

# Venice Neighborhood Council

Post Office Box 550

Venice, CALIFORNIA 90294



## Land Use and Planning Committee MINUTES April 2, 2008 DRAFT



1 **1. CALL TO ORDER – ROLL CALL**

2

3 Challis Macpherson called the meeting to order; LUPC members present:  
4 Maury Ruano, Arnold Springer, Dennis Hathaway, Challis Macpherson, and  
5 Robert Aronson.

6

7 **Approval** of this agenda as presented or amended.

8

9 Arnold Springer moved to approve the Minutes as presented; seconded by ...

10

11 **2. APPROVAL OF PREVIOUS MEETING MINUTES**

12

13 Tabled.

14

15 **3. ANNOUNCEMENTS**

16

17 Report on VNC Board Ad Hoc Committee - Fences and Hedges

18

19 Challis Macpherson reported that this item will be made by Jed Pauker

20

21 Report on VNC Board Ad Hoc Committee – Parking

22

23 Challis Macpherson reported that a Chairperson is being sought for this  
24 committee, and that subcommittees have been assigned to specific streets  
25 and areas. A meeting is scheduled for Tuesday, April 8, 2008 at 7pm in the  
26 conference room at Extra Space Storage.

27

28 **4. PUBLIC COMMENT**

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30 No public comment was noted.

1  
2 **5. NEW BUSINESS—DELIBERATION OF FOLLOWING PROJECTS:**  
3

- 4 A. 338 Rennie Avenue, AA 2007-4956 PMLA, Dorrie Medrano and Javier  
5 Carbo, Owners; Robert Thibodeau, duArchitects, presenter. This is a  
6 request to split one lot, currently with 2 SFD and a garage, into 3 parcels  
7 with one SFD on each parcel  
8

9 Robert Thibodeau revisited issues raised at an earlier LUPC meeting:  
10 community outreach and replacement of affordable housing, the height of  
11 the rooftop access was reduced to the code maximum allowed, noted that  
12 no variance requests are being made or planned, and referred to plans for  
13 use of eco-friendly materials in construction. Mr. Thibodeau stated that  
14 the owners met with approximately 15 neighbors, and noted that a letter  
15 had been provided by the Los Angeles Housing Board regarding  
16 replacement of housing. Dorrie Medrano described the proceedings of the  
17 outreach meeting, stated that four units could have been built by right, and  
18 noted that the existing curb cut will be removed, thus providing additional  
19 street parking. Dean Picard, a neighbor, spoke in favor of the proposed  
20 development. Challis Macpherson read the section of the Venice Coastal  
21 Zone Specific Plan that is applicable to replacement of affordable housing.  
22 Bruce Birch stated that LUPC members and VNC Board members should  
23 attend outreach efforts that are required of developers, and stated that a  
24 uniform policy should be applied.  
25

26 **Arnold Springer moved to approve the project as presented; seconded by**  
27 **Dennis Hathaway.**

28 Arnold Springer stated his appreciation of the project as presented. There  
29 was discussion of the interpretation of replacement units.  
30

31 **Robert Aronson moved to amend the motion to include that the roof height**  
32 **is specified as per the diagram, alley access, eliminate Rennie Street curb**  
33 **cut; seconded by .**

34  
35 **VOTE: 4 in favor; no opposition; 1 abstention.**

1 Arnold Springer stated his intention to propose that the VNC Board address  
2 the issue of interpretation of replacement of affordable housing.

3 B. 728 Indiana and 732 Indiana, AA 2007-5250 PMLS SL, ENV 2007-5251  
4 EAF, ZA 2007-5263, CDP SPP ZAA MEL, and AA 2007-5253 SL, ENV  
5 2007-5254 EAF, ZA 2007-5292 CDP SPP. ZAA MEL. Architect and  
6 presenter: Elizabeth Guzejka, Randdarchitects.com. Project Form, plans  
7 and related documents emailed to LUPC. These are two separate parcels,  
8 but identical in design and scope. Applicant wants to take them through  
9 the system together.

10  
11 Maury Ruano summarized the variance request being made for both these  
12 projects and introduced David ..., who provided additional detailed  
13 information on the project and noted that the positive feedback had been  
14 received from the community as a result of outreach efforts required by  
15 LUPC. Bruce Birch referred to the effect this multi-unit project can have  
16 on the block, stated his concern for the future, and suggested that a policy  
17 should be established and applied consistently.

18 Dennis Hathaway moved to approve the project as presented and to  
19 specify that the affordable unit be defined as low income, at 80% of the  
20 area median income; seconded by Arnold Springer.

21 Maury Ruano quoted the Venice Coastal Zone Specific Plan, Section 5.T:  
22 rents shall not exceed 30%-60% of the median income.

