



Grass Roots Venice Neighborhood Council
Land Use & Planning Committee
Minutes, Regular meeting February 15, 2006



1. 7:10 pm - Call to Order
2. Role Call:
 - Absent - Pam Anderson and Sylviane Dungan
 - Present - Michael King, Phil Raider, Ingrid Mueller, Ann Giagni, Susan Papadakis, Challis Macpherson, Brett Miller - Approval of Agenda as Presented
3. Approval of February 1, 2006 Minutes moved by Phil Raider, seconded by Ingrid Mueller, passed with Ann Giagni abstaining.
4. Consent Calendar:
 - 3206 N. Washington Boulevard - LUPC approval of project as it has been successfully negotiated between the owner/builder and the immediate community, Presidents' Row Neighborhood Association.
 - 1101 - 1109 Venice Boulevard - continued from January 4, 2006 and continued to March 1, 2006.
5. Announcements - No announcements
6. - Public Comment:
 - Ann Giagni will no longer be serving on LUPC after March, 2006.
 - Ingrid Mueller taking Sabrina's place tonight only as Sabrina recuses herself from any deliberations about RAD/Jefferson because she has been retained by the North Beach Neighborhood Association to represent them against RAD/Jefferson.
 - Suzanne Thompson reminds LUPC and the community at large that Venice land will be auctioned off soon.
 - David Ewing - Lincoln Place and the State Historical Commission sued by AIMCO which was settled by the State Historical Commission rescinding the historical designation of Lincoln Place.
7. 8:20 pm - RAD/Jefferson presentation on latest version of their project at 100 Sunset Avenue. Brian Lane and Hang Koenig presented the current iterations of the project. 54% actual footprint of the project is construction. 46% open space, of which 28% accessible to the public.



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Mr. Jerry Neuman arrived and took over the presentation. He went over the 16 conditions imposed on the bus yard site, 100 Sunset, at the regular LUPC meeting October 19, 2005. Mr. Neuman's comments are in orange.

1. That an arts component be included at the site. Arts Project to be reviewed by the GRVNC Arts Committee and approved by the GRVNC Board.
Developer wants an arts component to the project, but doesn't want GRVNC to have approval rights.
2. That traffic is fully mitigated including a stop light at Main and Thornton along with the proposed smart cross walks currently included in the developers plans.
Two smart cross walks included.
3. That all Mello/Roos Act compliance low income housing be on site.
Yes.
4. That a (20% participation) at risk employment component be instituted during construction.
Goal is 20%, developer wants to discuss at-risk set asides for this project.
(Several non-profit job development organizations available locally to assist)
5. That the maximum height of the project be 35 feet.
This condition not met. Height of project in the middle is 45'.
6. That the Main Street access to the pedestrian walk street be widened beyond the current 10'.
7. That the pedestrian walk street align with the existing walk street coming up from the beach.
Items 6 and 7 have walk street environments.
8. All required parking be provided on site
Yes, plus additional parking.
9. That the developer widen an area of the roadway on Main Street to provide for a loading zone and transit bus turn out.
Converting waiting areas and making loading zones.



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- 10. That 20% of the units be very low income units in perpetuity.
10% very low in perpetuity.
- 11. That 10% of the units be moderate income units in perpetuity.
Workforce units.
- 12. That the roof access be limited to the minimum amount of square footage necessary to gain access and less that the 100 square feet currently allowed.
Yes.
- 13. That the floor area (ratio) be limited to 1.5.
Q conditions. 1.8.2.
- 14. That the project contain both indoor and outside public access areas, I.e. public park area and community meeting room.
42% open space. 58% constructed space.
- 15. That the project provide bicycle parking on the site.
Yes.
- 16. That the commercial portion of the project be configured to promote small square footage uses on the order of ten 2000 square foot spaces and not one large 20,000 square foot tenant.

Yes.

NOTE - RAD/Jefferson project, as presented by Mr. Neuman, met 12 out of the 16 conditions imposed on the site by LUPC at the October 19, 2005 regular meeting.

Public Comment on RAD/Jefferson proposal as presented by RAD Design team.

Members of the public that didn't want the RAD/Jefferson proposal as presented: Carmel Beaumont, Sonny Tomlin, Paul Herzog, Lori LeBoy, Gail Rogers, Nick Mele, David Ewing, Ellie Goldstein, Laura Salagi, Don Geagnon, Rick Gunderson, Naomi Glauberman, Clea Markman, Jim Smith, Suzanne Thompson, Richard Myers, Ian McIlvaina.

Members of the public that approved of the RAD/Jefferson proposal as presented: David Buchanan.



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Motion made by Ann Giagni and seconded by Ingrid Mueller that LUPC oppose the RAD project as presented. Motion carried by 4-3-0

8. 9:10 pm Public Comment - no public comment
9. 9:13 pm New Business - no new business
10. 9:20 pm Adjourn