



# Venice Neighborhood Council



LAND USE AND PLANNING COMMITTEE  
PO Box 550, Venice, CA 90294 [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)

## Meeting of the Land Use and Planning Committee

DATE: Thursday June 1, 2017

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 213.473.5391.

**PUBLIC ACCESS OF RECORDS:** In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact [communications@venicenc.org](mailto:communications@venicenc.org).

**PUBLIC COMMENT:** The public is requested to fill out a “Speaker Card” to address the Board on any Old or New Business item on the agenda and the Treasurer’s Report. Comments from the public on these agenda items will be heard only when that item is being considered. Comments from the public on other agenda matters or on matters not appearing on the agenda but within the Board’s subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to one (1) minute per speaker, unless modified by the presiding officer of the Board. No new speaker cards will be accepted once Public Comment has begun.

**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		Joe Clark	
Ramsey Daham	x in 7:00pm	Brian Silveira	x
Daffodil Tyminski	x	Michael Jensen	x in 6:45pm
		Tim Bonefeld	x

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3. Approval of Minutes  
see draft minutes for May 25, 2017 at: <http://venicenc.org/land-use-committee>  
Approved 5-0-0 DT/MM
4. Approval of Agenda  
Approved 5-0-0 DT/MM
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

## 8. CASES FOR REVIEW

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

### A.

Case: DIR-2015-3506-CDP-SPP-MEL, DIR-2015-3507-CDP-SPP-MEL,  
DIR-2015-3504-CDP-SPP-MEL  
Address: 925-929 Marco Place  
Applicant: Shula Harel  
LUPC Staff: Mehrnoosh Mojalalli  
Representative: Harel  
Description: 3 New Single Family Dwellings  
  
Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend denial of the project due to a lack of community support.  
Motion Approved by LUPC (DT/RD 3-1-2)

### B.

Case: ZA-2014-4766-CDP, AA-2014-4764-PMLA-SL  
Address: 519 Vernon Ave  
Applicant: FMB Development  
LUPC Staff: Ramsey Daham  
Representative: Handelman Consulting  
Description: New 2 unit small lot subdivision  
  
Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval as presented.  
Motion Approved by LUPC (RD/TB 5-1-0)

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C.

Case: DIR-2017-1935-CDP-MEL, ZA-2017-1937-ZAA  
Address: 633 Westminster Ave  
Applicant: TriWest Development  
LUPC Staff: Mehrnoosh Mojalalli  
Representative: Meike Kroger for Matthew Royce  
Description: Remodel of existing front dwelling unit and construction of new 2 story dwelling unit in the rear of the property. ZAA for reduced passageway.

Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval as presented.  
Motion Approved by LUPC (MM/DT 5-0-0)

D.

Case: DIR-2017-1945-CDP, ZA-2017-1944-ZAA  
Address: 311-313 Market St  
Applicant: Christian Taylor  
LUPC Staff: Joe Clark  
Representative: Chris McLean for Matthew Royce  
Description: Remodel & Addition to 3 existing dwelling units. ZAA for reduced side yard setback.

Public Comment & Possible Action: Motion

Motion: LUPC recommends The VNC Board recommend approval as presented.  
Motion Approved by LUPC (MJ/BS 5-0-0)

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 and Planning Committee on any agenda item before the Land Use and Planning Committee takes an 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 and Planning Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Land Use and 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 and Planning Committee meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the Chair.*

**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 <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>. 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 Venice Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Venice Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request.*