



## 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: 310-421-8627

### Minutes of Joint Committee Meeting – January 8, 2019 Neighborhood, LUPC, Parking & Transportation and General Board

1. Meeting was called to order at 6:45pm. Present from Neighborhood Committee: George Francisco (GF), Stewart Oscars (SO), Bill Boyd (BB) Darryl Dufay (DD), John Weston (JW), Noel Johnston (NJ), Christina Marquez (CM), Christian Wrede (CW), Abi Myers (AM) & Nicolas Hippisley-Coxe (NHC) - left before vote. Present from LUPC: Matt Royce (MR), Tim Bonefeld (TB), Brian Silveira (BS) - left before vote, Joe Clark (JC), Mernoosh Mojalalli (MM), Michael Jensen (MJ) & Robert Aronson (RA) - late. Present from Parking & Transportation: James Murez (JM), Alyson Wilson (AW), Johnathan Deer (JD).
2. Announcements: Special meeting of the VNC General Board Jan 15; regular monthly VNC General Board Meeting Jan 22
3. Presentation. EIR Information and Process – Jay Handal
4. The Committees heard Public Comment
5. Item for Discussion and Possible Action – **Motion. Venice Median Project Environmental Impact Report (EIR) Concerns.**  
*Passed by Neighborhood Committee 8-0. BB, SO: JW, NJ, CW, SO, DD, CM, GF (NHC, AM left). Passed by LUPC 5-1: MR, TB: BS, MM, JC//RA - Opposed. Passed by Parking & Transportation Committee 3-0. JM, AW: JD.*
  - a. The NHC, LUPC & PTC propose that the VNC issue a letter to Mayor Eric Garcetti, Councilman Mike Bonin, Vince Berto, Kevin Keller, Johnny Le and the Los Angeles Planning Commission that urges full and formal attention paid to the following areas in preparation of an Environmental Impact Report (EIR) for the proposed development on the Venice Median (aka Reese-Davidson 'Community'):
    1. Current area for proposed development is a Great open space and community area. Kids, bikes, dogs, walking,
    2. Too much density in the current project
    3. Wants to analyze diverse types of physical housing solutions for diverse income groups.
    4. Diversity of housing, not just for the homeless for working class as well. He is concerned his son who works as a car salesman and others deserve a home in the area as well that is affordable.
    5. Study on success of housing developments that are only for low-income tenants vs housing developments that include diverse types of housing, housing prices and people.
    6. Wants to ensure we explore alternative solutions to build affordable housing such as ADUs
    7. Look at market-based solutions, and subsidies, but when they reach \$500,000 per unit that is too much.
    8. Ensure there is proper support for all tenants that will occupy units via social workers, etc.
    9. Ensure there is proper infrastructure to support a project of this scope and the surrounding neighbors/neighborhoods/businesses etc.
    10. Show us alternatives as to how the open space can be replaced.
    11. Inspect all numbers carefully. Ensure they can build low income and affordable housing given they are getting the property for free.
    12. Beautification of the canal boat launch and waters.
    13. How does the project affect the M & S of the neighborhood? Would like to see a project that is more respectful to the neighbors and the community.
    14. Would like to see a project that fits into the neighborhood architecturally.
    15. Ensure all staff, management and those in positions of authority are vetted using stringent guidelines and that when there is a issue with staff there are consequences.
    16. Minimize all noise pollution, pre, during, post and once occupied by residents. Ensure all noise ordinances are complied with during all stages of the project and once occupied.
    17. Minimize air pollution.
    18. Plan for trees in the current development area. What will happen with current trees area, will new trees be planted? The community would like to see more trees, greenery and beautified community space.
    19. Ensure the water that is already polluted in the canals is improved and that no further contamination to surrounding waterways.
    20. Explore the area as a further flood zone, given it is a current sea rise area as outlined in the Venice coastal zone plan.
    21. Revisit the study on the high tide release and conduct a study on high tide release.
    22. Study the area as a flood zone.
    23. Study parking, traffic, traffic congestion and Transportation issues due to the proposed development including during holiday, summer and weekend high traffic.
    24. Study the effects on beach access



