

Venice Neighborhood Council

Post Office Box 550

Venice, CALIFORNIA 90294



Land Use and Planning Committee MINUTES January 14, 2009



1 **1. CALL TO ORDER AND ROLL CALL**

2

3 Challis Macpherson called the meeting to order. Committee members

4 present: Challis Macpherson, Robert Aronson, Jed Pauker, John Reed, and

5 Arnold Springer. Jim Murez arrived later.

6 **2. APPROVAL OF THIS AGENDA AS PRESENTED OR AMENDED**

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8 There being no objection, the Agenda was approved.

9

10 **3. APPROVAL OF OUTSTANDING MINUTES**

11

12 Postponed.

13

14 **4. ANNOUNCEMENTS**

15

16 Robin Rudesill advised that a proposed project regarding drainage on

17 Speedway alley will probably not move forward in her lifetime. Jim Murez

18 discussed a recent presentation regarding a program whose intent is

19 replacement of groundwater that might be of assistance.

20

21 Bruce Birch expressed concern about how the LUPC Consent Calendar items

22 will be viewed and discussed.

1
2 **5. PUBLIC COMMENT**
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4 Terry Masselero asked for support regarding the use of the Christian Science
5 church facility next door to her home as a cabaret/dance hall. There was
6 considerable discussion about the pertinent issue. Jim Murez provided his
7 contact information and stated that he will follow up with the stakeholder.

8
9 **6. CONSENT CALENDAR**
10

11 (Taken out of order) 741 East Marco Place—Jed Pauker will investigate. 28
12 Union Jack—Robert Aronson will verify the question of affordable housing.
13

14 **7. NEW BUSINESS**
15

16 A. 712 South Lincoln Blvd. ZA 2008-2911 CUE ZV
17 Applicant is requesting sale and service of beer and wine for on-site
18 consumption in conjunction with the operation of a new full-service
19 restaurant having 48 seats. Proposed hours of operation and alcohol
20 service are from 8am to 12am seven days a week. Variance to allow a
21 reduced parking count with off-site parking on an adjacent lot secured via
22 Covenant. Site presently a vacant liquor store, proposed use as a
23 restaurant. You are requesting relief from LAMC 12.21-2 A,4 (9) (g), and
24 the LAMC section which authorizes relief is 17.27. This is about a variance
25 from LAMC section 12.21-A, 4(9)(g) to allow reduced 8 parking spaces in
26 lieu of the required 10 parking spaces to be provided off-site (next door at
27 a vacant lot) by Covenant. Plans, photos, findings emailed to LUPC
28 members and posted to web site.
29

30 Jed Pauker provided copies of a draft staff report and remarked that the
31 subject property is not in the Venice Coastal Zone Specific Plan area. Mr.
32 Pauker then provided background information on the former use of the
33 property, and discussed the proposed development's provision of parking,
34 which includes use of the adjacent vacant lot. Brett Engstrom (sp?)
35 summarized information pertinent to the project and responded in the

1 negative to the question of whether the adjacent lot is tied to the subject
2 area. Discussion that followed concerned how parking is calculated for
3 the proposed restaurant and how parking will be provided.

4
5 Bruce Birch expressed his support for the proposed project.

6
7 **John Reed moved to approve the project as presented; seconded by**
8 **Arnold Springer.**

9 Jim Murez advised that the standard conditions to be applied to new
10 establishments, asked where trash will be located and how clean up at the
11 end of the day will be accomplished. Jed Pauker stated that conditions
12 have to be reconciled for the proposed project. Robert Aronson asked if a
13 neighborhood meeting had been held, and was told that no neighborhood
14 meeting has been scheduled. There was discussion of the value of
15 neighborhood meeting. Mr. Aronson voiced concern about the proposed
16 hours of operation, stated that a valet route must be set, advised that the
17 valet route should not use a semi-residential alley, and questioned the
18 type of liquor license being requested. Mr. Aronson stated that further
19 discussion of the issue should be postponed until input can be obtained
20 from the neighbors. Arnold Springer listed reasons to review the project
21 and stated his willingness to approve it at this meeting.

