



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015
LAND USE AND PLANNING COMMITTEE ANNOTATED AGENDA



February 10, 2010 UNAPPROVED MINUTES

1. 6:45 pm Call to Order - Roll Call

	Present	Absent		Present	Absent
Challis Macpherson, Chair	X		Jim Murez	X	
Robert Aronson		X	Jed Pauker	X	
Matthew Geller			John Reed		
Kelly Li	X		Susan Papadakis		X
Kristen McArdle	X				

2. **Approval** of this agenda as presented or amended.
3. Approval of Minutes as posted.
4. Announcements - Specific events important to Venice Stakeholders.
5. **PUBLIC COMMENT** - 10 minutes on non-agendized items related to Land Use and Planning only.
6. **CONSENT CALENDAR** - none

7: NEW BUSINESS:

DELIBERATION OF FOLLOWING PROJECTS/ISSUES:

LUPC members please declare any Ex Parte communications with applicant.

7A Dennis Hathaway to request that LUPC recommend following Community Impact Statements to VNC Board of Officers February 16, 2010. Appendix II full council motion by Councilmember Koretz. NOTE: Other billboard items in front of WLA APC Feb 17, 2010.

Re: Council File 10-0085 - moved by Jed Pauker, seconded by John Reed, unanimous LUPC vote to recommend to VNC Board of Officers February 16, 2010.

The Venice Neighborhood Council urges adoption of the motion by Councilman Paul Koretz to strengthen the city's planning and zoning code enforcement by establishing administrative fines and penalties severe enough to deter future code violations and to provide ongoing support of code enforcement independent of taxpayer funding.

Re: Council File 09-2855- moved by John Reed, seconded by Kelly Li, unanimous LUPC vote to recommend to VNC Board of Officers February 16, 2010.

The Venice Neighborhood Council urges adoption of the motion by Councilman Paul Koretz to extend the current city-wide prohibition on off-site digital signage to on-site digital signage in Council District 5. The VNC further urges extending this prohibition as an Interim Control Ordinance to all council districts pending a thorough study of the environmental effects of such digital signage, including but not limited to traffic safety, light pollution and energy use. Councilmember Bill Rosendahl supports Paul Koretz's proposed CIS.

7B ZA 2009-2569 - CUB, 1661 South Abbot Kinney - "Lemonade" restaurant, LUPC Staff Jim Murez, Applicant represented by Alan Jackson, F. E. Design & Consulting, 943 N. Broadway, #204, LA, 90012, fedesign@sbcglobal.net, 213.687.6963. Applicant requesting on-site beer/wine. Neighborhood meeting held Saturday Feb 6th. Following documents emailed to LUPC members February 8, 2010: Master Land Use, CUB findings, Vicinity Map, Picture 1, Picture 2, Picture 3, Picture Key, Referral Form, Floor Plan, and Site Plan.

Raw notes:

Alcohol serving hours would be 11:00 am to 11:00 pm.

Alcohol must be ordered with food.



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Glass glasses would be used, not plastic or paper

Employees to take STAR training as per LAPD.

Sidewalk issue - no outdoor dining.

44 inside seats

Over concentration

Conditions to control business

Back in 12 months for review

Patrick Tooley - developer, landlord and building owner

Marlene Marcus (Lincoln Fabrics) owns the land

Parking 1/100 sf (100/1000 sf) 24 spaces

Angela Trinh, planner

Neighboring gym (in same building) has 1/500 sf, 1300 sf = 6 using spaces, short 3 BIZ

Valet parking on-site.

LUPC motion made by Jim Murez, seconded by John Reed, unanimous that this project be postponed to February 24, 2010 in order for applicant to resolve the tree and parking issues

PS: February 24, 2010, this applicant requested a continuance until March. Needed more time to resolve projects issues.

8. Public Comment - 10 minutes on non-agendized items related to Land

Use and Planning only. none

9. OLD BUSINESS - none

10. ADMINISTRATIVE:

Self assigning from CNC listing, and reports on current applications.

CHALLIS MACPHERSON:

600-604 E Venice Blvd: ZA 2010-206 CDP CUB CU SPP, ENV 2010-205 EAF

This is Frank Murphy's property at corner of AKB and Venice, previous site of Keith and Bill's Service Station and Garage. APN; 4237001014.

Project description from permit application:

From an office to café with 16 parking spaces and 65 seats (18 outdoor, 47 indoor) beer and wine on-site, hours 6:00 am to 2:00 am daily. Eric Newman, Newman Building Designs, 300 San Juan Avenue, #1, Venice, California 90291. 310.384.9474.

However, this was a service station and garage since 1956 owned by Keith and Bill Chamberlin until it was sold to Frank Murphy July 2, 2004 for \$1,537,015.00. Assessed land value: \$1,274,241.00, Assessed improvement value: \$61,550.00. This building used for retail.

Second building constructed in 1974 for mixed use (residential, storage & office) which was used for an architect's office after 2004. Before any further construction on this site, must have verification that gasoline tanks, used by the former service station, have been removed along with sufficient amount of soil to render the site toxic free.

