

Venice Neighborhood
Council

Post Office Box 550
Venice, CALIFORNIA
90294



**Land Use and
Planning
Committee
Minutes
Dec. 6, 2006**

1

2 Meeting called to order by Chair, Challis Macpherson, at 6:30 pm. Roll Call, absent
3 Robert Aronson and Arnold Springer, approval of agenda as presented by unanimous
4 consent.

5

6 Approval of minutes of October 25, 2006 by unanimous consent.

7

8 **LUPC CHAIR REPORT** on LUPC Task Forces established at December 4, 2006
9 administrative meeting. Present: CHAIR: Challis Macpherson, Robert Aronson, Lainie
10 Herrera, Jim Murez, Susan Papadakis, Jed Pauker, Maury Ruano, Ruthie Seroussi,
11 Arnold Springer, Sylviane Dungan,
12 Absent: Phil Raider

13

14 A LUPC Task Force is composed of one person less than a majority of a panel's quorum.
15 A LUPC quorum is six, a majority of that quorum is 4 and one less than that is 3. If that
16 Task Force contains any stakeholders other than LUPC, or has more than 3 LUPC
17 members, meetings must subscribe to all Brown Act rules for meetings -- published and
18 posted agenda at least 72-hours prior to the meeting.

19

20 **Agenda-Building Task Force**, Members: Challis Macpherson, Susan Papadakis
21 and Maury Ruano. This Task Force creates LUPC agendas from information submitted

22 by applicants and reports from LUPC members assigned to those applicants and their
23 project.

24

25 **LUPC Policies and Procedures Review Task Force, Members:**

26

27 **PARKING:** Members: Robert Aronson, Sylviane Dungan, and Lainie Herrera

28

29 **VENICE COASTAL ZONE SPECIFIC PLAN (VSP):** Members: Ruthie
30 Seroussi, Jim Murez, Challis Macpherson to consider review

31

32 **COMMERCIAL CONSTRUCTION MORATORIUM ON LINCOLN**
33 **BOULEVARD FOR PROJECTS OVER 75,000 SQUARE FEET:** Members: Sylviane
34 Dungan, Challis Macpherson

35

36 **LUPC SECTION OF VNC WEB Page automation:** Members Jed Pauker, Jim
37 Murez.

38

39 **FENCES AND HEDGES:** Members: Maury Ruano, Jed Pauker, Ruthie Seroussi

40

41 **BILLBOARDS:**

42

43 **Item 6; OLD BUSINESS**

44 636 East Venice Blvd, Pam's Thai Restaurant (just East of Extra Space Storage)
45 presented by Gregg Masini of TMG Solutions. Case #ZA 2006-6646 CDP CUB SPP. The
46 applicant requested a CUB to allow the on-site sale and consumption of a full line of
47 alcoholic beverages in an established restaurant and patio which would be an upgrade
48 of an existing approval allowing the on-site sale of beer and wine per CUB-77-405. This
49 request includes an extension of hours of operation. LUPC Project Form, a "Findings"
50 document, copy of hearing notice and related documents presented.

51

52 This is the second appearance before LUPC. The applicant was instructed at a previous
53 hearing to do more outreach to the community. A community meeting was held
54 November 6, 2006 on site. Notices of that meeting, including copies of LUPC December
55 6, 2006 agenda, were sent to residents and commercial interests within 500 feet of Pam's
56 Thai Restaurant.

57

58 Chair asked audience to declare by show of hands (yea or nay) an opinion of this issue
59 prior to LUPC's motion as a non-binding group opinion of this issue. Twenty for the
60 project, zero against.

61

62 Motion made by Jim Murez, seconded by Maury Ruano to recommend that the VNC
63 Board of Officers approve the project as presented. Passed 8-1-0
64

65 **AXE CAFÉ, 1009 SOUTH ABBOT KINNEY BLVD.**, Case #ZA 2006-
66 7948(CUB)(ZU)(SPP)

67 Chair reported that AXE was heard November 21, 2006 at WLA Zoning Administration.
68 The hearing officer, Mr. Gary Booher, extended the time for his report to December 21,
69 2006 to enable the Venice Neighborhood Council to add their findings to his report.
70

71 Property is zoned C2-1-CA. This is an existing 690 square foot restaurant, seats 40, with
72 sale and dispensing of beer and wine only for on-site consumption. Applicant asking
73 for 600 square foot extension of the serving area and 32 more seats
74

75 Applicant asked for a variance to permit five off-site parking spaces by lease in lieu of
76 covenant, and Project Permit Compliance with the VSP. Evidently the restaurant
77 currently leases 5 parking spaces from Westminster Elementary School (parking lot on
78 Abbot Kinney).
79

80 Parking: The Venice Coastal Zone Specific Plan (Section 13, Parking, D) requires one
81 parking space for every 50 square feet of floor area including outdoor service areas, but
82 no fewer than ten spaces. $(690 + 600 = 1290 / 50 = 25.8$ parking spaces) Beach Impact
83 Zone (BIZ) Parking requires one parking space for each 640 square feet of floor area of
84 the ground floor. $(690 + 600 = 1290 / 640 =$ two parking spaces) In lieu fee of \$18,000.00
85 may be paid for up to 50% of total number of BIZ parking spaces.
86

