



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



MINUTES FOR LAND USE AND PLANNING COMMITTEE MEETING

DATE: Wednesday, January 4, 2012

LOCATION: Oakwood Community Center

767 California Avenue, Venice, CA 90291 (Corner of California and 7th; Community Room)

TIME: 6:45pm-9:00pm

NOTE: Regularly Scheduled Land Use and Planning Committee Meeting

1. Call to Order – Roll Call.

Name	P	A	Name	P	A
Jake Kaufman, Chair	X		Susan Papadakis		L
Robert Aronson		L	John Reed		R/L
Sarah Dennison	X		Steve Traeger		L
Jay Goldberg	X		Jory Tremblay	X	
James Murez	X				

2. Approval of Minutes from last meeting(s). –JORY TREMBLAY

3. Approval of Agenda as presented or amended. –JAY GOLDBERG

4. New Project Review and Staff Assignments.

Review, discussion, and possible action on projects identified in applications filed with the City of Los Angeles Department Of City Planning as reflected on the CNC Reports, to build Agendas for future meetings. *(To review the CNC Reports please go to www.Planning.LACity.org and click on "Case Information" on the left side, then click on "Bi-Weekly Case Filing" or, go to www.CityHood.org)*

5. Public Comment on non-agenized items related to Land Use and Planning only.

a. –JED PAUKER, VNC MEMBER, SPOKE ASKING FOR CONSIDERATION SMALL LOT SUBDIVISION

b. –CHALLIS MACPHERSON, ALSO SPOKE ABOUT HISTORY OF SMALL LOT SUBDIVISION, APPOSED TO DIRECTORS INTERPRETATION.

6. Land Use and Planning Committee Updates and Comments.

a. –JORY, QUICK UPDATE ON NOWITA CASE, WITZ END.

7. Old Business

a. **512 E Rose; “Café Gratitude”; ZA-2011-2902-CUB & ENV-2011-2903-CE; SALE OF BEER & WINE FOR ON-SITE CONSUMPTION IN A PROPOSED**

RESTAURANT OPERATING FROM 6 A.M. TO 11 P.M. WITH SEATING CAPACITY FOR 112 PATRONS INCLUDING 24 OUTDOOR.

- i. Staff, Steve Traeger
 - 1. PROVIDED SYNOPSIS ON THE CASE.
- ii. Applicant/Representative, Tina Choi
 - 1. EXPLAINED PARKING AND SEATING VISION OF RESTAURANT.
- iii. Public Comment
 - 1.
- iv. LUPC Discussion
- v. Consideration of Motion by LUPC

APPROVE THE PROJECT AS PRESENTED NOTING:

- 1. 2050 SQ FT OF SERVICE FLOOR (2215 SQ FT NON SERVICE FLOOR) WITH AN OCCUPANCY LOAD OF 148 TOTAL
- 2. 45 ON-SITE PARKING SPACES, VALIDATED FOR MINIMUM OF 90-MINUTES BY PURCHASE DURING BUSINESS HOURS
- 3. TYPE 41 (ON-SITE OF BEER AND WINE ONLY)
- 4. ACOUSTIC MUSIC AND AMBIENT AMPLIFIED MUSIC; NOT DETRIMENTAL TO COMMUNITY, NOT AUDIBLE BEYOND PROPERTY LINES
- 5. LOADING BETWEEN 830AM-4PM
- 6. BUSINESS HOURS OF 6AM-11PM; 7-DAYS PER WEEK.
- 7. NO LEFT TURN SIGN OUT OF PARKING LOT (ONTO 5TH) TO AVOID TRAFFIC INTO RESIDENTIAL NEIGHBORHOOD.
- 8. INCENT EMPLOYEES TO WALK, BIKE AND TAKE PUBLIC TRANSPORTATION TO WORK.
- 9. COMPLIES WITH CURRENT BMP REQUIREMENTS
- 10. NO RELIEF FROM ORIGINAL PARKING ENTITLEMENT, CONDITIONS OF APPROVAL OF 512 E ROSE AND VCZSP

MOTION MADE BY JAKE KAUFMAN, SECONDED BY SUSAN PAPA KDAIS; PASSED BY 6-2

NOTE THAT JOHN REED RECUSED HIMSELF FROM THE HEARING OF THIS CASE AS HE OWNS PROPERTY WITHIN 500FT

- b. 1427 Abbot Kinney “Gjelinas”; ZA-2011-1910-CDP-CUB-ZV & ENV-2011-1911-EAF; EXPANSION OF EXISTING SERVICE FLOOR AREA FROM 720 SF TO 1057 SF & INCREASE NUMBER OF SEATS FROM 60 TO 110 BOTH INDOOR & OUTDOOR & EXTEND ALCOHOL SERVICE TO EXPANSION AREA.
 - i. Staff, Jory Tremblay
 - 1. Explained the application
 - ii. Applicant/Representative, Fran Camaj

1. Made clarification on application

iii. Public Comment

1. 4 people spoke on their negative affect on neighborhood, based on parking impact, noise, exhaust
2. 3 people spoke on lack of concern to work within compliance and should deny based on their past history of working out of compliance.

