

Venice Neighborhood  
Council  
Post Office Box 550  
Venice, CALIFORNIA 90294



Land Use and Planning  
Committee  
AGENDA

January 3, 2007

Westminster Elementary School  
Auditorium, ½ block West of  
Abbot Kinney on Westminster  
Avenue

6:30 pm to 9:40 pm



1. **6:30 pm** Call to Order – Roll Call
2. **6:35 pm** Approval of December 4 and 6, 2006 Minutes.

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3. **Announcements** – Information about specific events important to Venice Stakeholders.
4. **LUPC Chair Reports:**
  - a. VNC Board action on LUPC recommendations:
  - b. Mello Act densities and height bonuses. Venice Town Council vs. City of Los Angeles regarding the Mello Act filed in 1993, and the current settlement debate.
  - c. Neighborhood Councils/Planning Department Pilot Program.
5. **LUPC Task Force reports**

**Policies and Procedures Report:** These items are proposed for review by LUPC between now and the February 7, 2007 meeting at which time there will be public comment. The public is encouraged to submit additional items for consideration by LUPC for the policies and procedures document. Existing draft P&P document is on the VNC website.

  1. LUPC Letter of Introduction, crafted by Jed Pauker 12/6/06 at the request of LUPC, for inclusion with permit application. Copies distributed.
  2. Rule that LUPC may consider and advise on a development project, but not recommend it to the VNC Board of Officers for action unless the project has filed for a Permit and has a Case Number with the LA City Department of Planning.
  3. LUPC Staff Report Form, crafted by Susan Papadakis, draft form distributed.
  4. Specific language to direct staff, for a particular project, to follow-up on LUPC recommendations to the VNC Board and that board's completion of their proposed action.
  5. Language encouraging "Green" or LEEDS Silver or Gold certification.
  6. Language regarding perpetuity mandated on affordable units.
- 6: **Public Comment - 10 minutes on non-agendized items related to Land Use and Planning only.** If no public comment, move immediately to Consent Calendar

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7. **CONSENT CALENDAR:** If no Consent Calendar items, move immediately to Old Business.
8. **OLD BUSINESS:**

JPI LLC, Developer of a 300+ apartment unit project in the Oxford Triangle C4(OX)-2-D zone. This project was heard by LUPC in 2004. DeDe Audet was a

member of that committee. Elizabeth Wright, a primary community negotiator with this developer, will give a very brief presentation on the Conditions agreed upon by the developer and their re-interpretation to allow construction traffic on Thatcher. Analyses of this problem distributed to LUPC.

Three-fold purpose of this presentation: 1) Officially inform LUPC that this developer is violating agreed upon Conditions; 2) Request our assistance to get the interpretation of the Conditions back to the original intent, 3) Request that LUPC set up some mechanism to address all future complaints of Conditions re-interpretation.

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## 9. DELIBERATION OF FOLLOWING PROJECTS/ISSUES:

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**Item 9A** 650 Indiana Street, Case #APCW-2006-6684 SPE SPP CDP MEL. Presenter: Mr. Ron Cargill. Applicant requests a variance from the Venice Coastal Zone Specific Plan (see pertinent section of VSP below) to build three (3) market rate units on a lot in the Oakwood-Milwood-Southeast Venice Subarea, generally bounded by SM City on the North, Abbot Kinney on the South, Lincoln Blvd on the East, Hampton Drive/Electric Avenue on the West. (Exhibits 4a and 4b in VSP) Lot is 5,280 square feet in a RD 1.5-1 zone. One (1) existing single family dwelling (SFD) will be demolished.

Venice Coastal Zone Specific Plan, page 18, section G.2.a.(2) states:

“RD .15 and RD2 Zones. A maximum of two dwelling units per lot shall be permitted for all lots; provided, however, that where a lot has a lot area in excess of 4,000 square feet, one additional dwelling unit shall be permitted for each additional 1,500 square feet of lot area in the RD 1.5 Zone, and one additional dwelling unit shall be permitted for each additional 2,000 square feet in the RD 2 Zone, provided the additional dwelling unit is a Replacement Affordable Unit.”

LUPC Staff for this project is Challis Macpherson

**Item #9B:** 1136 Abbot Kinney, Case #AZ-2006-4407-CUB-CDP-ZV. Presenter: Rob Stone. Proposed EVO restaurant with parking secured at Baptist Church on Abbot Kinney is seeking a coastal development permit for the conversion and use of existing retail space to a 1,111 square foot restaurant with indoor seating and outdoor seating in a patio/garden area. Also seeking a conditional use permit to allow sale of beer & wine for on-site consumption, and a zone variance to provide 20 off-site (leased) parking spaces within 500 feet of the restaurant to be serviced by a valet company, and variance for zero parking on-site and 20 parking spaces off-site by lease in lieu of a recorded covenant.

This project appeared before LUPC December 6, 2006. Applicant was directed to come back January 3, 2007 with a written covenant between EVO and the Baptist Church for the exclusive use of their parking lot, and with a route plan for the valets to take the cars from 1136 Abbot Kinney to the Baptist Church on the East side of the street.

Project Form, plans and related documents emailed to LUPC members and available online at [www.grvnc.org](http://www.grvnc.org). Applicant will bring 12 sets of documents to LUPC meeting.

LUPC Staff for this project/issue is: \_\_\_\_\_

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**10. NEW BUSINESS:** If no New Business, proceed immediately to Public Comment.

**11. Public Comment - 10 minutes on non-agendized items related to Land Use and Planning only.** If no Public Comment proceed immediately to Adjournment.

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**12. ADJOURN:**