



Venice Neighborhood Council  
PO Box 550, California 90294  
[www.VeniceNC.org](http://www.VeniceNC.org)  
[Info@VeniceNC.org](mailto:Info@VeniceNC.org); 310.606.2015  
**Land Use and Planning  
Committee Agenda**  
April 14, 2010



*NOTE: All projects and or Issues on any officially posted LUPC agenda are automatically included in the Online Discussion web site [www.veniceneighborhoodcouncil.com](http://www.veniceneighborhoodcouncil.com) and are treated as Public Comment to that Project and/or Issue. Directions: Oakwood Recreation Center is located at California and Seventh Streets. The entrance is from Seventh Street, the meeting room is to the left as one enters the Seventh Street Entrance.*

1. 6:45 pm Call to Order – Roll Call
2. **Approval** of this agenda as presented or amended
3. Approval of Analyses previous meetings.
4. **ANNOUNCEMENTS** – specific events important to Venice Stakeholders.
5. **PUBLIC COMMENT** – 10 minutes on non-agendized items related to Land Use and Planning only.
6. **CONSENT CALENDAR:** No consent calendar
7. **NEW BUSINESS: DELIBERATION OF FOLLOWING PROJECTS:**
  - 7A Intersection of Palms and Lincoln. As per instructions from VNC President Mike Newhouse, LUPC to take public comment, deliberate and send recommendation for action to VNC Board of Officers regarding a proposed 4-way traffic light system at this intersection. Traffic light system to be proposed by CalTrans and LADOT. VNC Board of Officers to consider LUPC's recommendation April 20, 2010. All public testimony, verbal, email, postal, to be included in report to VNC Board of Officers, CD11, CalTrans, LADOT, other governmental agencies.
  - 7B TT-71124-CC, ENV-2009-3545 CE (50-CC), proposed 50-unit conversion to condominiums. LUPC staff Jed Pauker. Neighborhood meeting held. Presidents' Row Neighborhood Association meeting. All documents emailed to LUPC members. 10 hard copies to be available at LUPC meeting.
8. **Public Comment** – 10 minutes on non-agendized items related to Land Use and Planning only.
9. **OLD BUSINESS:**
10. **ADJOURNMENT**

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*"In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the **LUPC** members in advance of a meeting may be viewed at Venice Public Library, 501 Venice Blvd., at our website by clicking on the following link: [www.VeniceNC.org/LUPC](http://www.VeniceNC.org/LUPC), or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please **contact the LUPC Chair at [Chair-LUPC@venicenc.org](mailto:Chair-LUPC@venicenc.org).**"*

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**From:** Mike Newhouse [mailto:mnewhouse@newhouseseroussi.com]  
**Sent:** Sunday, March 28, 2010 1:53 PM  
**To:** LUPC@VeniceNC.org  
**Cc:** Board@VeniceNC.org  
**Subject:** Crosswalk at Palms and Lincoln

Challis:

I know you and LUPC have been very involved with respect to issues concerning the crosswalk at Palms and Lincoln. I really appreciate the efforts.

While LUPC is not traditionally a transportation/mobility committee, I would like it to hold public meetings on the CalTrans/LADOT proposal to submit plans to put in a full traffic light that intersection. Again, while not a "traditional" LUPC issue, you all are the most qualified committee in the VNC to handle this important issue.

Please let me know if you can agendize this item for April 14th, so the Board may consider it on April 20th.

Thanks,

Mike

Mike Newhouse  
President  
Venice Neighborhood Council  
(310) 795-3768  
President@VeniceNC.org

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**From:** Brian Silveira [mailto:brian.silveira@katherco.com]  
**Sent:** Monday, April 05, 2010 5:18 PM  
**To:** 'Jed Pauker'  
**Cc:** Lupc-chair@venicenc.org  
**Subject:** RE: RE: FW: TT-71124-CC, ENV-2009-3545 CE (50-CC)

Jed,

The Coeur d'Alane folks wanted us to attend their meeting on 4/14 at 6pm. I told them there is a possibility that we can do their meeting before speaking to the VNC that evening, but only if we started right at 6pm with them and were pushed back on the VNC agenda. What do you think? Is it possible to accommodate us so we can meet with the school first?

