



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



November 18, 2009

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. Audio of LUPC proceedings posted to VNC/LUPC web site.
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:** Postponed until December 9, 2009 meeting.
7. **NEW BUSINESS:**

DELIBERATION OF FOLLOWING PROJECTS:

7A 709 Fifth Street, APCW 2009-2142 SPE, Mark Baez, Owner/Developer, Ms. Alicia Bartley, Lawyer/Representative, Gaines & Stacey LLP, Encino, California. Owner/Developer requests an exception from the Venice Coastal Zone Specific Plan (10.G.3.a – Height) to allow this two-story, three unit apartment building to remain over the height limit for the zone. Copies of the permit application, color photographs and maps emailed to LUPC members and posted on VNC/LUPC web site.

7B 3221 Carter Avenue, APCW 2002-7626-CDP-SPP-SPR-MEL, Council File 04-0939, C4(OX)-2-D Zone, Oxford Triangle Specific Plan, Ordinance No. 173,268, Effective, 7/1/00, Operational 7/1/00.

LUPC to take public comment, deliberate and recommend that the VNC Board of Officers submit LUPC deliberations and an analyses of the public comment (oral and written) into the legally mandated administrative review of this case for the purpose of determining whether or not proper procedure was followed. See Appendix I below.

8. **Public Comment** – 10 minutes on non-agendized items related to Land Use and Planning only.
9. **OLD BUSINESS:**
10. **ADJOURNMENT**

"In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the LUPC 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/LUPC, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the LUPC Chair at Chair-LUPC@venicenc.org."



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APPENDIX I

SEC. 12.27. VARIANCES.

(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

Procedure for Variances.

A. Application for Variance. (Amended by Ord. No. 173,492, Eff. 10/10/00.) To apply for a variance, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and the guidelines adopted by the Chief Zoning Administrator. The Chief Zoning Administrator shall adopt guidelines for determining when an application is complete and that date shall be deemed the submission date. All owners and lessees of the property involved shall verify that the information in the application is true.

B. Initial Decision. Except as otherwise provided in Charter Section 564 and Section [12.36](#) of this Code, the initial decision on a variance application shall be made by the Zoning Administrator,. For purposes of this Code section, the initial decision shall mean approval in whole or in part with or without conditions, or denial, of the application.

C. Public Hearing and Notice. An application for a variance shall be set for public hearing unless the Chief Zoning Administrator or, in his or her absence, an Associate Zoning Administrator performing his or her functions, makes written findings, a copy of which shall be attached to the file, that the requested variance:

- (i) will not have a significant effect on adjoining properties or on the immediate neighborhood; or**
- (ii) is not likely to evoke public controversy.**

An application requesting relief from density or height requirements shall follow the procedures for public hearing and notice as set forth in Section [12.28C2](#). All other applications shall follow the procedures set forth below.
(First Para. Amended