87 There was considerable deliberation about Abbot Kinney Blvd parking and the lack
88 thereof. Ms. Joanna Moore, owner of AXE asked to be on the LUPC Parking Task Force
89 to help solve the parking on Abbot Kinney.
90

91 Applicant reported that the valet company told AXE restaurant that they had leased 100
92 parking spaces from Westminster Elementary School in their parking lot directly on
93 Abbot Kinney Blvd across from AXE restaurant. December 1, 2006 Ivan Spiegel and
94 Challis Macpherson walked the boulevard, taking pictures of parking violations by the
95 valet companies and counting parking spaces in the lot across from AXE. Fifty-five not
96 one hundred were counted.
97

98 After much debate, a motion was made by Robert Aronson, seconded by Maury Ruano
99 to recommend that the VNC Board approve this project as presented with the following
100 conditions as set at [the meeting December 6th](#).
101

- 102 1. Covenant that requires a contract with the Valet service for five (5) parking
103 spaces exclusive to AXE Restaurant for every night except Friday and
104 Saturday night.
 - 105 2. Covenant that requires a contract with the Valet service for fifteen (15)
106 parking spaces exclusive to AXE Restaurant for Friday and Saturday nights.
 - 107 3. Covenant/contract with the Valet service to specify that no street parking or
108 any other spaces available to the public will be used to satisfy conditions 1
109 and 2 above.
 - 110 4. AXE employees can not park on any public street or other spaces available to
111 the public.
 - 112 5. July 1, 2008 AXE returns to LUPC or the LUPC Parking Task Force for review.
 - 113 6. If the Valet contract terminates, then the right to use the outdoor patio area
114 also terminates unless a new Valet contract is signed.
 - 115 7. Noise level will be no more than 65 decibels after 10:00 pm in the perimeter of
116 the outdoor patio area.
117
-

118
119 **Item #7B** 718 Oxford Avenue, Venice/Marina del Rey area. Case # APCW
120 2006-213-SPE-ZAA-SPP,
121

122 Chair reported that the applicant proposed adding third floor addition to existing two-
123 story single family dwelling, owner John Genovese. Presented by Greg Flewin,
124 Designer. LUPC Project Form, copy of hearing notice and project plans on line at
125 www.grvnc.org and have been emailed to LUPC members
126

127 Mr. Genovese wants to add a third story to a house that is already the maximum height
128 allowed in the Venice Coastal Zone Specific Plan. His application clearly states, “permit
129 an addition to a single family dwelling unit with a maximum height of 30 feet, in lieu of
130 the maximum 25 feet permitted for projects with a flat roof.” The hearing notice goes
131 on to state that the proposed project was, “Construction of an approximately 300 square
132 foot, third floor addition to an existing two-story single family dwelling located on a
133 3,000 square foot lot.”
134

135 Pages 19 and 20 of the Venice Coastal Zone Specific Plan, Section 10, Land Use and
136 Development Regulations for Subareas, sub paragraph H, Oxford Triangle, under #2
137 Height states: a. R-1 Residential Zone. Venice Coastal Development Projects with a Flat
138 Roof shall not exceed a maximum height of 25 feet; Venice Coastal Development
139 Projects with a varied roof line shall not exceed a maximum height of 30 feet.
140

141 After much debate, motion made to recommend to the VNC Board of Directors to
142 approve this project. Motion made by _____, seconded by _____. Vote 4-

143 5-0 and didn't pass. Another motion made by _____, seconded by
144 _____ to recommend to the VNC Board of Officers to deny this project.
145 Vote 5-4-0 and passed.
146

147 **Item 7C:** 1136 Abbot Kinney, Case #AZ-2006-4407-CUB-CDP-ZV. Presenter: Rob
148 Stone, proposed EVO restaurant in a 1908 cottage. Applicant stated that he had secured
149 parking at the Baptist Church on Abbot Kinney, and is seeking a coastal development
150 permit for the conversion and use of existing retail space to a 1,111 square foot
151 restaurant with indoor seating and outdoor seating in a patio/garden area. Also seeking
152 a conditional use permit to allow sale of beer & wine for on-site consumption, and a
153 zone variance to provide 20 off-site (leased) parking spaces within 500 feet of the
154 restaurant to be serviced by a valet company, and variance for zero parking on-site and
155 20 parking spaces off-site by lease in lieu of a recorded covenant.

156
157 Project Form, plans and related documents emailed to LUPC members.
158

159 This project was postponed until regular LUPC meeting January 3, 2007 when the
160 applicant was instructed to present a signed contract with the Baptist Church on Abbot
161 Kinney for exclusive use of their parking, and a driving route for the valet parkers to
162 get to the church parking lot from 1136 Abbot Kinney which is across the street from the
163 church.

164
165 There was no public comment and meeting adjourned at 9:15 pm.
166