



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) / Phone or Fax: 310.606.2015



July 21, 2009

Los Angeles City Planning Department  
200 North Spring Street - Room (Insert proper room # here)  
Los Angeles, CA 90012-2601

RE: CASE NO: APCW 2008-1401 SPE SPP  
Project Address: 18 and 20 Twenty-Eighth Street, Venice, California 90291  
Applicant: Stephen and Lorraine Snipper  
Representative: Howard Robinson

Dear Madam/Sir:

This will advise that at a regularly held public meeting of the Venice Neighborhood Council's Board of Officers on July 21, 2009 it was moved and passed by a unanimous vote that the Venice Neighborhood Council recommends supporting the referenced planning case, and accepts the Land Use and Planning Committee's Staff Report.

Please provide a copy of the decision letter to this Neighborhood Council at the letterhead address.

Thank you for your attention to this matter.

Very truly yours,

Mike Newhouse  
President  
Venice Neighborhood Council

Cc: Applicant: Stephen and Lorraine Snipper  
Representative: Howard Robinson  
Councilmember Rosendahl  
[Secretary@VeniceNC.org](mailto:Secretary@VeniceNC.org),  
[Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org).

Attached: VNC Board minutes excerpt



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## **Board of Officers Meeting Minutes**

Westminster Elementary School (Auditorium)

1010 Abbot Kinney Blvd, Venice, 90291

Tuesday, July 21, 2009 at 7:00 PM

**[All items were approved unanimously except as noted]**

### **LUPC recommended motion regarding 20 - 28th Street**

**Challis Macpherson ([Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)):** Challis Macpherson moves that VNC Board of Officers accepts the LUPC staff report and recommends approval of the Project as presented, given that a covenant shall be executed by the owner to insure the fourth unit (unit c) on the property will remain moderate-affordable for seven years. LUPC's recommendation for approval is based upon the following findings: the Project consists of two parcels which are tied together, and therefore does not exceed the density permitted under the RD 1.5 zone; the Project does not involve any additional construction or development and therefore will not increase the intensity of the use currently on-site; and the Project provides adequate on-site parking at rate of 2.0 spaces per unit but no guest parking.

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