

Venice Neighborhood  
Council

Venice, CALIFORNIA  
Land Use and Planning  
Committee  
AGENDA  
February 28, 2007



**Westminster Elementary School Auditorium**

Directions: The auditorium is located ½ blocks west of Abbot Kinney on Westminster Street, turn right into the parking lot through the chain link fence

- 1. 6:30 pm** Call to Order – Roll Call

Approval of this agenda as presented or amended. Moved \_\_\_\_\_, seconded \_\_\_\_\_, Vote \_\_\_\_\_.

- 2. 6:35 pm** Approval of February 7, 2007 Minutes.
  - 3. Announcements** – Information about specific events important to Venice Stakeholders.  
LUPC Chair report on VNC Board of Officers actions relative to LUPC recommendations.
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- 4. LUPC Task Force reports**
  - 6: Public Comment – 10 minutes on non-agendized items related to Land Use and Planning only.** If no public comment, move immediately to Consent Calendar
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**Consent Calendar:**

Approval of this Consent Calendar as presented: Moved by \_\_\_\_\_  
Seconded by \_\_\_\_\_ Vote \_\_\_\_\_  
If no Consent Calendar items, move immediately to Old Business.

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- 8. OLD BUSINESS:** If no Old Business, move immediately to Deliberation of Projects and/or Issues
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**9. DELIBERATION OF FOLLOWING PROJECTS/ISSUES:**

LUPC Staff for this project/issue Challis Macpherson

**Item 9A** Case # APCW 2006-3589 SPE ZAA CDP SPP MEL, 639, 641, 647, 651 Mildred Avenue, Presented by Jonathan Day of Coscia Day Architectural and Design. 323.702.3336,

310.399.1613, [www.coscia.com](http://www.coscia.com), [johnathen@cosciaday.com](mailto:johnathen@cosciaday.com). Project Form, plans and related documents to be emailed to LUPC and available online at [www.grvnc.org](http://www.grvnc.org). Applicant to bring 12 sets of documents to LUPC meeting.

According to the Parcel Profile Report, each of the four parcels to be 2,000 square feet, for a total area of 8,000 square feet. According to the hearing notice dated January 22, 2007, the applicant is asking for seven (7) variances to the Venice Coastal Zone Specific Plan. They are:

- Height - requesting 30-feet in lieu of 25-feet permitted
- Parking at the front of the properties in lieu of from the rear
- Reduction in required parking spaces from three (3) to two (2)
- Five-foot front yard in lieu of 15-foot front yard required
- Five-foot side yard in lieu of six-foot side yard required
- Reduction in lot widths - 40 feet in lieu of 50 feet
- Reduction to 2,000 square foot lot size instead of 5,000 square foot

The West Los Angeles Area Planning Commission will be hearing this case March 7, 2007. The original Zoning Administrator, Mr. Jon Foreman, instructed the applicant to contact the VNC but they didn't. The current ZA is Ms. Madhu Kumar. LUPC Chair had to pursue applicant to bring them to the table.

An organized opposition of concerned neighbors to this project will be led by Margaret Roberts and Russ Jones.

Motion that LUPC recommend the following action to be made by the VNC Board of Officers:

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Made by \_\_\_\_\_, seconded by \_\_\_\_\_.

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**Item #9B** Issue of disposition of surplus city property in the Marina/Venice Peninsula. Presenter is Mark Winter. This is regarding the dedication of up to six City of Los Angeles owned lots located adjacent to Ballona Lagoon/wetlands and the northern canal for public parks/open space. Satellite images, lot locations and lot descriptions emailed to LUPC members and on the grvnc web site. Applicant is asking for LUPC recommendations as to the disposition of these surplus lots.

Motion that LUPC recommend the following action to be taken:

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Made by \_\_\_\_\_, seconded by \_\_\_\_\_.

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**Item 9C:** LUPC Staff for this project/issue Maury Ruano

There is no case number for this item. Applicant is Mr. John Reimers. LUPC Project Form and plans emailed to LUPC. This is a 463 square foot “bootleg” unit at 245 Market Street (Unit C). It is currently vacant. Applicant seeks to legalize the existing condition/change use. This must become “legal”. Applicant hasn’t applied to city planning for his permits yet. Will need a CUP for this heretofore “bootleg” unit and a variance for parking – there is no parking for this unit. Willing to dedicate this unit as “affordable” as per the Venice Coastal Zone Specific Plan. The levels of affordable housing are:

Very low affordable rent = 50% of the LA County area median market rate. i.e. a 2-bedroom apartment would rent for \$780/month

Low affordable rent = 65% of the LA County area median market rate. i.e. a 2-bedroom apartment would rent for \$992/month.

Fair market rent = 100% of LA County area median market rate. i.e. 2-bedroom apartment would rent for \$1189/month.

Moderate rent = 120% of LA County area median market rate. i.e. 2-bedroom apartment would rent for \$1500/month.

Applicant would enter into a covenant with the LA Planning Department regarding the one unit of affordable (whether low or very low) housing which will be monitored by the LA Housing Department. The Venice Coastal Zone Specific Plan provides for a 30-year covenant regarding affordability.

Motion that LUPC recommend the following action to be made by the VNC Board of Officers:

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Made by \_\_\_\_\_, seconded by \_\_\_\_\_.

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**10. NEW BUSINESS:** If no New Business, proceed immediately to Public Comment.

**11. Public Comment - 10 minutes on non-agendized items related to Land Use and Planning only.** . If no Public Comment proceed immediately to Adjournment.

**12. ADJOURN:**

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