

Venice Neighborhood  
Council

Post Office Box 550

Venice, CALIFORNIA 90294



**Land Use and Planning  
Committee  
MINUTES  
September 24, 2008**



1 **1. CALL TO ORDER – ROLL CALL**

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3 Challis Macpherson, LUPC Chair, called the meeting to order at 7:18 pm.

4 LUPC members present: John Reed, Maury Ruano, Jim Murez, Jed Pauker.

5 Mike Newhouse was present to fulfill a quorum

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7 **2. APPROVAL OF THIS AGENDA AS PRESENTED OR AMENDED**

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11 **3. APPROVAL OF OUTSTANDING MINUTES**

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13 **4. ANNOUNCEMENTS**

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16 **5. PUBLIC COMMENT**

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20 **6. CONSENT CALENDAR**

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22 **Jed Pauker moved to approve the Consent Calendar; seconded by Jim**

23 **Murez.**

24

25 4-9-2008, ZA 2008-3644 CEX, 23 East 28th Avenue

26 4-9-2008, ZA 2008-3657 CEX, 2500 South Grand View  
27 8-9-2008, ENV 2008-3692 CE, ZA 2008-3691 AIC, 441 East Sherman Canal  
28

29 **VOTE: 4 in favor; 1 abstention.**

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31 **7. ADMINISTRATIVE**

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33 A. Rooftop Garden

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35 Challis Macpherson referred to a report she prepared and provided to  
36 LUPC meeting attendees that summarized details on the innovative green  
37 rooftop garden proposed by Lila Levy. Plans, elevations and related  
38 documents were posted on the VNC on web site. Ms. Macpherson  
39 reported that Ms. Levy has requested a letter of approval (attached) of this  
40 concept be forwarded to VNC Board of Officers requesting their letter of  
41 approval to be forwarded to city planners, and listed preliminary interest  
42 garnered from various City agencies.

43

44 Lila Levy discussed the work that has been done in preparation for the  
45 proposed retrofit rooftop garden, noted special circumstances in California  
46 resulting from the possibility of earthquakes and discussed the teaching  
47 and art components of the proposed rooftop garden. There was  
48 discussion of the maximum allowable height of the project. Jed Pauker  
49 asked about scalability; Ms. Levy stated that the possibilities are endless  
50 and noted that a project in Tokyo that involved 10% of the city's roofs  
51 reduced the entire city's temperature by 15 degrees (affecting the heat  
52 island effect). Ms. Levy referred to a reduction in asthmatic events in

53 Chicago effected by a similar project, and stated her wish have green  
54 projects at area schools, as well as other locations. Jim Murez suggested  
55 that approval of the garden be conditioned on the garden's continued  
56 existence. Ms. Macpherson asked for comments from LUPC regarding  
57 the draft letter submitted for consideration. Mike Newhouse suggested  
58 that the letter should specifically refer to approval of Ms. Levy's project  
59 and echoed Mr. Murez' point regarding conditional approval of the  
60 garden/rooftop. Jed Pauker suggested that the condition should refer to  
61 the garden's sustainability. There was further discussion about how the  
62 letter should be worded.

63 **Jed Pauker moved to approve the project as presented, with the condition**  
64 **that at the end of the project life, the roof must revert to the state**  
65 **conforming with the Venice Coastal Zone Specific Plan in effect at the time**  
66 **approval was given; seconded by Jim Murez.**

67 **VOTE: 4 in favor; 1 abstention.**

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69 B. LUPC Staff: Maury Ruano, 2630 Strongs Drive, documents to be provided

70  
71 Postponed

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73 C. LUPC Staff: Challis Macpherson, 248 Westminster Avenue. APCW 2008-  
74 2338 SPE SPP CDP. This is the second LUPC hearing and a  
75 neighborhood meeting was held on site. The building was originally  
76 permitted in 1989 as a combination of office space and artist-in-residence  
77 with 10 required parking spaces. It was subsequently converted entirely to  
78 office space by a previous owner. The required parking for the building  
79 under the Venice Specific Plan is 40 spaces. This includes the original 10  
80 spaces for a residential unit and offices on the ground floor, 25 additional  
81 spaces for offices on the 2nd and 3rd floors, a guest space for the

82 residential unit and 4 Beach Impact Zone spaces. The applicant intends to  
83 supply 77 spaces, as described in documents on LUPC web site, and is  
84 willing to make the terms of their primary parking lease (with the First  
85 Baptist Church at 685 Westminster Avenue), conditions of approval within  
86 the city grant, along with other conditions. Documents available on LUPC  
87 web site and have been emailed to LUPC members.

88  
89 Challis Macpherson introduced John Parker and Mr. Payam, and  
90 summarized the materials presented (listed above). Mr. Parker discussed  
91 the efforts made by Luma Pictures to outreach to the community and to  
92 provide sufficient employee parking spaces; Mr. Parker also stated that  
93 the applicant is willing to abide by the conditions discussed at the earlier  
94 LUPC meeting. Mr. Payam stated that his company had not been aware  
95 of neighbors' concerns regarding parking and echoed Mr. Parker's  
96 remarks regarding efforts made to resolve the parking situation. Mr.  
97 Payam provided copies of documentation of outreach efforts: leases,  
98 deed of purchase for the cart, pictures of the lots where parking is leased  
99 and of employee vehicle stickers, title to the employee shuttle purchased,  
100 and spreadsheets showing the daily log of employee parking.

101  
102 Nancy Williamson remarked that Luma Pictures has responded to  
103 everything that was requested, and noted that only two neighbors  
104 attended the meeting. Ms. Williamson commended Luma Pictures'  
105 response.

106  
107 Mr. Payam responded to Mike Newhouse's questions regarding the  
108 leased parking spaces, and discussed the uses other businesses that

109 have for those spaces. Jim Murez reiterated Mr. Newhouse's questions;  
110 Mr. Payam and John Parker restated how the lots will be used. Mr. Murez  
111 asked for details regarding BIZ, handicapped parking and how client  
112 parking is accommodated. Mr. Murez objected to the use of the First  
113 Baptist Church's parking lot, which is in a residential area. Mr. Murez  
114 stated that the Oakwood neighborhood where the First Baptist Church is  
115 located should be canvassed, to ensure that there is no objection. Mr.  
116 Murez advised that Phil Raider should be contacted. Maury Ruano  
117 congratulated Luma Pictures on its effort, and stated that parking leases  
118 should be recorded at the County level. Jed Pauker stated that Luma  
119 Pictures has followed through, suggested that periodic review is  
120 warranted, and called for a contingency plan should a parking lease end.  
121 There was discussion about how this issue should be handled; Mr. Murez  
122 listed a number of contingencies that could apply, and made a suggestion  
123 regarding use of an alleyway.

124 **Jed Pauker moved to postpone discussion of this issue until October 22,**  
125 **2008; seconded by Jim Murez.**

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

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128 **8. PUBLIC COMMENT**

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130 None noted.

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132 **9. OLD BUSINESS**

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136 **10. ADMINISTRATIVE**

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138 1020 Venice, Case CPC 2008-3327, Maury Ruano agreed to research this

139 issue.

140

141 Director's interpretation of Small Lot Subdivisions for Venice Coastal Zone

142 Specific Plan, DI=director of planning interpretation, Shanna Bonstin,

143 213.978.1207, Maury Ruano agreed to research this issue.

144 Jed Pauker agreed to research the Santa Clara fence issue.

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146 **11. ADJOURN**

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148 The meeting adjourned by common consent at 9pm.

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