

Venice Neighborhood Council

Venice, CALIFORNIA

Land Use and Planning Committee **AGENDA**

April 25, 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
- 4. PUBLIC COMMENT** - 10 minutes on non-agendized items related to Land Use and Planning only. If no public comment, to New Business
- 5. NEW BUSINESS: DELIBERATION OF FOLLOWING PROJECTS:**

LUPC Staff for this project/issue: Phil Raider

Item 5A 709 Fifth Avenue, Oakwood-Millwood-Southeast Venice subarea.

Applicant: Mark Baez Represented by: Justin Block. Supporting documents posted on VNC web site include but are not limited to: LUPC Project Form; Master Land Use Permit Application (APCW-2006-9649-SPE) with multiply signature pages evidencing the support of adjacent residents; Application Findings In Support of Exception to Venice Specific Plan; Site Plan; Elevation Plans; Wall Section Plans; Roof Plans; Previous Approval (APCW-2002-5556-CDP-ZAA-SPE-MEL); and 1-photograph. Lot dimensions 42' X 135', 5,670 square feet.

Applicant seeks an after the fact exception of the Venice Specific Plan to permit a 2-story, 3-unit apartment building with a maximum height of 33.4 feet at it's highest peak instead of 30 feet as permitted by the Venice Specific Plan as well as a previous approval (APCW-2002-5556-CDP-ZAA-SPE-MEL). The requested exception from the Venice Specific Plan to rectify an error in the construction of the 3-unit apartment building which currently exists on the subject property.

Zoning Administration Hearing date: April 23, 2007, WLA APC date: June 6, 2007.

Section of the Venice Coastal Zone Specific Plan governing this subarea:

Section G, 2 Density, a, "Residential Zones, (2), "RD1.5 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 RD1.5 Zone, and one additional dwelling unit shall be permitted for each additional 2,000 square feet in the RD2 Zone, provided the additional dwelling unit is a Replacement Affordable Unit.”

Section G, 3, Height, a, “Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 25 feet. Venice Coastal Development Projects with a Varied Roofline shall not exceed a maximum height of 30 feet, provided that any portion of the roof that exceeds 25 feet is set back from the required front yard at least one foot in depth for every foot in height above 25 feet.”

LUPC Staff for this project/issue: Lainie Herrera

Item 5B: 542-546 Broadway, Oakwood-Millwood-Southeast Venice subarea.

Applicant: Dogtown Dirt, LLC Represented by: Stephen Vitalich, architect

This project consists of 2 lots, which were illegally/informally joined by the property owner in 1948 to build one single family unit and one detached garage. The lots were not legally tied. In 1983 a new owner made it an income property, and there are currently 4 units within the original SFD, which do not have Certificates of Occupancy. When ownership changed in June 2006 to Dogtown Dirt, LLC, code enforcement told them they needed to revert the property to its original use since there were no Certificates of Occupancy for the additional units. The Proposed Project would demolish the existing unit, revert to the two lots rather than one, and build 2 units on each lot for a total of 4 units on 2 lots. They have received Planning approval for compliance with the Venice Coastal Zone Specific Plan, and go before the Coastal Commission on April 15 for their Coastal Development Permit. The applicants are requesting a zoning modification of the required 10' building separation to 4".

Site plans posted on VNC web site.

LUPC Staff for this project/issue: Jim Murez

Item 5C: 255 Main Street, North Venice subarea.

Applicant: Long’s Drugs, Represented George Ramstad, and Tom McCarty or Emiko Isa of The McCartney Group

The subject retail space is improved, maintained, and operated as a Longs Drugs Store, at which Longs Drugs proposes to sell a full-line of alcoholic beverages for off-site consumption as part of its normal product offering. Section 12.21 A 14 states that no building shall be used for the sale of alcoholic beverages for off-site consumption, except upon premises approved in accordance with Section 12.24. Thus, the applicant requests a conditional use permit pursuant to Section 12.24 for relief from Section 12.21 A 14. Longs Drugs proposes hours of alcohol sales during its regular store hours, 7:00 am until 10:00 pm seven days a week.

The subject site is a 4,908 square foot retail space at 255 South Main Street at the intersection of Main Street, a Secondary Highway, and Rose Avenue, a local street. The space is located in a mixed-use commercial/residential complex on a level, irregular-shaped 73,433.2 square foot lot bounded by Main Street, Rose Avenue and Navy Street in the (Q) C4-2D zone. The subject property has a total frontage of 521 feet on the easterly side of Main Street, a depth of 132.67 feet

on the southeasterly side of Navy Street, and a depth of 85 feet on the southeasterly side of Rose Street. The mixed-use complex consists of three stories of residential, ground floor commercial/retail, and two levels of subterranean parking. The complex is served by 473 parking spaces, as required by Case No. ZA 1988-0941(CUB)(ZV), contained in the subterranean garage; 270 spaces are for commercial uses at the property. Additionally, there is a City-owned surface parking lot west of the site, along Rose Avenue. Other ground floor tenants in the same complex include a dry cleaner, beauty salon, and a massage center.

Supporting documents posted on VNC web site.

LUPC Staff for this project: Challis Macpherson

Item 5D: Delicia Deli, 2 Rose Avenue, corner of OFW and Rose.

Applicant: Greg Brossard, owner.

Applicant is asking for LUPC approval and recommendation for sale of on-site sale beer and wine in conjunction with a "deli" restaurant operation. If the square footage of the service area is 1700 square feet, the required parking is 34 spaces. If the square footage of the service area is 1300 square feet, the required parking is 26. Total size of parcel is 4,312.4 square feet.

Section of Venice Coastal Zone Specific Plan governing this sub area:

Page 27, Section D Parking Requirement Table: "Restaurant, night club, bar and similar establishments and for the sale of or consumption of food and beverages on the premises, one space for each 50 square feet of service floor (including outdoor service areas)."

Page 28, Section E, F, Shared Parking: "Shared parking may be permitted as authorized by LAMC Section 12.24 X20, provided that public beach parking lots shall not be used and that the decision maker makes an additional finding that the shared parking will not negatively affect coastal access or access to public recreational facilities."

Supporting documents posted on VNC web site.

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6. **Public Comment** – 10 minutes on non-agendized items related to Land Use and Planning only.
 7. **LUPC Chair report:**
 8. LUPC Task Force reports
 9. Staff Assignments:
 10. **ADJOURNMENT**
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