



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: Wednesday, August 7, 2013
 LOCATION: Oakwood Recreation Center; 767 California Ave, Venice, CA 90291
 TIME: 6:45pm-9:00pm

CASES TO BE HEARD:

- **522 Venice Blvd; Small Lot Subdivision with Condominiums**
- **809 Brooks; Small Lot Subdivision with 2 SFD**
- **320 Sunset; Change of Use to Bakery/Retail**
- **Billboard Blight Motion on Illegal Billboards**

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		Jory Tremblay		X
James Murez	X				

2. Approval of Minutes from last meeting(s).
3. Approval of Agenda as presented, or amended. Seconded/Steve
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. CD11 Planning Team Visit and Discussion
 - a. Noel Hyun Fleming and Tricia Keane
8. Public Comment on non-agenized items related to Land Use and Planning only.
9. Active Cases
 - a. **522 Venice Blvd; Small Lot Subdivision and Condominiums (3rd review)**
 - i. Background information:
<http://cityhood.org/ReportCaseActivityDetail.cncx?CID=32295&UGP=Anonymous>
 - ii. Staff Presentation, Sarah Dennison
 - iii. Applicant Presentation
 - iv. Public Comment
 - v. LUPC Discussion

vi. Motion to VNC Board

MOTION: The VNC Board denies approval of this project for the following reasons: • Applicant has provided insufficient project information to LUPC for this hearing,

- Applicant has a proven record of ignoring community recommendations on this project and has continued to do so with this revised application,
- Project application does not make the first 2 discretionary Findings for Bonus Density Incentive Menu thus invalidating the 35% height increase,
- Applicant is not relieved by Code in Venice of the LAMC requirement for 15 foot front setbacks in the RD1.5-1-0 zone,
- Project has 3 front elevations facing 3 streets, Venice Blvd., Mildred Ave. and Ocean Ave.
- Project has one building elevation lacking any articulation facing Ocean Avenue,
- Project has 9 rooftop access structures which conflicts with VNC motion of 12/7/05 limiting rooftop access structures to one per project,
- No guest parking is provided in a development with 15 dwelling units
- Applicant has presented no evidence of having done a traffic study to assess traffic impacts from project on neighborhood,
- Project consolidating 3 lots into one in a residential zone is in conflict with VZCSP Section 9.A.1.c limiting consolidation to 2 lots in the Southeast Venice sub-area
- Project density, mass and scale are significantly incompatible with the surrounding neighborhood,

LUPC Motion made by: Sarah Dennison SECONDED: Jim Murez LUPC VOTE: 5-0-0

b. 809 Brooks; Small Lot Subdivision

i. Background information:

<http://cityhood.org/ReportCaseActivityDetail.cncx?CID=31148&UGP=Anonymous>

ii. Staff Presentation, Mehrnoosh Mojallali

iii. Applicant Presentation

iv. Public Comment

v. LUPC Discussion

vi. Motion to VNC Board-NO MOTION MADE

c. 320 Sunset Ave; Change of use to Retail/Bakery

i. Background information:

<http://cityhood.org/ReportCaseActivityDetail.cncx?CID=32152&UGP=Anonymous>

ii. Staff Presentation, Jim Murez

iii. Applicant Presentation

iv. Public Comment

v. LUPC Discussion

vi. Motion to VNC Board-NO MOTION MADE

d. Billboard Blight Motion on Illegal Billboards

i. Background; see attachment

ii. Applicant presentation

iii. Public Comment

iv. LUPC Discussion

v. Vote on Letter/Motion

10. 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.

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