



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 June 7, 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
3. Approval of Minutes

Name	Present	Name	Present
Matthew Royce, Chair		Mehrnoosh Mojallali	X
Robert Aronson		Joe Clark (entered before item 8)	X
Ramsey Daham	X	Brian Silveira	X
Daffodil Tyminski	X	Michael Jensen	X
		Tim Bonefeld	X

see draft minutes for May 3, 2018 at: <http://venicenc.org/land-use-committee>

No motion made on minutes - will be dealt with in the next meeting.

4. Approval of Agenda

Brian Silveira moved to approve the agenda; Michael Jensen second. Motion passed unanimously.

5. LUPC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda

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Aside from interacting with various applicants as LUPC staff members, Daffodil Tyminski spoke with Dan Samakow about Item 8C (Canal Club) and most of the Board stated that they liked James Beach and Canal Club.

6. Chair's Report

Skipped.

7. General Public Comment on non-agendized items related to Land Use and Planning - 15 minutes

No general public comment.

8. CASES FOR REVIEW

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

A.

Case: _____ DIR-2018-917-CDO-WDI, ADM-2017-5028-TOC
_____ Address: _____ 2454 Lincoln Blvd
_____ Applicant: _____ 2454 Lincoln Blvd LLC
_____ LUPC Staff: _____ Brian Silveira
_____ Representative: _____ Burns & Bouchard
_____ Description: _____ DEMOLITION OF (E) 1-STORY RETAIL/OFFICE STRUCTURE, CAR WASH
_____ AND ANCILLARY PARKING FOR CONSTRUCTION OF (N) MIXED USE
_____ BUILDING WITH 77 UNITS (69 MARKET RATE UNIT AND 8 ELI UNITS)
_____ Public Comment & Possible Action: Motion

B.

Case: DIR-2015-1059MEL-LA
ZA 2014-4261-CDP/AA 2105-4259-PMLA-SL
Address: 1011 5th Avenue
Applicant: 1011 5th Avenue LLC
LUPC Staff: Mehrnoosh Mojalalli
Representative: Breakform Design; Karen Corletto, Handleman Consulting, Inc.
Description: Application for conversion of 3 SFR to 2 SFR in conjunction. With a small lot subdivision to divide one 5,200 SF lot.

Public Comment & Possible Action: Motion

The Applicant presented the project. The Applicant was not able to provide Mello clearance and the immediate next door neighbor raised concerns about the impact of the project on his light and shade. The Board also had questions about the Mello history of the project (and what transpired with the previous appeal of the project in 2015) that the Applicant's representative was unable to provide the Mello background. The Applicant agreed to delay action on the motion so that they can: (a) work with the neighbor to see if reasonable modifications can be made to the project to address the neighbor's concerns; (b) provide a shade study; and (c) provide Mello clearance and a history of what has happened with the project.

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C.

Case: ZA-2018-828-CUB-CUX
Address: 2025 S. Pacific Avenue (Canal Club)
Applicant: Daniel Samakow and James Evans
LUPC Staff: Michael Jensen
Representative: Elizabeth Peterson, Elizabeth Peterson, Inc
Description: A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an existing 4,110 square foot restaurant and bar, including a mezzanine, and featuring live entertainment and public dancing with 177 indoor seats. Proposed hours of operation are 5:00 p.m. to 2:00 a.m. Mondays through Thursdays, and 10:00 a.m. to 2:00 a.m. Saturdays and Sundays.

Public Comment & Possible Action: Motion

The Applicant presented the project. The public comment was mostly positive and in favor of the project, with a number of comments as to the active and supportive role the Applicant plays in the community and the care which he takes with his businesses. One neighbor voiced a concern over noise associated with the project commenting that events at James Beach (the Applicant's restaurant across the street from the instant project) have previously created noise issues. Jim Murez commented that there may be an issue with parking and shared parking with LA Louver gallery given the proposed hours of operation.

The Applicant clarified that the instant project would be in a building with no outdoor patio and that there would be no noise project. He agreed to be responsive to neighbor's concerns. The Applicant also agreed to double check the hours of operation and parking impact prior to the Board meeting.

Michael Jensen moved to approve the project as presented and Joe Clark second. The Board voted unanimously to approve the project.

D.

Case: ZA-2003-7843-CEX; ZA-2008-4919 9CUB); ZA-2013-268-CUB
Address: 600 Mildred Avenue
Applicant: Tezuke LLC
LUPC Staff: Tim Bonefield
Representative: Robert Thibodeau
Description: CHANGE OF USE - MAIN STRUCTURE; CHANGE OF USE OF 446 SF OF RETAIL/TAKE-OUT COFFEE TO 446 SF OF RESTAURANT: 134 SF OF INDOOR SEATING; 312 SF KITCHEN. 324 SF RETAIL TO REMAIN.

CONSTRUCT NEW RESTROOMS; ADDITION OF 128 SF OF RESTAURANT USE (RESTROOMS) and 249 SF OF NEW SERVICE FLOOR AREA (134 SF INDOOR AND 115 SF OUTDOOR);

CHANGE OF USE - POT WASHING; CHANGE OF USE FROM 150 SF OF STORAGE TO 150 SF OF BOH RESTAURANT USE

Public Comment & Possible Action: Motion

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The Applicant presented the project. There was overwhelming public comment against the project, specifically raising concerns about: the lack of parking, the lack of loading and staging area, the lack of a plan to deal with trash, the hours required for operation and clean-up, the traffic impact in the neighborhood (which is already extremely dense), the fact that the serving area seemed to be understating the square footage that will actually be service area space, and a perception lack of good faith of the owner in dealing with the community, among other concerns.

The Board noted each of these concerns and that the Applicant did not appear to address the community's concerns, which were well known, and that the project seemed too dense for the lot and too impactful to its location.

Ramsay Daham moved to deny the project as presented and Michael Jensen second. The Board voted unanimously in favor of the motion and denied the project.

D.

Case: DIR-2017-2091-CDP-SPP-MEL

Address: 404 Sherman Canal

Applicant:

LUPC Staff: Tim Bonefield

Representative: Breakform Design

Description: New three-story 29'3" 3,398 SFR with 407 square foot attached garage and roof deck.

Public Comment & Possible Action: Motion

The Applicant presented the project. The Board noted that the project was consistent with other recent projects in the canals and was an owner-occupied project wherein the owner had taken great care with design and preserving privacy,. The Board noted, further, that the applicant was not asking for any variances or exceptions.

Brian Silvera moved to approve the project as presented and Mehrnoosh second. The Board voted unanimously to approve the project.

9. Latest ADU Ordinance

Discussion only for informational purposes.

Having been a long meeting, the Board decided to continue this item to a future date.

10. Adjournment

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

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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, 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. In addition, if you would like a copy of any record related to an item on the agenda, please contact 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.

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.

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