

Venice Neighborhood
Council
Post Office Box 550
Venice, CALIFORNIA 90294



Land Use and Planning
Committee
MINUTES
April 23, 2008



1 **1. CALL TO ORDER – ROLL CALL**

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3 Challis Macpherson called the meeting to order; LUPC members present:

4 Dennis Hathaway, Jim Murez, Jed Pauker, Ruthie Seroussi, Arnold Springer

5 and Challis Macpherson. Ms. Macpherson welcomed John Reed, the new

6 LUPC member. Maury Ruano arrived later.

7 Approval of this agenda as presented or amended

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9 Dennis Hathaway moved to approve the Agenda;

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

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14 **3. ANNOUNCEMENTS**

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16 None noted.

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18 **4. PUBLIC COMMENT**

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20 None noted.

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21 **5. ADMINISTRATIVE**

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23 a. Explanation of parcel map/variances/et ceteras

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1 John Reed stated that no mechanism was set by the City to allow
2 construction to start prior to the tract map being recorded; the Small Lot
3 Subdivision ordinance was written to apply to lots that are already in
4 existence. Building and Safety currently requires developers to request
5 variances for code sections that are applicable to the Small Lot
6 Subdivision, because construction could not otherwise begin. Mr. Reed
7 stated that an amendment to the Small Lot Subdivision ordinance is being
8 formulated to allow Building and Safety to plan check a project once a
9 tentative trap map is filed. There was discussion about whether the
10 information was accurate and applicable to Venice. Jim Murez discussed
11 a suggestion he made to amend the Venice Coastal Zone Specific Plan to
12 provide that, if a lot is subdivided, the density of the subdivided parts
13 cannot exceed the density allowed on the original lot by the Venice
14 Coastal Zone Specific Plan. Maury Ruano clarified the distinction
15 between parcel and lot. Arnold Springer stated that the first priority has to
16 be the provision of affordable housing, and stated his preference that unit
17 size should be reduced. Jed Pauker stated that the City should be given
18 feasibility studies for relevant projects. Mr. Reed agreed with Mr. Murez's
19 suggestion. Mr. Murez stated that the Planning Department would review
20 a draft document, if one is submitted, and stated that the Venice Coastal
21 Zone Specific Plan should be upheld. Mr. Murez will draft a motion for
22 consideration at the next LUPC meeting.

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- b. New LUPC project input forms, and explanation of Planning forms sent with permit application packets

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Challis Macpherson distributed copies of a new LUPC project form, and

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explained that the form was intended to allow for research and review

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information to be provided. There was discussion about the form, the

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process by which research is done, and what information is actually

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needed. Ms. Macpherson emphasized that the intent is primarily to obtain

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contact information for applicants.

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- c. Distribution of unassigned projects

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- d. Housing Element as it is currently proposed

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Ruthie Seroussi provided a brief report on the City's efforts to obtain input

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from stakeholders, advised that a meeting will take place on April 24, 2008

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at the Parking Enforcement Building, at the corner of Exposition and

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Sepulveda, at 5:30 pm. Ms. Seroussi stated she will draft some sort of

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motion and/or some sort of letter indicating that VNC is displeased with

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the housing element and asking the City to rethink the housing element

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along certain lines.

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- e. Agenda Building – submission of projects to hear at following meetings

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SB1818

- 1 Motion on Small Lot Subdivision (Jim Murez)
- 2 Housing Element (Ruthie Seroussi)
- 3 660 Venice Boulevard (Jim Murez)
- 4 2805 Abbot Kinney (Ruthie Seroussi)
- 5 729 East Broadway (Challis Macpherson to send letter)
- 6 720 Brooks (a small lot subdivision case)

7 **Maury Ruano moved to not hear any small lot subdivision cases until**
8 **interpretation problems are resolved and that LUPC recommends that the**
9 **Planning Commission (Department?) not approve any small lot subdivision**
10 **cases until a resolution has been achieved; seconded by Jed Pauker.**