iv. LUPC Discussion

1. Concern that this is more complicated (2 kitchens, 1 business) before a vote; would like to see a clear comparison of conditions (for example hours of operation, alcohol, community issues - noted above).
2. Need drawings of existing layout and seating vs new layout and seating.

v. Consideration of Motion by LUPC

MOTION MADE BY JIM MUREZ, SECONDED BY SARAH DENNISON TO TABLE PROJECT TO OBTAIN CLARIFICATION FROM ABOVE. MOTION PASSED 7-0-2.

b. 824 S. Lincoln Blvd, "La Fortuna Market"; DIR-2009-4040-RV-PA1

i. Staff, Challis MacPherson

1. PRESENTED, SUGGESTED WE DENY REQUEST FROM RELIEF OF NEW CONDITIONS AND ENFORCE EXISTING CONDITIONS.

ii. Applicant/Representative, Alan Pinel

1. WANTS TO CHANGE HOURS FROM 9A-6P TO 8A-8P AND REMOVE SECURITY GUARD.

iii. Public Comment

1. 7 PEOPLE SPOKE, NOT MEETING CONDITIONS, MULTIPLE VIOLATIONS, DON'T WANT RELIEF, RATHER WANT LIVING UP TO CONDITIONS, CONTRIBUTING TO OPEN ALCOHOL DRINKING.
2. EXPLAINED THERE ARE OTHER SMALL MARKETS WITHOUT ISSUE
3. 2 SPOKE IN FAVOR OF SUPPORTING SMALL MARKET THAT HAS BEEN IN BUSINESS FOR 30-YEARS, AS IT IS NOT SOLE CAUSE OF HOMELESS

iv. LUPC Discussion

1. IGNORING PLAN APPROVAL

v. Consideration of Motion by LUPC

MOTION MADE BY JAY GOLDBERG, SECONDED BY JAKE KAUFMAN TO RESUBMIT ORIGINAL OCTOBER MOTION.

- c. **609-1/2 Rose Ave, ENV-2010-3388-CE & ZA-2010-3387-CUB; ON SITE SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING 49**
 - i. Staff, Jim Murez
 - ii. Applicant/Representative, ANNETTE VAIT
 - 1. Not at hearing
 - iii. Public Comment
 - iv. LUPC Discussion
 - v. Consideration of Motion by LUPC

LUPC DID NOT FORMALLY REHEAR CASE.

- 8. New Business
- 9. Administrative (Chair Updates)
- 10. Adjournment
 - a. Next Meeting planned for January 18, 2011.

OPEN PROJECTS THAT ARE CURRENTLY HELD OPEN BY APPLICANT REQUEST AND TO BE HEARD AT FUTURE AGENDAS:

- a. **In final development: Cell Phone Tower Policy.** Jim Murez and Jory Tremblay.
- b. **Jan 18: 522 Venice Blvd 90291;** APCW-2011-588-SPE-CDP-ZAA-SPP-MEL, [ENV-2009-2489-EAF](#), [ENV-2009-2489-MND](#); 12-UNIT NEW RESIDENTIAL CONDOMINIUM DEVELOPMENT. Sarah Dennison.
- c. **Jan 18: 739 California Ave,** AA-2011-3026-PMLA-SL-SPP & ENV-2011-3027-MND; Small Lot Subdivision, 1 lot into 4. Robert Aronson.
- d. **Feb 1: 2 Rose Ave, "Venice Ale House"** ZA-2011-2694-CUB-SPP-CDP & ENV-2011-2695-EAF; CONDITONAL USE PERMIT; COASTAL DEVELOPMENT PERMIT; SPP TO ADD A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUCTION WITH A 60-SEAT; SIT DOWN RESTAURANT WITHIN A DUAL JURIDICITION COASTAL ZONE Jim Murez.
- e. **ON HOLD: Mystic Journey Bookstore; 1319 S ABBOT KINNEY BLVD 90291;** [APCW-2011-1152-SPE-CDP-SPP-MEL](#) [ENV-2011-1153-EAF](#) ; CONVERT EXISTING 4 PARKING SPACES INTO 623-SF RETAIL SPACE AND 230-SF STORAGE ROOM. CONVERT EXISTING 4 PARKING SPACES INTO 623-SF RETAIL SPACE AND 230-SF STORAGE ROOM.
- f. **ON HOLD: Rose Café: 220 ROSE AVE / 301 S HAMPTON DR 90291;** [ENV-2011-1279-CE](#) and [ZA-2011-1278-CUB](#); UPGRADE OF THE EXISTING BEER AND WINE ALCOHOL LICENSE TO A FULL FINE OF ALCOHOLIC BEVERAGES FOR AN EXISTING RESTAURANT THAT SEATS 225 PATRONS.
- g. **ON HOLD: Sauce on Hampton, 259 S HAMPTON DR 90291;** DIR-2010-2932-SPP, ENV-2010-2933-CE; CONVERSION OF EXISTING TAKE OUT RESTAURANT 616 SF AND A RETAIL SPACE OF 1,042 SF INTO A SIT DOWN RESTAURANT WITH A SEATING CAPACITY OF 46 PATRONS

Visit www.venicenc.org/lupc for supporting documents and information

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