

Venice Neighborhood Council

Venice, CALIFORNIA

Land Use and Planning Committee AGENDA

August 22, 2007

Westminster Elementary School
Auditorium



Directions: The auditorium is located ½ blocks west of Abbot Kinney on Westminster Street, turn right into the parking lot through the chain link fence

- 1. 6:30 pm** Call to Order – Roll Call
Approval of this agenda as presented or amended
- 2. 6:35 pm** Approval of previous meeting Minutes.
- 3. ANNOUNCEMENTS** – Information about specific events important to Venice Stakeholders.
- 4. PUBLIC COMMENT** – 10 minutes on non-agendized items related to Land Use and Planning only.
- 5. NEW BUSINESS:**
DELIBERATION OF FOLLOWING PROJECTS:

ITEM 5A: LUPC Staff for this project: Challis Macpherson

714 Hampton Drive: Applicant: Rick Clemenson, rickclemenson5@hotmail.com, www.rickclemenson.com. Richard Clemenson Architects, 3200 Airport Avenue, Suite #10, Santa Monica, CA 90405, 310.391.8873 Web site is www.rickclemenson.com, click on new projects and then Hampton Drive residences. Completed LUPC project form and plans emailed to LUPC members and posted on VNC/LUPC web page.

ITEM 5B: LUPC Staff for this project: Lainie Herrera

1410 Abbot Kinney Blvd, Case #ZA 2007-3490 CEX, applicant requesting change of use from new car sales to new and used car sales within a single jurisdiction coastal zone. Rep is Constantine Tziantzis, 310.266.4547. Applicant already made a curb cut on AKB in front of this address in direct opposition of VCASP which specifies that access must be from an alley when there is an alley and there is one to the rear of this address.

Building Permit Application #07020-10000-00728, Naomi Lomsky of the DOT public counter downtown (i.e., not in WLA office) reviewed the condition for "New driveway and back unto

the street for loading or unloading of display vehicles" and cleared it with the explicit comment "Approved for loading and unloading vehicles using temporary ramp over sidewalk. No changes to parking or driveways." Our local LADOT office takes the position that they would NOT approve a new driveway (curb cut) at this location.

LUPC Project Form and project documents emailed to LUPC members and posted on VNC web site.

6. Public Comment – 10 minutes on non-agendized items related to Land Use and Planning only.

7. OLD BUSINESS:

1638 Abbot Kinney Blvd. Case # ENV 2007-1600 CE, ZA 2007-1599 CDP MEL, contact Robert Thibodeau, 310.452.8161. LUPC motion was: At a regular Venice Neighborhood Council's Land Use and Planning Committee (LUPC) June 27, 2007, it was moved, seconded and passed by 8-2-0 that: LUPC recommends that the Venice Neighborhood Council approve this project, under the following condition:

1. We find that the project is an intensification of use, specifically an increase in intensity as defined in Section 5e of the Venice Coastal Development Specific Plan,
2. We reject the policy of the Department of Building & Safety and the City's interpretation that grants grandfathered parking;
3. This approval is conditioned on the applicant paying an en lieu fee for each parking space not provided to a maximum of \$45,000 per space or the fee calculated at the time the Certificate of Occupancy is issued, whichever is lower.

The ZA, Daniel Green, heard this project June 28, 2007 and sent Mr. Thibodeau back to redo his drawings to include the necessary parking for the office space as per Planning staff report.

VNC Board of Officers recommended approving LUPC recommendation.

Mr. Green's staff report dated August 14, 2007 mentions parking only on page 5, "On-site parking for a total of two vehicles will be available within an 875 square-foot area located on the ground level with access via the rear alley. Off-site parking on nearby streets is limited, restricted by time, metered along Abbot Kinney Boulevard, and in extremely high demand. An absence of parking for the existing commercial use is authorized as a nonconforming use."

NOTE: No mention of VNC condition of approval that applicant pay \$45,000/off-site space available on the street and not on-site.

We have until August 28, 2007 to appeal this staff report. What say LUPC?

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ADMINISTRATIVE:

1. LUPC Chair report on VNC Board of Officers actions relative to LUPC recommendations.
2. **LUPC Task Force reports**
3. **Staff reports on current projects.**

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ADJOURNMENT