11 Challis Macpherson suggested that a letter be generated to be sent to
12 explain the LUPC's position regarding small lot subdivision cases. Dennis
13 Hathaway spoke in favor of the sense of the motion, but cautioned that the
14 Planning Commission will require more information. Jim Murez stated that
15 the motion was premature, "that LUPC can send the Planning Department
16 the instructions that they want, anything that gets sent from LUPC must go
17 through the Board anyway, that to send the Board two letters, hopefully by
18 the next meeting we can approve the draft, it doesn't make sense to send
19 the Board two documents, one that says approve nothing, one that says
20 here's how it's supposed to be handled." Mr. Murez went on to suggest
21 that the motion be postponed. John Reed agreed with Mr. Murez and
22 stated that the only small lot subdivision cases that LUPC should support

1 should be those that are consistent with density defined by the Venice
2 Coastal Zone Specific Plan. Mr. Murez stated that sending a letter telling
3 the Planning Department to do nothing will “tie the Planning Department’s
4 hands with what legal rights the applicant has...” Arnold Springer
5 summarized LUPC’s position—“to approve only those things that are very
6 narrowly specific to the Venice Coastal Zone Specific Plan, which means
7 two units per lot, and in the case of an affordable unit, that get’s replaced,
8 but other than that, that’s our policy now.” Maury Ruano clarified—“per lot
9 and not per parcel”; a parcel may have more than one lot. Mr. Ruano
10 explained his reluctance to withdraw the motion. After further discussion,
11 Mr. Ruano agreed to postpone the vote until the May 7, 2008 meeting,
12 and to compose a motion to be sent out to the Committee prior to the
13 meeting. Jed Pauker commented that the motion could dovetail with what
14 Mr. Murez will bring forward or serve as a Community Impact Statement
15 from the Venice Neighborhood Council, again with what Mr. Murez will
16 bring forward. Mr. Springer reiterated that an affordable unit must be
17 included. There was further discussion about the intent of the motion and
18 the proposed actions. Ms. Seroussi asked to whom the project will be
19 assigned; John Reed volunteered.
20 542-544-546 Broadway (Ruthie Seroussi)
21 819 Nowita (Jed Pauker)

1 2605 Ocean Front Walk A letter of non-opposition should be sent on this
2 project

3 305... (Challis Macpherson) to be heard on the 28th

4 814 Marco Place (Maury Ruano)

5 612 San Juan – over height fence (Robert Aronson)

6 200 Venice Boulevard (Arnold Springer)

7 402 South Venice (Maury Ruano)

8 417 Washington—Lido Grill (Arnold Springer)

9 4304 Zeno Place (Challis Macpherson)

10 860 Superba (Jed Pauker)

11 20 28th Street (Maury Ruano)

12 371-373 Rose (John Reed)

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14 f. SB1818 update

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16 (Taken out of order) Dennis Hathaway summarized information discussed
17 at a recent meeting with Mark Saltzberg and Assemblyman Ted Lieu
18 regarding how SB1818 will affect the City's affordable housing, rent
19 control and rent stabilization. Mr. Hathaway referred to the VNC request
20 that the City be exempted from the provisions of SB1818 and reported that
21 Assemblyman Lieu will consider introducing such exemptions. Mr.
22 Hathaway indicated that David Ewing has stated his willingness to draft
23 proposed legislation. Arnold Springer commented on the opportunity to
24 work within the system to craft legislation to alter the provisions of SB1818

1 that will allow density bonus clarification, and commended Mr. Hathaway
2 on his report. Mike Newhouse also commended Mr. Hathaway on his
3 report, and discussed what could be done jointly with other Neighborhood
4 Councils. Mr. Newhouse then endorsed the alternative suggested to
5 Assemblyman Lieu. Jed Pauker suggested supporting a public forum to
6 allow stakeholder input.
7 Jim Murez stated that input should be gained from other Neighborhood
8 Councils. Challis Macpherson reported that there is support from other
9 Neighborhood Councils for opposing SB1818. Ruthie Seroussi suggested
10 that a draft be circulated to other NCs prior to being presented to
11 Assemblyman Lieu and that Task Force members chosen for appointment
12 are knowledgeable about the relevant issues. Mr. Newhouse stated that
13 VNC could spearhead the effort with regard to SB1818, and reported a
14 suggestion by Ms. Seroussi that CD11 Neighborhood Councils form a
15 coalition which could meet on a monthly basis. Ms. Macpherson reported
16 that the Land Use and Planning Chairs of CD11 already meet, albeit on a
17 random basis. Mr. Hathaway stressed the value of moving quickly with
18 Assemblyman Lieu. David Ewing referred to a report and
19 recommendations he has already formulated, noted that a lawsuit has
20 already been filed with regard to the implementation of SB1818 and the
21 effect the legislation will have on CEQUA, discussed the value of a
22 coalition and noted that cities that already have rent stabilization