Thanks, B

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BRIAN SILVEIRA  
PROJECT MANAGER  
THE KATHERMAN COMPANIES  
310.618.3743  
310.618.3745 FAX  
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**From:** Brian Silveira [mailto:brian.silveira@katherco.com]  
**Sent:** Monday, April 05, 2010 4:06 PM  
**To:** 'Jed Pauker'  
**Cc:** 'Lupc-chair@venicenc.org'  
**Subject:** RE: RE: FW: TT-71124-CC, ENV-2009-3545 CE (50-CC)

Jed,  
  
Rob asked me to send this to you. Attached are the Bureau of Engineering and Building and Safety recommended conditions as they relate to street widening. The rest of the Staff Report conditions are ok.

Best,  
  
Brian

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BRIAN SILVEIRA  
PROJECT MANAGER  
THE KATHERMAN COMPANIES  
310.618.3743  
310.618.3745 FAX  
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**From:** Jed Pauker [mailto:jed.pauker@venicenc.org]  
**Sent:** Friday, March 26, 2010 3:22 PM  
**To:** Brian Silveira  
**Cc:** Lupc-chair@venicenc.org  
**Subject:** RE: RE: FW: TT-71124-CC, ENV-2009-3545 CE (50-CC)

Brian,  
  
Happy almost-Easter! As Rob may have related, our 3/10 LUPC hearing on 2724 Abbot Kinney evidenced the need to pursue a bit of outreach with the school next door, as well as (per my notes) some possible landscape plans. Have you made any headway? Let's discuss where we are on Monday or Tuesday, as our follow-up hearing is scheduled April 14.

In the meantime, enjoy what promises to be a great weekend!

Thanks,

Jed

At 04:08 PM 3/10/2010, you wrote:

Jed,

Please give me a call when you get a chance. I'd like to discuss tonight's meeting with you.

Thanks, B  
310-753-1090

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BRIAN SILVEIRA  
PROJECT MANAGER  
THE KATHERMAN COMPANIES  
310.618.3743  
310.618.3745 FAX  
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**From:** Jed Pauker [<mailto:jed.pauker@venicenc.org>]  
**Sent:** Tuesday, March 09, 2010 1:56 AM  
**To:** Jim.horwitz@lacity.org  
**Cc:** Brian Silveira  
**Subject:** Fwd: RE: FW: TT-71124-CC, ENV-2009-3545 CE (50-CC)

Jim,

While reviewing project materials, I noticed a few emails with a typo in your email address. While I believe the others did eventually include your correct address, this one may not have, so I'm forwarding it to you just in case. Sorry for any confusion!

Best regards,  
Jed Pauker

Date: Sun, 07 Mar 2010 18:13:22 -0800  
To: "Brian Silveira" <brian.silveira@katherco.com>  
From: Jed Pauker <jed@jed.net>  
Subject: RE: FW: TT-71124-CC, ENV-2009-3545 CE (50-CC)  
Cc: <rob@katherco.com>, "'Presidents Row Neighborhood Association'" <prna1@hotmail.com>, <jim.horwitz@kacity.org>

Thanks, Brian. This will greatly help expedite your hearing process.  
-Jed

At 01:24 PM 3/4/2010, Brian Silveira wrote:

Jed,

My responses to your questions are in blue below.

