

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 AGENDA

neighborhood council



September 9, 2009 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 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

- 1. 6:45 pm** Call to Order – Roll Call
- 2. Approval** of this agenda as presented or amended
- 3.** Approval of Analyses of August 26, 2009 meeting. Audio yet to be 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.

533 Rose, ZA 2009-1115 CUB CU SPP; ENV 2009-1114 EAF. LUPC staff John Reed.
Applicant not ready to present project yet. Appearing during Public Comment to announce where their project is at the moment. Applicant has been requested to hold a neighborhood meeting in accordance with LUPC policy, and present parking requirements and solutions to those parking requirements.

- 6. CONSENT CALENDAR:** No items
- 7. NEW BUSINESS: DELIBERATION OF FOLLOWING PROJECTS:**

7A 5 & 7 Dudley ZA 2009-2087 CUB, LUPC staff Matt Geller. Il Piccolo Ristorante is an existing restaurant located at 5 Dudley Ave. The restaurant has been in operation since 1997, and operated by the current owners since 2004. During this time period, the restaurant has maintained its operation within a somewhat confining 993 sq.ft. space. Recently the tenant space next door at 7 Dudley has become available. The restaurant is planning to expand into this area to allow more space for its patrons. The new restaurant will total 1,664.74 sq.ft. The seating will be increased from the current 26 to a total of 40.

Il Piccolo has applied for a Conditional Use Permit to allow the service of beer and wine only in this newly expanded area. The current operating hours and hours of beer and wine service will remain the same, 5:30 to 10:30 PM, Sunday through Thursday and 5:30 to 11:00 PM Friday and Saturday. Applicant's neighborhood meeting August 24, 2009 on site.

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7B 1715 South Pacific Avenue, ZA 2009-0027 CUB; ENV 2009-0028 CE. LUPC Staff: Matt Geller.

PRESENTATION: Applicants Christian Donovan and Jose Bunge. Permit application date: January 6, 2009. LUPC has copies of the permit application. This is the current Bernice restaurant on the West side of Pacific just South of Hotel Erwin. Applicants own and operate both the FigTree on OFW and Pasta Factory on Washington. Proposed Hours: 11:00 am to midnight. Twenty-two parking spaces available which are shared with other building on this parcel.

LUPC took public comment and deliberated on this project, presented by Rick Olson, July 22, 2009 and voted 7-0-0 to postpone until August 12, 2009 to allow applicant to have a meeting of neighbors, residential and commercial, of this project. August 12, 2009 - Applicants failed

to understand LUPC Neighborhood Notification Policy and failed to have a separate meeting of neighbors of 1715 Pacific. Motion made and passed unanimously to postpone until September 9, 2009 after applicants have had a separate meeting with neighbors.

Hearing Officer Lourdes Green holding her staff report open until VNC/LUPC recommendation is forwarded to her.

ANALYSIS: Public comment taken August 12, 2009: Issues by neighbors – partying to all hours; noise from inebriated pedestrians; smell of cooking from residents upwind (East) of the restaurant; doubt if the building is up to code; restaurant in the middle of a residential area; parking on Pacific Street instead of paying for valet parking, if available; urination on neighbors yards & plants; trash impact.

7C USPO Venice Annex proposed sale – discussion only. LUPC staff Kristin McArdle Realtor: Grubb and Ellis. Request for Qualifications distributed September 1, 2009. Web site up according to Grubb and Ellis.

7E Mills Act relative to several properties in Venice walk streets – discussion only.

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

9. OLD BUSINESS:

10. ADMINISTRATIVE:

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1. Self assignments from Consent Calendar: Inquiries
2. Future agendas

11. ADJOURNMENT

"In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board members in advance of a meeting may be viewed at Venice Public Library, 501 Venice Blvd., at our website by clicking on the following link: www.VeniceNC.org, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please Secretary@VeniceNC.org"

APPENDIX I

533 Rose – applicant will be requesting a CUB pursuant to the provisions of Section 12.23 W, 1 of the LAMC to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with the operation of a proposed 1,435 sf restaurant accommodating 45 patrons (32 interior/13 exterior dining) and pursuant to the provision of Section 12.24 W, 27 to allow hours of operation from 9:00 am to 1:00 am daily which deviates Commercial Corner Development standard as required in Section 12.22 A 23 of LAMC.

Property is a rectangular-shaped, corner parcel of land having a frontage of 25.62 feet along Rose Avenue and an interior depth of 116.94 feet along Dimmick Avenue. The property is zoned C4-1 and is developed with a one-story commercial building previously occupied by a TV repair shop and currently vacant.
