

Venice Neighborhood Council

Venice, CALIFORNIA

Land Use and Planning Committee **AGENDA**

June 6, 2007

Westminster Elementary School
Auditorium



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

- 1. 6:30 pm** Call to Order – Roll Call
Approval of this agenda as presented or amended
- 2. 6:35 pm** Approval of previous meeting Minutes.
- 3. ANNOUNCEMENTS:**
Information about specific events important to Venice Stakeholders.
- 4. PUBLIC COMMENT** – 10 minutes on non-agendized items related to Land Use and Planning only. If no public comment, to Consent Calendar
- 5. OLD BUSINESS:**

Ray Hotel, 901 Abbot Kinney Blvd. Case #APCPW 2006-9483 SPE CDP CU SPP SPR MEL. Applicant Diedre Wallace, The Ambrose Group, represented by Kristen Lonner, Cerrell Associates. This project will be heard by Zoning Administrator, Jim Tokunaga, June 11, 2007 at the WLA Municipal Building at 9:30 am.

LUPC first heard this applicant December 7, 2005 and recommended that the VNC Board of Officers approve this project as presented with 8 conditions (refer to 12-7-05 minutes). One of the 8 conditions was that “Design team bring the final design development to LUPC for review prior to any final city planning approvals.”

January 17, 2006 the VNC Board of Officers approved the project as presented with the 8 conditions recommended by LUPC.

March 15, 2006 applicant returned to report on their progress.

Applicant returned July 26, 2006. LUPC recommended approval of the project as presented with no more than 15% of the site be allowed to rise to 55 feet for architectural features, and allowed to rise to 50 feet for habitable area, because the average overall height of the project is actually 29 feet, motion passed 7-1-0. (refer to 7-26-06 minutes).

VNC Board of Officers letter dated January 17, 2006 (refer to VNC Board Minutes January 17, 2006) sent to applicant recommending approval of the project as presented with 8 conditions.

September 19, 2006 the VNC Board of Officers recommended approval of the Ray Hotel Project, Corner of Abbot Kinney Boulevard & Brooks Avenue as presented, 12-0-0 (refer to VNC Board minutes 9-19-06).

6. NEW BUSINESS: DELIBERATION OF FOLLOWING PROJECTS/ISSUES

LUPC Staff for this project/issue: Arnold Springer

Item 6A 580 East Venice Blvd and 1702-1704 Abbot Kinney Blvd. Staff report and related documents on the VNC web site are preliminary LUPC staff report, LUPC Project Form, Mello Act Clearance, AO.1 Title pdf, A1.2 Elevation pdf, AD1.0 Demo pdf, A1.3 Roof Door pdf, A1.0 Plan pdf. Current zoning C2-1-0.

Applicant describes the project as tying two lots together, change of use of two buildings from Residential Occupancy (R3) to Retail Occupancy (M). Improvements include but are not limited to new disabled accessible bathrooms and new disabled accessible ramps.

7. Public Comment – 10 minutes on non-agendized items related to Land Use and Planning only.

8. ADMINISTRATIVE:

LUPC Chair report on VNC Board of Officers actions relative to LUPC recommendations.

Recommend that VNC Board of Officers adopt Planning General Manager Gail Goldberg's 14-Point Planning Philosophy for City of Los Angeles as the Planning Philosophy for the Venice Neighborhood Council

Update on 417 Washington, LUPC staff Arnold Springer

Update on 709 Fifth Avenue, staff Arnold Springer

Update Project Form

Staff Reports

LUPC Task Force reports

1. Fences and Hedges; Final Report

11. ADJOURNMENT
