

Venice Neighborhood Council

Post Office Box 550

Venice, CALIFORNIA 90294



Land Use and Planning Committee MINUTES October 10, 2008



1 **1. CALL TO ORDER**

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3 Jed Pauker called the meeting to order at 6:37 pm. LUPC Members present:

4 Jim Murez, Maury Ruano, Jed Pauker, John Reed and Arnold Springer.

5 Robert Aronson arrived at 6:50pm. Ruthie Seroussi arrived at 6:52pm.

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

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9 Agenda approved by common consent.

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11 **3. APPROVAL OF OUTSTANDING MINUTES**

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13 There were no outstanding Minutes available for consideration.

14 **4. ANNOUNCEMENTS**

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16 Edgar Mercado, representing the City of Los Angeles, provided a detailed
17 presentation about the Penmar Water Quality Improvement project, funded by
18 the Proposition O Bond measure, which is intended to minimize the
19 introduction of pollutants of concern that may result in significant impacts to
20 receiving waters. The project will have two phases; the goal of the second

21 phase is to use the captured stormwater to irrigate nearby parks. Mr.
22 Mercado referred stakeholders interested in obtaining more information
23 regarding Prop O and the Penmar project to
24 www.lapropo.org/sitefiles/Penmar/intro.htm.

25
26 In response to Arnold Springer's questions to regarding costs for the
27 proposed project, there was discussion about expenses incurred and benefits
28 to the city of Santa Monica. Mr. Mercado explained that the project was
29 reviewed by two oversight committees and City staff. Larry Nagura,
30 representing Brighton (sp?) Beach Corporation, discussed meetings that had
31 taken place with the City of Santa Monica, and stated that Santa Monica is
32 willing to participate in the cost to develop the system. Mr. Springer asked if
33 the existing sewer system will be updated and if maintenance costs have
34 been established. Mr. Mercado explained which sewer systems will be used
35 and discussed how maintenance costs will be determined. John Reed asked
36 what percentage of runoff water is currently going to the sewer system. Mr.
37 Springer was able to assist Mr. Mercado to respond to Mr. Reed's query. Mr.
38 Reed asked for clarification of how grease and oil will be captured; Mr.
39 Mercado and Scott Dillinger responded. Mr. Reed asked if cameras will be
40 used to determine success; Mr. Mercado discussed upgrade efforts
41 requested by the Bureau of Sanitation, which has already determined "choke"
42 points. Steve Friedman added that a significant amount of insulation had
43 been added. Mr. Mercado described the process by which his department

44 and the Bureau of Sanitation plan for work to be done. Jim Murez asked
45 about contingency funding if “experiment” is unsuccessful. Mr. Mercado
46 stated that the proposed project is not an experiment and explained that
47 successful capture of a large volume of stormwater is a given. Mr. Murez
48 asked for specific information regarding a maintenance budget. Mr. Mercado
49 reported that a dollar amount was not available. Michelle Vargas, Bureau of
50 Sanitation, Public Affairs Office, stated that because the project is still in
51 design stage, a budget dollar amount will be made available later. Mr. Murez
52 asked if local labor will be used to construct the project, asked about how
53 power will be made available to the proposed project, and called for a
54 landscaping plan to be provided at the next presentation; Mr. Murez also
55 made suggestions for the final design. Robert Aronson asked will the Rose
56 Avenue storm drain will be plugged; Mr. Mercado stated that it will not, and
57 described the configuration proposed. Mr. Aronson asked how much
58 rainwater has to fall before the reservoir reaches its full capacity (at which
59 point the pumps will shut down for three days). Arnold Springer suggested
60 that pollutant collection should take place during summertime.

61
62 Jed Pauker asked that an additional presentation be made to LUPC. Ruthie
63 Seroussi asked about plans for community outreach and plans for traffic
64 mitigation. Michelle Vargas discussed plans for additional outreach and
65 referred to plans for coordination with various City agencies. Scott Dillinger
66 responded to Robert Aronson’s questions by explaining that the intent is to

67 capture the flush that carries a large amount of pollutants, to be treated, the
68 first .15 inches of stormwater; Mr. Aronson also asked for more specific
69 information about the flush that is being targeted. Mr. Springer suggested
70 that a letter be written summarizing the questions asked.

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72 **5. PUBLIC COMMENT**

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74 None noted.

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76 **6. CONSENT CALENDAR**

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78 There were no Consent Calendar items.

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80 **7. NEW BUSINESS**

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82 a. Venice Breezes, request for support for preservation of 246 Section 8
83 apartment units as affordable housing.

84

85 Mark Castleman had intended to present this issue, however, he could not

86 attend due to a holiday that he observes. Jed Pauker thanked Kendra

87 Moore for appearing; he noted, however, that no one had appeared to

88 represent the building owner and suggested that comments could be

89 heard but no action could be taken without providing an opportunity for

90 debate and rebuttal. Ruthie Seroussi reiterated Mr. Pauker's remarks,

91 suggested that Mr. Castleman should present the issue to LUPC and that

92 additional outreach efforts should be made. Ms. Moore, representing a

93 tenants' organization, provided some background information on the

94 situation and presented a letter requesting that the VNC not make a

95 decision on this issue (see attached). Ms. Moore stated that the tenants
96 group wants to purchase the building.