1 measures in place should be exempted. Mr. Springer concurred with the
2 concept of a coalition and stated that SB1818 is not the appropriate
3 means to provide affordable housing in Venice. John Reed referred to a
4 Mello Act ordinance being considered by the City that is more restrictive
5 than SB1818, and stated that the Mello Act ordinance should be
6 approved. Jed Pauker stated his approval of Mr. Newhouse's proposed
7 monthly coalition of CD 11 Neighborhood Councils and suggested that all
8 Los Angeles Neighborhood Councils should meet every three months.
9 Mr. Ewing discussed the means by which City Council Files can be
10 opened. Discussion that followed concerned a three-pronged approach,
11 and using available resources at the City and state level. Mr. Newhouse
12 warned that conflicting legislation could result in legislation that will not be
13 enforced.
14 Challis Macpherson suggested that a Task Force be formed. Further
15 research and review of documents will be done.

16 g. LUPC Chair report on VNC Board actions relative to LUPC
17 recommendations
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20 h. Report on VNC Board Ad Hoc Committee on Fences and Hedges, Jed
21 Pauker

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23 Postponed
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25 i. Report on Street Furniture Siting,
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27 **Dennis Hathaway moved to postpone the siting request and to appoint a**

28 **Task Force to determine areas in Venice where street furniture of any kind**

1 **could not be permitted, to have a determination or mechanism for**
2 **community use of information kiosks, to obtain an inventory of street**
3 **furniture now in Venice, and determine if Venice has an unfair share of**
4 **street furniture; seconded by Challis Macpherson.**

5 Dennis Hathaway stated that he had been told by Arturo Pena that the
6 Council Office will be supportive of the efforts detailed in the motion. John
7 Reed stated that the Coastal Commission will not permit street furniture
8 anywhere west of Lincoln. Mr. Hathaway quoted a letter regarding the
9 issue, which noted the Coastal Commission's determination that a coastal
10 permit is required. After further discussion regarding the appropriate
11 action to take, Challis Macpherson appointed Ruthie Seroussi, Dennis
12 Hathaway, Aldis Browne, and Nadine Parkos to form a Task Force to
13 gather information and report at the May 7, 2008 LUPC meeting.

14 **There was no vote taken.**

15 j. LUPC Task Force reports

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18 k. Report on encouraging City of LA Planning to digitalize documents, Jed
19 Pauker

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21 Challis Macpherson noted that copies were provided of the material

22 previously submitted to the Venice Neighborhood Council.

23 **Jed Pauker moved that LUPC recommend that the Board of the Venice**

24 **Neighborhood Council send the document from June 19, 2007 to Council**

1 **District 11 and to the appropriate City entities; seconded by Ruthie**

2 **Seroussi.**

3 Ruthie Seroussi suggested that the motion be amended to say that the
4 President of the Venice Neighborhood Council take the June 19th
5 document to other Neighborhood Councils. Challis Macpherson will
6 present the document to other LUPC chairs.

7 **VOTE: 6 in favor; 2 abstention.**

8 I. Report on In-Lieu Fees

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10 Challis Macpherson asked if a rebuttal should be sent. Arnold Springer
11 reported that Mayor Villaraigosa has plans to use a Parking fund. There
12 was discussion about what could have happened to the Venice Parking
13 Trust fund.

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15 **6. ADJOURNMENT**

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17 Dennis Hathaway moved to adjourn; seconded by Arnold Springer.