22 Rick Ladd, owner of an adjacent business, expressed concern about
23 parking but spoke in favor of the project.

1 There was discussion about voluntary conditions to which the developer
2 might agree. Mr. Engstrom (sp?) stated that there was nothing
3 extraordinary about the project and stated willingness to comply with the
4 LUPC-provided conditions. Jim Murez discussed a potential problem that
5 stakeholders across the alley may have with the proposed restaurant's
6 parking. There was discussion about whether the motion included
7 conditions.

8 **VOTE: Challis Macpherson—yes, Robert Aronson—no, Matthew**
9 **Geller—no, Jim Murez—no, Jed Pauker—no, John Reed—no, and**
10 **Arnold Springer—no.**

11 **Jed Pauker moved to recommend that the VNC Board approve the project**
12 **as conditioned. The changes to conditions will read as follows: trash**
13 **receptacles will be designed to contain odors, the applicant will not remove**
14 **existing trees. John Reed seconded.**

15 There was discussion about timing of garbage pickup. Robert Aronson
16 stated that no noise can be generated after 10pm by bottles being put into
17 the trash. . Jed Pauker accepted a change to the wording that provides
18 for recycling of bottles. Jim Murez stated that the condition regarding
19 trash should contain a reference to best management practices. Mr.
20 Pauker accepted the change “pursuant to best management practices.
21 Mr. Murez stated that the condition referring to trees should state that the
22 trees be maintained in a healthy condition. Arnold Springer asked if a

1 provision was made for a bike rack. Mr. Pauker discussed why no bike
2 rack is being required.

3 Bruce Birch stated his preference that businesses along Lincoln be
4 required to provide bike racks. A condition regarding the installation of
5 bike racks was agreed to and included.

6 **VOTE: Unanimous in favor. The motion passed.**

7 B. 2004 Glencoe Avenue, ZA 2008-3153 ZAA ZV, ENV 2008-3154 EAF
8 Applicant has filed a zone variance in regards to reduced parking and a
9 ZAA to allow for a 2 ft. side yard setback in conjunction with the
10 conversion of a single-family dwelling garage into a home-occupation,
11 artist studio. This would convert an existing 339 sf garage into an artist
12 studio in conjunction with a single-family dwelling in the R1-1 VD zone.
13 The proposed project requires a zone variance to allow 2-compact,
14 uncovered parking spaces in lieu of the code required 1-standard and 1-
15 compact parking space, and a zoning administrator adjustment for a
16 reduced 2-foot side yard. Owner/applicant of record is Campbell Laird &
17 Heather White-Laird currently residing at 2004 South Glencoe. Photos,
18 plans and findings emailed to LUPC members and posted on web site.
19
20 King Woods, representing the owners, reported that this project is being
21 heard because the contractor hired to do the conversion neglected to
22 obtain the requisite permits. Mr. Woods stated that the immediately-
23 adjacent neighbors signed a petition requesting that the project be
24 approved. There was discussion about the pertinent conditions that apply
25 to this discussion. John Reed reported that the project had been
26 approved by Building and Safety and that the approval had been
27 subsequently revoked, possibly because covered parking was not
28 provided.

1 **Matthew Geller moved to approve the project as presented; seconded by**
2 **Arnold Springer.**

3 Arnold Springer suggested that the project be approved because it is de
4 minimis. Robert Aronson questioned the wording of the motion, stating
5 that the motion should be worded "as applied" rather than "as presented."

6 Matthew Geller and Arnold Springer agreed to the change in wording. Mr.
7 Springer suggested that a recommendation be made to require insulation
8 be changed. Additional changes to the motion's wording were made.

9 **Matthew Geller moved to approve the project as applied for, with the**
10 **condition that the project remain an accessory building (artist's workshop);**
11 **seconded by Arnold Springer.**

12 **VOTE: Unanimous in favor. The motion passed.**

13 **8. PUBLIC COMMENT**

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15 None noted.

16 **9. OLD BUSINESS**

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18 None noted.

19 **10. ADMINISTRATIVE**

- 20
21 A. LUPC Chair report on VNC Board of Officers actions relative to LUPC
22 recommendations.
23 B. LUPC Task Force reports
24 C. Staff Reports on Current Projects
25 D. Agenda Building

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27 **11. ADJOURNMENT**