



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE  
PO Box 550, Venice, CA 90294 www.VeniceNC.org  
Email: Chair-LUPC@VeniceNC.org



## Meeting of the Land Use and Planning Committee

DATE: Thursday March 1, 2018

TIME: 6:30 – 9:45 pm

### Oakwood Recreation Center 767 California Ave, Venice

**BOARD MEETINGS:** The Venice Neighborhood Council holds its regular meetings on the third Tuesday of the month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. All are welcome to attend.

**TRANSLATION Services:** Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina 213.978.1551.

**PUBLIC ACCESS OF RECORDS:** See last page.

**PUBLIC COMMENT:** See last page.

**COMMUNITY IMPACT STATEMENTS:** Any action taken by the Board may result in the filing of a related CIS

**DISABILITY POLICY:** See last page.

**ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.**

#### AGENDA ITEMS

1. Call to Order
2. Roll Call

| Name                 | Present   | Name                | Present |
|----------------------|-----------|---------------------|---------|
| Matthew Royce, Chair | x         | Mehrnoosh Mojallali | x       |
| Robert Aronson       | x in 6:53 | Joe Clark           | x       |
| Ramsey Daham         | x         | Brian Silveira      |         |
| Daffodil Tyminski    |           | Michael Jensen      | x       |
|                      |           | Tim Bonefeld        | x       |

3. Approval of Minutes  
see draft minutes for Feb 1, 2018 at: <http://venicenc.org/land-use-committee>  
**Approved 6-0-0 JC/RD**
4. Approval of Agenda  
**Approved as amended 7-0-0 MJ/JC**
5. LUPC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda
6. Chair's Report
7. General Public Comment on non-agendized items related to Land Use and Planning - 15 minutes

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### 8. CASES FOR REVIEW

(see project files for more detailed info at <http://venicenc.org/land-use-committee> )

#### A.

Case: DIR-2017-3765-CDP-SPP-MEL, ZA-2017-4360-CUB, VTT-77196  
Address: 825 Hampton Drive  
Applicant: 825 Hampton LLC  
LUPC Staff: Michael Jensen  
Representative: Elisa Paster  
Description: New construction of a 3 story mixed use building with retail/commercial on the ground floor with 8 joint live work condos above. 3 levels of underground parking

Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval as presented  
Motion Approved by LUPC (MJ/JC 5-0-0). MR, TB, DT Recused

#### B. Postponed by Applicant

Case: DIR-2017-3396-CDP-MEL, ZA-2017-3397-ZAA  
Address: 629 Sunset Ave  
Applicant: Alex Goodson  
LUPC Staff: Tim Bonefeld  
Representative: Mark Bittoni  
Description: New Duplex, ZAA request for a reduced passageway

Public Comment & Possible Action: Motion

#### C.

Case: DIR-2018-191-CDP-MEL  
Address: 724 Indiana Ave  
Applicant: Alexander Thomas  
LUPC Staff: Mehrnoosh Mojallali  
Representative: Greg Wittmann, 500r LLC (consultant)  
Description: Addition to existing single-family dwelling and new rear accessory dwelling unit

Public Comment & Possible Action: Motion

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Motion: LUPC recommends The VNC Board recommend approval with the condition that the roof deck guardrail be setback 5 feet from the edge of the building

Motion Approved by LUPC (MM/JC 5-3-0)

D.

Case: DIR-2017-4374-CDP-MEL  
Address: 2330 Clark Ave  
Applicant: BDP 16, LLC  
LUPC Staff: Joe Clark  
Representative: Jalda Hoff  
Description: New Single Family House

Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval as presented

Motion Approved by LUPC (JC/DT 6--0)

9. Adjournment

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**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:** The public is requested to fill out a “Speaker Card” to address the Land Use & Planning Committee on any agenda item before the Land Use & Planning Committee takes action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Land Use & Planning Committee jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Land Use & Planning Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Land Use & Planning Committee meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer.

**POSTING:** *In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board members in advance of a meeting may be viewed at Beyond Baroque, 681 Venice Blvd; Venice Public Library, 501 S. Venice Blvd; and at our website by clicking on the following link: [www.venicenc.org](http://www.venicenc.org), or at the scheduled meeting. You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at [www.lacity.org/your-government/government-information/subscribe-meetings-agendas-and-documents/neighborhood](http://www.lacity.org/your-government/government-information/subscribe-meetings-agendas-and-documents/neighborhood). In addition, if you would like a copy of any record related to an item on the agenda, please contact [chair-lupc@venicenc.org](mailto:chair-lupc@venicenc.org)*

**RECONSIDERATION AND GRIEVANCE PROCESS:** For information on the VNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the VNC Bylaws. The Bylaws are available at our Board meetings and our website [www.venicenc.org](http://www.venicenc.org).

**DISABILITY POLICY: THE AMERICAN WITH DISABILITIES ACT -** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and 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 (72 hours) prior to the meeting you wish to attend by contacting George Francisco, VP, at [\(310\) 421-8627](tel:3104218627) or email [vp@venicenc.org](mailto:vp@venicenc.org).

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