

Venice Neighborhood Council

Venice, CALIFORNIA

Land Use and Planning

Committee

AGENDA

March 28, 2007

Westminster Elementary School
Auditorium



Directions: The auditorium is located ½ blocks west of Abbot Kinney on Westminster Street, turn right into the parking lot through the chain link fence

- 1. 6:30 pm** Call to Order – Roll Call
Approval of this agenda as presented or amended
- 2. 6:35 pm** Approval of February 28, 2007 and March 5, 2007 Minutes.
- 3. ANNOUNCEMENTS** – Information about specific events important to Venice Stakeholders.
- 4. PUBLIC COMMENT** – 10 minutes on non-agendized items related to Land Use and Planning only. If no public comment, to Consent Calendar
- 5. CONSENT CALENDAR:** If no Consent Calendar, move to Old Business
- 6. OLD BUSINESS:**

LUPC Staff for this project/issue: Maury Ruano

1429 Abbot Kinney, and 505 Millwood, Case #DIR 2006-6829 SPP, & CEQA: ENV 2006-6830 CE. Presenters are Will Nieves, Planning Consultant, and Fran Camaj, owner.

Completed LUPC Project Form, and related documents, on VNC web site. This project was previously heard by LUPC on January 24, 2007. Presenters asked for LUPC approval of a CUB to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption with food and live entertainment. The project would convert a 1744 square foot retail/commercial (furniture store) and a 988 square foot water analysis laboratory into a French restaurant with 60 seats indoors and an additional 16 seats at an outdoor patio with hours of operation from 11 am to 1 am daily. C2-1-O-CA Community Commercial Zone.

LIVE ENTERTAINMENT: Acoustical or amplified?

TRASH: Will the proposed trash containers to be located at the northeasterly edge of the lot be enclosed and out of sight?

PARKING: According to Mr. Nieves, the existing building permits that were “grandfathered” in with this structure allow the structure to possess 14 parking spaces, although only one actual on-site parking space exists. Where will the employees park? Applicant insisted that the only decision before LUPC is the CUB for alcoholic beverages, as all other proposed uses are by-right. LUPC disagreed. Total square footage of the service area is: 2,732 square feet. Venice Coastal Zone Specific Plan states (Page 25, Section 13, D Parking Requirements) that there shall be one parking space per 50 square feet of service floor including outdoor service areas. By that formula, this project must have 54 parking spaces.

According to the findings by Assistant Zoning Administrator, Socorro Smith-Yumul, October 12, 2006,

“...d. Parking. The proposed project requires no additional parking. The current use of the subject property, retail and water analysis laboratory has a non-conforming right of 26 parking spaces and provides one space on-site. The proposed change of use of a portion of the retail space and the laboratory also requires 26 parking spaces.”

**SEATING CAPACITY:
SIGNAGE, LIGHTS, LANDSCAPING,**

LUPC postponed this project at the 1-24-07 meeting to enable Mr. Nieves to solve his parking needs. Please refer to LUPC minutes for January 24, 2007 for public comments.

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- 8. Public Comment** – 10 minutes on non-agendized items related to Land Use and Planning only.
 - 9.** LUPC Chair report on VNC Board of Officers actions relative to LUPC recommendations.
 - 10.** LUPC Chair report on staffing for current Venice land use and planning projects
 - 11.** LUPC Task Force Interim Reports, including but not limited to:
 - Policies & Procedures**
 - Abbot Kinney Parking**
 - Fences & Hedges**
 - En Lieu Parking**
 - Agenda Building**
 - Information Management**
 - Survey of Green Projects**

12. ADJOURNMENT