97
98 The discussion that followed touched upon having adequate information,
99 and timeliness. Jed Pauker suggested that the issue be re-presented at a
100 later time. John Reed asked if the tenants want to purchase the building
101 as a co-op and what the current mortgage is. Jim Murez suggested that a
102 list of the properties in question be obtained; discussion followed about
103 how the appropriate information for the staff report will be obtained and
104 provided. Ruthie Seroussi stated that she would ensure that Mark
105 Castleman makes an appropriate staff report. John Reed asked if
106 information was available about the average government subsidy per unit.
107 Steve Clare discussed how Section 8 funding works. Jim Murez
108 discussed affordable housing and asked whether the Section 8 subsidy is
109 considered as income to the tenant receiving a subsidy. Mr. Murez raised
110 the question of whether affordable housing was about to be lost to the
111 community and called for full information on each of the properties and
112 what rental income is being paid. Mr. Murez asked for information
113 regarding the owner's intent to "opt out" of his existing HUD contract.
114 Robert Aronson suggested that the tenant group compile appropriate
115 background information about this issue and provide it in advance of the
116 next presentation. Mr. Clare stated that an advance copy of the staff
117 report would be of value. Jed Pauker suggested that the issue be posted

118 on the Venice Neighborhood Council website for discussion. Jim Murez
119 suggested asking Congresswoman Jane Harmon for assistance in
120 obtaining input from HUD regarding the issue, and that an HUD
121 representative should be present. Mr. Clare stated that pertinent
122 information may not be forthcoming from the owner or HUD. Arnold
123 Springer stated that this issue not be further discussed until a Staff Report
124 containing just the facts can be presented to LUPC. Jed Pauker reported
125 that a stakeholder had sent an e-mail regarding this issue and that any
126 affordable housing approved by LUPC should be specified as affordable in
127 perpetuity.

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129 **Arnold Springer moved to postpone discussion of this issue until Marc**
130 **Castleman produces a Staff Report; seconded by Jim Murez.**

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132 Robert Aronson left the room.

133
134 Ruthie Seroussi asked if timing of a LUPC/VNC decision is an issue;
135 Steve Clare clarified that there are two actions the owner is proposing:
136 opting out of current HUD contracts and pre-paying the mortgages; Mr.
137 Clare stated what the tenants would like from LUPC.

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139 **VOTE: Unanimous in favor. The motion passed.**

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141 b. Marina del Rey OT-DCB #05 015 Proposed Senior Citizens facility on
142 Washington Street

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144 Steve Freedman stated that the subject lot has been an underutilized
145 parking lot for some time and provided some history and background on

146 the proposed Senior Citizens facility. Mr. Freeman read a letter he had
147 written to Councilman Rosendahl, and suggested that a letter of
148 opposition to the proposed development be sent to Councilman
149 Rosendahl and to the County of Los Angeles, Department of Regional
150 Planning. Maury Ruano noted that the proposed project is out of the
151 jurisdiction of the VNC. Jim Murez stated that the project will have a
152 significant impact on the community and therefore VNC should weigh in
153 on the issue. Ruthie Seroussi stated that she supported the concept of
154 providing a letter because the proposed development could impact a
155 Venice neighborhood. Discussion that followed speculated on what
156 effects on the community could be expected and what information should
157 be provided to LUPC regarding the project. Steve Freedman agreed to
158 turn over the information he had gathered on the project to LUPC.

159
160 **Ruthie Seroussi moved to postpone discussion of this issue until a letter**
161 **can be drafted and the developer asked to attend a LUPC meeting;**
162 **seconded by Maury Ruano.**

163
164 Arnold Springer suggested that a letter be sent to Goldrick and Kest
165 requesting that a presentation be made to LUPC.

166 **Ruthie Seroussi moved to postpone discussion of this issue pending**
167 **sending a letter to Goldrich and Kest that they appear and present their**
168 **project because of the significant impact on the Venice community and to**

169 **send a copy of this letter to Councilman Bill Rosendahl, the Los Angeles**
170 **County Board of Supervisors and the Department of Regional Planning;**
171 **seconded by Maury Ruano.**

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173 **VOTE: Unanimous in favor.**

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175 Steve Freeman will provide contact information for Goldman and Kest.

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177 **8. PUBLIC COMMENT**

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179 None noted.

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181 **9. OLD BUSINESS**
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183 None noted.

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185 **10. ADMINISTRATIVE**

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187 None noted.

188 **11. ADJOURNMENT**

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190 **There being no objection, the meeting was adjourned by common consent**
191 **at 8:40 pm.**

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