The following docs are attached:

- Certificate of Occupancy
- Coastal Permit
- Sample motion to downgrade Abbot Kinney

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BRIAN SILVEIRA  
PROJECT MANAGER  
THE KATHERMAN COMPANIES  
310.618.3743  
310.618.3745 FAX  
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**From:** Jed Pauker [ <mailto:jed.pauker@venicenc.org> ]  
**Sent:** Wednesday, March 03, 2010 12:47 AM  
**To:** Brian Silveira; Jim.horwitz@lacity.org  
**Cc:** Lupc-chair@venicenc.org; R\_Aronson@ureach.com  
**Subject:** Re: FW: TT-71124-CC, ENV-2009-3545 CE (50-CC)

Brian,

I enjoyed meeting you and Rob last night, and very much appreciate your willingness to meet with the community regarding your client's project. To summarize and clarify various items we discussed during the meeting(s), and to help expedite your LUPC hearing's discussion, I have listed here a few questions that arose at the meeting, as well as items (in no particular order) which you may want to address in your LUPC presentation:  
Tentative Tract map approval: Make clear to LUPC that this approval precedes your pursuit of the various reviews and associated documentation.

Conversion timelines: Final Tract map approval; estimated conversion date; deadline notice to tenants (if/when available).

Client agreed to (at least) 3 years after TT Map approval before Final Map is recorded.

Pre-1987 land status: Lot tying, recent history before the 1987 change (I'm confused about the original 1981 number!).

Certificate of Occupancy: Is the 1991 document the first C of O?

The 1981 was a typo. It was supposed to be 1991, which is the date of the first and only C of O. The timeline goes like this – In 1987, the Coastal Development Permit was approved, which was the entitlement required to build the 50 unit apartment project. In 1991, the C of O was issued for the project. I'm attaching a copy of the Coastal Development approval for your use.

What, if any, regulations governed the original conversion from condo to rental use?

Project is not a condo until a final Tract Map is recorded. Project was built to condo specs with the intention of having the apartments be a temporary use with a Tract Map to be recorded in the future to create condos.

Can you provide documentation of the rent control registration?

Will get back to you on this.

The rent rolls show three 1-br, thirty 2-br and fifteen Single apartments. What configuration are the other two?  
Unit breakdown according to our engineer: 14 studio, 4 1BR, 32 2BR

Fifty units in an R3 zone: In what year did the R4-to-R3 down-zoning occur?

[Zone change from R4-1 to R3-1 became effective on Dec 17, 1999](#)

Does the building provide 94 or 96 onsite parking spaces? How might the applicant be willing to satisfy any parking deficiency?

[It actually has 94 on-site spaces. Originally, it was built with 95, but one of the spaces was removed more than 10 years ago to provide loading space. 94 spaces comes out to 2 spaces for each 2BR unit, 1.5 space for each 1BR unit, and 1 space for each Studio. This was the requirement when it was certified in 1991 and we feel this is still sufficient parking.](#)

How many replacement units currently exist per the original project approval? What is their location and when were they mandated?

We discussed documents at the meeting. You have already provided the Master Land Use Planning Application, rent rolls and tract map, which are much appreciated. Digital versions of items such as the Certificate of Occupancy, sample unit floor plans and garage configuration (if you have it) will be most helpful for LUPC members to review.

Lastly, and understanding that 1) you diligently notified your client's tenants about one or more prior public hearings, and 2) we are all operating on a truncated time frame, I want to highlight the value of letting the tenants know about next Wednesday's LUPC meeting. LUPC meetings are where applicants have all the time needed to clarify project details, so that the smoothest sailing can ensue. You will want to be able to show LUPC evidence of your neighbor notification timeline and method. For your convenience, I have attached a copy of VNC's current Neighborhood Notification document.

Again, thanks for your participation in the community review. I may strain your ear with a few more questions in the next few days; at the same time, I am more than happy to discuss with you any issues that may help with your LUPC presentation and discussion next Wednesday. In this regard, please feel free to contact me anytime.

Best regards,

Jed Pauker

Land Use and Planning Committee

Venice Neighborhood Council

[Jed.Pauker@VeniceNC.org](mailto:Jed.Pauker@VeniceNC.org)