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## Land Use and Planning Committee

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### AGENDA

Wednesday, December 6, 2006

### Westminster Elementary School Auditorium

Travel ½ block West of Abbot Kinney on Westminster Avenue, turn right into parking lot after stop sign

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- ITEM 1:** 6:30 pm Call to Order – Roll Call and Approval of Agenda as Presented.
- ITEM 2:** 6:35 pm Approval of September 27, 2006 and October 25, 2006 minutes.
- ITEM 3:** Announcements: Information about specific events important to Venice Stakeholders. If no announcements, go directly to Public Comment.
- ITEM 4:** Public Comment: Ten minutes on non-agendized land use and planning items only. If no Public Comment, go directly to Consent Calendar.
- ITEM 5:** Consent Calendar: If no Consent Calendar items, go directly to Old Business.
- ITEM 6:** **OLD BUSINESS:**  
636 East Venice Blvd, Pam’s Thai Restaurant (just East of Extra Space Storage) presented by Gregg Masini of TMG Solutions. Case #ZA 2006-6646 CDP CUB SPP. The applicant requests a CUP to allow the on-site sale and consumption of a full line of alcoholic beverages in an established restaurant and patio which would be an upgrade of an existing approval allowing the on-site sale of beer and wine per CUB-77-405. This request includes an extension of hours of operation. LUPC Project Form, a “Findings” document, copy of hearing notice and related documents on line at [www.grvnc.org](http://www.grvnc.org) and have been emailed to LUPC members. Applicant to bring 10 extra copies.

This is the second appearance before LUPC. The applicant was instructed at a previous hearing to do more outreach to the community. A community meeting was held November 6, 2006 on site. Notices of that meeting, including copies of LUPC December 6, 2006 agenda, were sent to residents and commercial interests within 500 feet of Pam’s Thai Restaurant.

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## **ITEM 7: DELIBERATION OF THE FOLLOWING PROJECTS AND/OR ISSUES**

**ITEM 7A:** AXE Café, 1009 South Abbot Kinney Blvd., Case #ZA 2006-7948(CUB)(ZU)(SPP) Hearing November 21, 2006 at WLA. Property is zoned C2-1-CA. This is an existing 690 square foot restaurant, seats 40, with sale and dispensing of a full line of alcoholic beverages for on-site consumption. Applicant asking for 600 square foot extension of the serving area and 32 more seats. LUPC Project Form, copy of hearing notice and project plans on line at [www.grvnc.org](http://www.grvnc.org) and have been emailed to LUPC members. Applicant to bring 10 extra copies.

Applicant asking for a variance to permit five off-site parking spaces by lease in lieu of covenant, and Project Permit Compliance with the VSP. Evidently the restaurant currently leases 5 parking spaces from Westminster Elementary School (parking lot on Abbot Kinney).

Parking: The Venice Coastal Zone Specific Plan (Section 13, Parking, D) requires one parking space for every 50 square feet of floor area including outdoor service areas, but no fewer than ten spaces. (690 + 600 = 1290 / 50 = 25.8 parking spaces) Beach Impact Zone (BIZ) Parking requires one parking space for each 640 square feet of floor area of the ground floor. (690 + 600 = 1290 / 640 = two parking spaces) In lieu fee of \$18,000.00 may be paid for up to 50% of total number of BIZ parking spaces.

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**ITEM 7B:** 718 Oxford Avenue, Venice/Marina del Rey area. Case # APCW 2006-213-SPE-ZAA-SPP, Proposed third floor addition to existing two-story single family dwelling, John Genovese (owner). Presented by Greg Flewin, Designer. LUPC Project Form, copy of hearing notice and project plans on line at [www.grvnc.org](http://www.grvnc.org) and have been emailed to LUPC members. Applicant to bring 10 extra copies.

Mr. Genovese wants to add a third story to a house that is already the maximum height allowed in the Venice Coastal Zone Specific Plan. His application clearly states, "permit an addition to a single family dwelling unit with a maximum height of 30 feet, in lieu of the maximum 25 feet permitted for projects with a flat roof." The hearing notice goes on to state that the proposed project was, "Construction of an approximately 300 square foot, third floor addition to an existing two-story single family dwelling located on a 3,000 square foot lot."

Pages 19 and 20 of the Venice Coastal Zone Specific Plan, Section 10, Land Use and Development Regulations for Subareas, sub paragraph H, Oxford Triangle, under #2 Height states:

- a. R-1 Residential Zone. Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 25 feet; Venice Coastal Development Projects with a varied roof line shall not exceed a maximum height of 30 feet.
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**ITEM 7C:** 1136 Abbot Kinney, Case #AZ-2006-4407-CUB-CDP-ZV. Presenter: Rob Stone.  
Proposed EVO restaurant with parking secured at Baptist Church on Abbot Kinney is seeking a coastal development permit for the conversion and use of existing retail space to a 1,111 square foot restaurant with indoor seating and outdoor seating in a patio/garden area. Also seeking a conditional use permit to allow sale of beer & wine for on-site consumption, and a zone variance to provide 20 off-site (leased) parking spaces within 500 feet of the restaurant to be serviced by a valet company, and variance for zero parking on-site and 20 parking spaces off-site by lease in lieu of a recorded covenant.

Project Form, plans and related documents emailed to LUPC members and available online at [www.grvnc.org](http://www.grvnc.org). Applicant will bring 12 sets of documents to LUPC meeting.

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**ITEM 8:** **NEW BUSINESS:** If no New Business, go directly to Public Comment

**ITEM 9:** Public Comment: Ten minutes on non-agendized land use and planning items only. If no Public Comment, proceed immediately to adjournment.

**ITEM 10:** **ADJOURN**