Must verify:

1. Change of use from garage
2. Removal of gas tanks and toxic soil
3. change of use to restaurant with CUB



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La Fortuna Market, DIR 2009-4040 RV, ENV 2009-4041 CE, 820, 822 and 824 S Lincoln, No permit application in house. Description from hearing notice for Feb 4, 2010, ZA Hearing Officer Sue Chang, states:

“There are community allegations and LAPD police call and arrest report documentation of: drinking in public, loitering, sales of alcoholic beverages to a minor, public drunkenness and sitting on public sidewalk interfering with free passage of pedestrians. There are written allegations by citizen declaration of buying and selling narcotics, prostitution, fighting, public drunkenness, graffiti, trash and debris, illegal parking and police detention. These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the LAPD.

AUTHORITY: The Director of Planning, through the Office of Zoning Administration, has the authority to revoke the use or impose corrective conditions on the operation of the existing business as a market under Section 12.27.1 (land use impacts caused by any use) of the LAMC.

I attended the ZA Hearing February 4, 2010. There were 5 LAPD officers, SLO, Vice and management, to testify. Ms. Change gave the La Fortuna market 30 days to change. Another hearing was scheduled for 30 days in the future. I have contacted the neighbors affected and plan to attend the next meeting.

IMHO it isn't necessary for LUPC to take public comment and recommend on this revocation. The LAPD, ABC and ZA administration are doing just fine.

534 E Victoria, ZA 2009-3190 CDP, ENV 2009-3191 CE, Description as per permit application, received November 7, 2009, change of use of an existing 6,653 sf warehouse distributor to a manufacturing office. A Specific Plan Project Permit Compliance was approved in case DIR 2006-10495 SPP. Applicant: Kyle and Kimberly Cooper, The Leader Camel Cheech, LLC, represented by Mitchell J. Dawson, Dawson Tilem & Gole, at 9454 Wilshire Blvd., BH 90212, 310.285.0880, mdawsonlaw@aol.com.

NOTE: this is a problematic situation. Harris Levy, PRNA, and CM have been working on this since 2007.

KRISTIN McARDLE:

517 East San Juan, DIR 2010-41 VSO, ZA 2010-130 CEX. Description from CNC list: Convert 2-car garage to recreation room. Applicant's representative Chris Salas, 818.886.1533. No copy of permit application received.

QUESTION: Where will the cars be parked?

Still staff on USPO parcel off traffic circle. Still nothing to report

JED PAUKER:

672 East Brooks Avenue, DIR 2010-68 VSO, ZA 2010 97 CEX. Description from CNC list: Coastal Exemption for a Conversion of 497 sf garage into studio apartment unit. NOTE close to curb cut. Does this qualify as an Accessory Dwelling Unit? Angela Rosenstock, 310.403.2540 applicant's representative.



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QUESTION: Where will cars park?

2726 S AKB, ENV 2009-3545 CE, TT-71124, 50-unit residential unit. Built as condominiums in 1981, but rented as apartments. Owner, same one through the years, now wants to return use to condominiums. Applicant's representative is Brian Silveira, 310.753.1090, Brian.Silveria@katherco.com. Neighborhood meeting with PRNA Tuesday, March 2, 2010, at Extra Space Storage community room. Jim Horwitz, CD11 constituent advocate, is concerned that community will lose rent-stabilized apartments. Have to ascertain whether or not units rent stabilized.

JOHN REED:

609 East Rose, DIR 2009-3869 VSO, No permit application. Description from CNC list: change of use from retail to retail and restaurant; demo walls, replace with glass. Applicant's representative is Annette Vait, 310.704.7990.

UNASSIGNED:

2419 South Ocean Avenue, ZA 2009-3716 ZV, ENV 2009-3717 CE, Proposed apartment Hotel, Applicant's representative Jung Gyu Sun, 213.598.4025. No permit application in house. No info as to apartment to hotel, or ??

559 E Westminster. APCW 2009-3151 SPE CDP ZAA ZAD SPP, ENV 2009-3152 EAF.

Received permit application packet, but no permit application November 7, 2009.

UPDATE ONLY:

Intersection of Palms and Lincoln – fatalities and serious injuries throughout the years. Community attending Venice Mobility Action Committee (VMAC) March 16, 2010 at 3:00 pm at the Westchester CD11 field office, Manchester & Lincoln.

CVS PHARMACY next to Whole Foods at Rose and Lincoln. LUPC's recommendation was approval with conditions. VNC Board of Officers denied recommending approval. Stakeholders met with CVS representatives January 28, 2010 at Whole Foods. Whitney Blumenfeld, CD11 Planning Deputy, attending. No resolution. CVS reps told that community would not countenance selling cheap, single cans of beer or ale, or hard alcohol. Wanted same conditions as the conditions LUPC/VNC laid on Whole Foods. CVS reps were not happy. Next step Public Convenience and Necessity hearing. Don't know where or when.