL SPACE WITH A CUB TO PERMIT A FULL-LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION

DETAILED AGENDA:

- 1. Call to Order – Roll Call.

Name	P	A	Name	P	A
Jake Kaufman, Chair	X		Mia Herron	X	
Sarah Dennison, Vice Chair	X		John Reed		X
Robert Aronson		X	Steve Traeger		X
Mehrnoosh Mojallali	X		OPEN		
James Murez	X				

- 2. Approval of Minutes from last meeting(s).
- 3. Approval of Agenda as presented, or amended. Sarah/2nd
- 4. New Project Review and Staff Assignments and Coding of De Minimis Cases.
 Review, discussion, and possible action on projects identified in applications filed with the City of Los Angeles Department Of City Planning as reflected on the CNC Reports, to build Agendas for future meetings. (To review the CNC Reports please go to www.Planning.LACity.org and click on "Case Information" on the left side, then click on "Bi-Weekly Case Filing" or, visit our internal working site, www.CityHood.org)
- 5. Chair Updates
 - a. General Updates by Chair, Land Use and Planning Committee – Jake Kaufman
- 6. Land Use and Planning Committee Current Case Updates.
 - a. Case members provide updates/schedule on their "Pending" cases.
- 7. Public Comment on non-agenized items related to Land Use and Planning only.
 - a. Presentation only by applicant for SLSO at 530 Grand Avenue.
 - b. Any new information or questions by Stakeholders.
- 8. Active Cases
 - a. **1420 S ABBOT KINNEY BLVD 90291**; Change of use from Duplex to Retail/Office/Food-to-go. No CUB.
 - i. Staff: James Murez

- ii. Applicant: newmanbuildingdesigns@gmail.com
 - iii. Background Info:
<http://cityhood.org/ReportCaseActivityDetail.cncx?CID=32453&UGP=Anonymous>
 - iv. Public Comment
 - v. LUPC Discussion
 - vi. Motion to VNC Board – NO MOTION MADE
- b. 812 Main Street; Mixed Use Project**
- i. Staff: Jake Kaufman
 - ii. Applicant: Nikola Hlady <Nikola@epgla.com>
 - iii. Background information:
<http://cityhood.org/ReportCaseActivityDetail.cncx?CID=32739&UGP=Anonymous>
 - iv. Applicant Presentation
 - v. Public Comment
 - vi. LUPC Discussion
 - vii. Motion to VNC Board – NO MOTION MADE
- c. 613 Rose Ave; TWO-STORY; MIXED-USE PROJECT CONSISTING OF TWO DWELLING UNITS; RESTAURANT AND RETAIL SPACE WITH A CUB TO PERMIT A FULL-LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION**
- i. Staff Presentation, Mehrnoosh Mojallali
 - ii. Applicant Presentation; marisa@ReedArchGroup.com
 - iii. Background information:
<http://cityhood.org/ReportCaseActivityDetail.cncx?CID=31993&UGP=Anonymous>
 - iv. Public Comment
 - v. LUPC Discussion
 - vi. Motion to VNC Board

MOTION: The Venice Neighborhood Council recommends approval of the 2 story Mixed Use Project with the following conditions and noting this project is in full compliance with the Venice Coastal Zone Specific Plan:

- 1) Hours of Operation: Outdoor dining area shall close at 10PM Sunday thru Thursday and 11PM Friday and Saturday. Indoor Dining shall close at Midnight daily (doors to close at outdoor dining hours).
- 2) Employee Parking: Free off-street parking shall be provided to employees who drive while they are on shift either on site or a designated off-site location.
- 3) Attendant Parking: Attendant parking shall be provided with free 90 minute validation for restaurant and retail customers.
- 4) Incentive Program: Applicant shall create an incentive program for employees who walk, bike or take transit to work.

5) Parking: Parking shall comply with the Venice Coastal Specific Plan one parking space per 50 SF of restaurant service floor area. Restaurant Service Floor Area is 912 sf of total service floor area with 18 required parking spaces. Building has 26 physical parking spaces and 14 bicycle parking spaces.

6) Sculpture garden and patio are not to be used for restaurant food service

7) Type 47 (on-site sales only) CUB with Plan Approval required in 5 years.

8) Restaurant to meet all standard BMP and CUB requirements.

9) Loading/Deliveries to be non-peak hours.

LUPC motion made by Mehrnoosh Mojallali; seconded by Jake Kaufman and passed 5-0

(NOTE: John Reed, architect not in attendance/recused)

9. Adjournment

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the LUPC members in advance of a meeting may be viewed at www.CityHood.org, Venice Public Library, 501 Venice Blvd., at our website by clicking on the following link: www.VeniceNC.org/LUPC, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the LUPC Chair at Chair-LUPC@venicenc.org or the Committee at LUPC@venicenc.org.