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25. Why is Hollywood Community Housing Corporation the lead developer in this project? What other developers have proposals on this parcel if any?
26. Confirm any violations of law in moving forward with this development.
27. Study sewer, electric, gas, and all other utility capacity to support this development.
28. Ensure letter from Christian Wrede is included in EIR support mentioned by multiple community members of this letter.
29. No corners cut. Ensure exemptions are equally extended to all members of the community or not granted at all. Ensure CEQA guidelines are followed.
30. Explore developments with alternatives to cars.
31. Ensure electromagnetic waves impact will not cause health issues from this project.
32. EIR must show that there is no exposure of any kind that could affect the health of residents.
33. Ensure we have explored all kinds of developments that would promote new, green, alternatives and incentives to eliminate cars from this area, development, our streets and congestion from our neighborhood.
34. Add EIR Wikipedia definition add link
35. Ensure there is not any negative declaration, meaning they don't have to produce study on issue submitted.
36. What is the impact on the tourism industry from the project.
37. Ensure that developing the median doesn't hinder our exist path in case of an emergency.
38. Ensure that the proposed development is the best use of the property given its high value and that use of the property reflects the uniqueness of this median property the surrounding Venice community.
39. Ensure the aesthetics of the structure are in line with the community and not offensive to any ethnic groups.
40. Developer should not be able to bypass the EIR.
41. Ensure this project does not contradict previous supported uses for open space on this land.
42. Ensure this project is the best type of density in the area.
43. How are large developments like this planning for future environmental and climate issues, mainly the rising water table?
44. Ensure we have explored using median as a viable transportation hub for the growing metro link and alternative transportation.
45. The cost associated with emergency personnel services as a result of a 100% low income housing development.
46. Ensure all items mentioned and impacts are evaluated for both pre-construction, construction as well as post construction.
47. Request for permit parking for adjacent areas or how the adjacent areas will be affected at all stages of development.
48. Exposure to traffic and exhaust.
49. Highlight less need for cars long term
50. More public spaces, seriously explore this avenue in EIR.
51. Study developments that can transcend automobiles/parking.
52. How do we mitigate the loss of the parking that is provided by the lots on the median during construction?
53. How to eliminate traffic, gridlock and transportation issues with the development we support on this parcel?
54. Stress the Study of air quality and impact from this project.
55. Study Impact on adjacent library and library parking lot.
56. Focus on vehicular problems and on the specific lot, adjacent streets and adjacent neighbors and neighborhoods during all stages of development.
57. Study Cabrini Green and parallels to proposed development.
58. Study alternative designs
59. Historic bridge and boat launching ramp preservation. Federal & City Historical Registry



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60. Study and provide explanation as to why the Mariposa maintenance lot was removed and how it has affected the services they provide.
  61. Study Entitlements
  62. Impact of project on emergency personnel, associated costs, response time and other emergency impacts.
  63. Explore site alternatives: Westchester, Airport Dunes, Golf Course, Emerson, and Other
  64. Study to ensure Venice is not being given an inordinate amount of homeless service developments. MTA, Thatcher, Median
  65. Study the effects of Methane Hazards
  66. Study the effect of Tsunami Zone
  67. Pedestrian access to the beach, lack of bike paths and sidewalks in sub-standard conditions
  68. De-watering impact and the impact on the historic canals. Where is the water going to go when they are de-watering to build their foundations.
  69. Study of the coastal zone and the impacts of homelessness and homeless housing solutions vs other coastal zones.
  70. Study the lack of parking and revisit studies by the city from the past on present state.
  71. Study the storm drain system and how the rise and flow of water affect this project and surrounding areas.
  72. Study the effects of removing parkway trees and set-backs from the street.
  73. Plan for construction cycle especially during holidays and summer months.
  74. Develop Haul route during pre, during and post construction/occupancy.
  75. Impact of privacy rights of adjacent neighbors.
  76. Shade Impact the project will have on the canals.
  77. Study of effect on mobility as a whole and alternative mobility (scooters, bikes etc.) on Venice Blvd.
  78. Study the cumulative impact with respect to the project, homelessness, and how it compares to other beach communities.
  79. Study alternative open space proposals, mass and scale and historical significance of the area.
  80. Diversification of low income units across many developments with different income brackets rather than 140+ low income units with no diversification.
  81. Study Subsidizing affordable units in single family homes vs putting all affordable units in one development.
  82. Study the trip count of the new construction on high impact days by residents, visitors, service providers, customers & vendors.
  83. Vehicular egress and ingress study for a 2 mile radius surrounding the project.
  84. Study all parking and transportation motions from VNC board December 2018 meeting by Jim Murez in EIR. (see attachments)
  85. Study the matters included in letter from Christian Wrede in EIR. (see attachments)
  86. Evaluate impact of the following Alternative Uses:
    - No use/No change
    - Parking and Beautification Proposal presented by Jim Murez
    - Structure consistent with Councilman Mike Bonin statement and motion calling for RFP dated 4/13/16 to develop median to "increase public access to parking, consistent with the Venice Coastal Zone Specific Plan, insure elements to include neighborhood compatibility etc."
    - Lack of parks in Venice, create a park.
6. There was no Old Business
  7. There was no New Business
  8. Meeting Adjourned at @ 9:15pm