23 Dennis Hathaway withdrew his motion; Arnold Springer withdrew his  
24 second.

25 **Dennis Hathaway moved to approve the project in accordance with Section**  
26 **5.T of the Venice Coastal Zone Specific Plan, replacement of affordable**

1 **units, the passageway along 728 and 732 shall be 5 feet (ten feet between**  
2 **buildings); seconded by Arnold Springer.**

3 The developer's representative responded to Arnold Springer's question  
4 regarding compliance with the condition specified in the motion being  
5 considered. Challis Macpherson stated that a Determination Letter will be  
6 provided.

7 **VOTE: 5 in favor; no opposition; no abstention.**

8 **6. PUBLIC COMMENT**

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10 Challis Macpherson briefly summarized the Mayor's Twelve into Two  
11 program.

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13 **7. OLD BUSINESS**

14  
15 1. Traffic Study consultant for 31-story tower

16  
17 Arnold Springer called for a critique of professional standards/guidelines  
18 currently in use for traffic study consultants.

19  
20 2. Bus shelters and informative kiosks relative to Arts Committee

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22 It was agreed that Aldis Browne would be asked to delay any requests  
23 until the Coastal Commission has made a decision.

24  
25 **8. ADMINISTRATIVE**

26  
27 A. CONSENT CALENDAR: Applications for variances that do not require  
28 LUPC deliberation that will receive a letter "No Opinion" and CIS indicating  
29 that LUPC considers the requested variance applicable, but reserves the  
30 right to appeal. This is in accordance with LUPC and VNC Board approval.

- 31  
32 1. 602 South Main Street, LUPC Staff Jim Murez, DIR 2007-5155 SPPA  
33 2. 251 East Market Street, ZA 2007-5330 CEX, remove 6'6" window and  
34 replace w/door - different case # than 6' fence

- 1           3. 1142 AKB, ZA 2007-4970, interior renovation of existing retail structure
- 2           for wine shop. This is El Vino Wine Shop which has passed through
- 3           LUPC and VNC with approval.
- 4           4. 123 West Anchorage, AA 2007-5018 CC, converts duplex into 2
- 5           residential condominiums
- 6
- 7           Challis Macpherson agreed to gather information on this project. Ms.
- 8
- 9           Macpherson reported receipt in October 2007 of a public hearing
- 10          notice. This item will be discussed at the next LUPC meeting.
- 11          5. 109 East Eastwind, DIR 2007-4905, remodel existing SFD
- 12          6. 747 East Indiana Avenue, ZA 2007-4974 CEX, relocate 1 parking
- 13          space, renovate SFD
- 14          7. 111 East Dudley, ZA 2007-4120, 575 sf addition to SFD
- 15          8. 1310 South 6<sup>th</sup> Street, CHC 2008-521 HCM, Kinney-Tabor House,
- 16          historical cultural monument
- 17          9. 2400 South Abbot Kinney, ZA 2008-557, New Sign
- 18          10. 721 East Amoroso Place, CHC 2008-881 HCM, Historical Cultural
- 19          Monument
- 20          11. 337 East Brooks, DIR 2008-381 VSO interior remodel

**B. GENERAL**

- 21          1. Discussion of applicant information contained in permit application
- 22          packet mailed to LUPC
- 23          24
- 25          Tabled.
- 26                  a. Master Land Use Permit Application
- 27                  b. Environmental Assessment Form
- 28          2. Discussion of applicant information in current LUPC intake documents
- 29          30
- 31          Tabled.
- 32                  a. LUPC Project Form and its remodel
- 33                  b. LUPC Preliminary Intake Form and its remodel
- 34          3. Report from LUPC Chair regarding disposition of LUPC
- 35          recommendations by the VNC Board of Officers at their last regular
- 36          meeting.
- 37

1           Tabled.

2           4. LUPC Task Force reports - Agenda-Building:  
3           April 23—EIR Review  
4           May 7  
5           May 28 - 1697 South Pacific – Marina Pacific Hotel

6           5. LUPC Task Force reports - Information Management, add new topics  
7           to Online Discussion site

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9           Tabled.

10          6. LUPC Task Force reports - MTA Bus Yard, documents on web site

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12          Carmel Beaumont provided a brief report on her interaction with MTA.

13          Arturo Pena stated that his assistance has been arranged for, should

14          Ms. Beaumont not be successful in acquiring the requested information

15          from MTA. Robert Aronson presented a list and asked Ms.

16          Beaumont's opinion on the items listed: two levels of subterranean

17          parking, one level of Trader Joe's, two levels of above grade affordable

18          housing and a third above grade level of public space and museum.

19          Ms. Beaumont noted the 35 foot height limit.

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21          7. LUPC Task Force reports - Lincoln Place, documents on web site

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23          Dennis Hathaway provided a brief update on the planned Lincoln Place

24          website, which will be used as a resource for the community.

25          **9. ADJOURNMENT**

26  
27