



Venice Neighborhood  
Council  
Land Use and Planning  
Committee  
Oakwood Recreation Center  
October 22, 2008  
AGENDA



NOTE: All projects and or Issues on any officially posted LUPC agenda are automatically included in the Online Discussion web site [www.veniceneighborhoodcouncil.com](http://www.veniceneighborhoodcouncil.com) and are treated as Public Comment to that Project and/or Issue.

Directions: Oakwood Recreation Center is located at California and Seventh Streets. The entrance is from Seventh Street, the meeting room is to the left as one enters the Seventh Street Entrance.

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1. 6:30 pm Call to Order - Roll Call
  2. Approval of this agenda as presented or amended
  3. Approval of Outstanding Minutes.
  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:** Motion to forward a letter of "No Opinion Without Prejudice" to each of the following projects.
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ZA-2008-4136-CEX	1616 S ABBOT KINNEY BLVD 90291	IMPROVEMENT TO EXISTING STRUCTURE OTHER THAN SINGLE FAMILY RESIDENCE.	CEX-COASTAL EXEMPTION
ZA-2008-3959-CEX	1653 S ABBOT KINNEY BLVD 90291	MIXED USE DEVELOPMENT PROJECT	CEX-COASTAL EXEMPTION
ENV-2008-4177-CE	804 E BROOKS AVE 90291	NEW 3 STORY SFD WITH ATTACHED 2 CAR GARAGE AND ROOF ACCESS	CE-CATEGORICAL EXEMPTION
AA-2008-4167-PMLA-CC	43 E NAVY ST 90291	PRELIMINARY PARCEL MAP - CONDOMINIUM CONVERSION OF AN EXISTING DUPLEX	PMLA-PARCEL MAP;CC-CONDOMINIUM CONVERSION
ENV-2008-4168-EAF	43 E NAVY ST 90291	PRELIMINARY PARCEL MAP - CONDOMINIUM CONVERSION OF AN EXISTING DUPLEX	EAF-ENVIRONMENTAL ASSESSMENT

ENV-2008-3950-CE	734 E NOWITA PL 90291	REMODEL AND SECOND FLOOR ADDITION TO AN EXISTING ONE STORY ONE CAR GARAGE RESIDENCE	CE-CATEGORICAL EXEMPTION
ZA-2008-4187-CEX	753 E PALMS BLVD 90291	2-STORY ADDITION TO EXISTING SINGLE STORY DWELLING AND REMODEL EXISTING GARAGE TO ADD NEW RECREATION ROOM AND ROOF DECK ON TOP.	CEX-COASTAL EXEMPTION

**7. NEW BUSINESS:  
DELIBERATION OF FOLLOWING PROJECTS/ISSUES:**

**7A LUPC Staff:** Jed Pauker 1711 Lincoln Blvd, APCW 2008-295 SPE CUB CDP SPP, ENV 2008-294 MND. Originally this applicant requested a change of use from retail to two restaurants totaling 2,532 square feet with seating for 103 patrons and zero parking spaces. Both restaurants proposed to provide a full line of alcoholic beverages with hours of operation from 10 am to 10 pm Sunday through Thursday and 10 am to 12 am Saturday and Sunday. The proposed project is located on a 3,345.8 square foot site classified in the C2-1 Zone and is also located within the boundaries of the Venice Coastal Zone Specific Plan.

Originally this applicant also requested a VCZSP exception from Section 13. C and D to permit zero parking spaces in lieu of the minimum 8 parking spaces required; and conditional use permit for alcohol; and a coastal development permit for change of use from retail to 2 restaurants totaling 2,532 square feet, with zero parking, seating 103 patrons.

