



## Land Use & Planning Committee **AGENDA**

Wednesday, October 4, 2006  
Westminster Elementary School Auditorium

Enter through parking lot gate ½ blocks West of Abbot Kinney on Westminster Avenue

1. **6:20 pm** Call to Order – Roll Call and Approval of This Agenda as Presented
2. **6:25 pm** Approval of September 27, 2006 Minutes
3. Announcements – Information about specific events important to Venice Stakeholders. If no announcements go to Public Comment
- 4: Public Comment – 10 minutes on non-agendized items related to Land Use and Planning only. If no comments, go to Consent Calendar.
5. Consent Calendar: If no Consent Calendar, go to Old Business.
6. **OLD BUSINESS.** If no Old Business, go to Deliberation.

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### 7 **DELIBERATION OF THE FOLLOWING ISSUES:**

**Item 7A** 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. The request also includes an extension of hours of operation as follows:

Sunday-Wednesday 11 am to midnight and Thursday – Saturday 11 am to 2 am

The applicant requests a Coastal Development Permit to allow a restaurant and patio at the site which has secured California Coastal Commission approval when the site was developed, and a Project Permit Compliance to the Venice Coastal Zone Specific Plan.

Project consists of an existing 1440 square foot restaurant with a 200 square foot patio dining area. The restaurant contains a service area of 500 square feet for a total of 700 square feet of service area.

Findings for this project were emailed to LUPC members in September, 2006.

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**Item #7B** 1101-1109 Venice Blvd, Gilly Rojany, owner/applicant. Presenter is Karl Reimer. The Superior at Venice, L.P. This is a new 52 unit residential apartment project, all one-bedroom, with 6 of the units (11.5% of the number of units proposed) affordable as "very low" income rentals for a period of 30 years. 63 total onsite parking spaces will be provided within 2 subterranean (below surface) parking levels, consisting of 60



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standard size stalls and 3 handicap accessible stalls (1 parking space/unit plus 11 guest spaces). Building height will vary from 30 to 40.5 feet. This is a revision to the project approved by LUPC on July 26, 2006. LUPC approval of the revised project is requested.

Completed Project Form and plans emailed to LUPC members September 20<sup>th</sup>.

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**Item 7C:** 718 Oxford Avenue, Venice/Marina Del Rey - proposed third floor addition to existing 2 story single family dwelling, John Genovese (owner). Presented by Greg Flewin, Designer. Copies of LUPC completed Project Form and the plans for this project have been emailed to LUPC members. Applicant will bring 10 additional copies.

Mr. Genovese wants to add a third story to a house that is already the max 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 2-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.

**Item 7D:** 600-604 Venice Blvd. The former Keith and Bill's gas station at the corner of Abbot Kinney and Venice Blvd is currently an art gallery and small retail. Proposed project is mixed use, retail and residential. Application not filed - no Case Number. Builder/owner Frank Murphy. Completed Project Form and plans emailed to LUPC members last week.

**Item #7E:** Deliberation of LUPC Policies and Procedures submitted to LUPC for perusal in August, 2006. Draft Policies & Procedures document on the VNC web site, [www.grvnc.org](http://www.grvnc.org). The LUPC Mission Statement should be sent to the VNC Board of Officers for approval October 17, 2006.

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**8. NEW BUSINESS:**

**9.** Public Comment - 10 minutes on non-agendized land use and planning items only. If no public comment, proceed immediately to adjournment.

**10. ADJOURN**