This project has been scaled down to a single restaurant, with service area requiring 13 parking spaces, a grandfather exclusion for 11, and a request for exception to 2 parking spaces. Please see the posted project materials, at <http://venicenc.org/Projects#1711> S. Lincoln

The consensus from attending neighbors at October 16<sup>th</sup> Venice Walk Streets Neighborhood Association meeting, at which the applicant presented the amended project, was support of the project, with a concern regarding limited parking. Consensus was that onstreet (Superba & Lincoln intersection) parking is very tight. One attendee noted that the project could still be approved without an exception, and that the community must consider the balance between loss of parking and loss of a character-supporting enterprise. The applicant states that Lincoln Blvd parking is quite ample during the day, and more so at night, and he is currently exploring all parking options. The group's consensus was to support the project pending resolution of the parking issue.

Unresolved is whether or not the amended application will require the applicant to go through the Permit Application and Zoning Administration process. Currently Zoning Administration hearing, on the original project, scheduled for October 30, 2008. Applicant must request a continuance of the ZA hearing until the VNC Board of Officers has recommended an action based on LUPC's recommendation.

**7B LUPC Staff:** Challis Macpherson and Task Force that reviewed Proposed Policy Statement on Conditions. Draft appended at end of this agenda. Policy statement on conditions placed on a project and VNC/LUPC follow up procedures. Specifically JPI Project in Oxford Triangle which has been brought up before VNC/LUPC before. This is a policy statement to expand and codify VNC/LUPC conditioning process. This is a topic on the Online Discussion forum, [www.veniceneighborhoodcouncil.com/meetings](http://www.veniceneighborhoodcouncil.com/meetings).

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

**9. OLD BUSINESS:**

**9A LUPC Staff:** Challis Macpherson, 248 Westminster Avenue. APCW 2008-2338 SPE SPP CDP. John Parker of the Parker Group presenting. This is the third LUPC hearing, two neighborhood meetings were held, one on site and one at the First Baptist Church on Westminster. The first neighborhood meeting was moderately attended. The second neighborhood meeting at the Baptist Church had no attendees. A principal of Luna Pictures was at that location, on that date and at that time to announce that that meeting was cancelled and to advise residents to come to the LUPC meeting Wednesday October 22<sup>nd</sup>. Nobody showed up. Flyer was hand delivered to residents on and around Westminster Avenue and Seventh Avenue announcing this meeting.

The building at 248 Westminster was originally permitted in 1989 as a combination of office space and artist-in-residence with 10 required parking spaces. It was subsequently converted entirely to office space by a previous owner. The required parking for the building under the Venice Specific Plan is 40 spaces. This includes the original 10 spaces for a residential unit and offices on the ground floor, 25 additional spaces for offices on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, a guest space for the residential unit and 4 Beach Impact Zone spaces. The applicant intends to supply 77 spaces, as described in documents on LUPC web site, and is willing to make the terms of their primary parking lease (with the First Baptist Church at 685 Westminster Avenue), conditions of approval within the city grant, along with other conditions. Documents available on LUPC web site and have been emailed to LUPC members.

**10. 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
4. Agenda Building

**11. ADJOURNMENT**

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**LUPC POLICY STATEMENT TO BE PRESENTED TO VNC BOARD  
ON CONDITIONS PLACED ON A PROJECT, FOLLOW UP TO  
THOSE CONDITIONS, AND PLACING CONDITIONS ON ANY  
CHANGES TO THAT PROJECT.**

LUPC considers that any significant variance or exception request from the Venice Coastal Zone Specific Plan, Oxford Triangle Specific Plan or the Los Angeles Municipal Plan within the boundaries of the Venice Neighborhood Council is within the purview of the Land Use and Planning Committee and must be brought to the attention of Venice stakeholders with all due speed.

Negotiated “Conditions” placed upon a project and how they are enforced continue to be uncertain.

1. LUPC is concerned that conditions cannot be added after the conditioning process is finished, even if specifically necessary to condition situations added by developer, fire department, and other government entities.
2. If significant changes are added by developer, fire department, and other governmental entities after the conditioning process is deemed finished, LUPC will petition, with approval of the VNC Board of Officers, to reopen the project and recommend additional conditions as required.
3. Definition of “significant changes” is any deviation from permitted project in violation of any specific plan and negotiated conditions.