



Venice Neighborhood
Council
 Land Use and Planning
 Committee
 Oakwood Recreation Center
 August 27, 2008
AGENDA



NOTE: All projects and or Issues on any officially posted LUPC agenda are automatically included in the Online Discussion web site 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. 7:00 pm Call to Order – Roll Call

	Present	Absent		Present	Absent
Challis Macpherson, Chair			Ruthie Seroussi		
Robert Aronson			Arnold Springer		
Dennis Hathaway					
Jim Murez					
Jed Pauker					
John Reed					
Maury Ruano					

2. **Approval** of this agenda as presented or amended
3. Approval of Outstanding Minutes.
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 Opinion, Without Recommendation” letters to be sent. Attached listing of projects to receive these letters.
7. **NEW BUSINESS:**

DELIBERATION OF FOLLOWING PROJECTS/ISSUES:

- 7A **LUPC Staff:** Venice Surplus Property- No LUPC staff assignment.
 - 7B **LUPC Staff:** **LUPC Staff:** Maury Ruano, 2630 Strongs Drive/Grand Canal, Glen Irani Architects DIR 2008-2743 VSO - Postponed to September 24, 2008
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Item 7C: PROPOSED LUPC POLICY STATEMENT

LUPC Staff for this project/issue Arnold Springer

Mansionization, Massing and Scale, Policy statement submitted by LUPC regarding suggested consideration by any development applicant of not only the VCZSP but the plans drafted by the neighborhood (in which the project is proposed) preparatory to drafting of our VCZSP. These preliminary plans available on VNC/LUPC web site.

Item #7D PROPOSED LUPC POLICY STATEMENT

LUPC Staff for this project/issue Challis Macpherson

Conditions and the Enforcement of Conditions, LUPC Staff Challis Macpherson

Policy statement on conditions placed on a project and VNC/LUPC follow up procedures. Specifically JPI Project in Oxford Triangle which has been brought up before VNC/LUPC before. This is a policy statement to expand and codify VNC/LUPC conditioning process.

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

9. OLD BUSINESS:

LUPC Staff: Ruth Seroussi, 2805 Abbot Kinney Blvd. ZA Case 2008-0579 (CUB)

LUPC feels that special attention must be paid to this applicants parking arrangements and Best Management Practices.

July 23, 2008, LUPC deliberated on applicant’s request for a Conditional Use Permit, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, to permit the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing 2,112 square-foot restaurant seating 72 patrons and having hours of operation from 11 a.m. to 11 p.m. daily.

July 23 LUPC postponed this project until August 13, 2008, because of time restraints it could not be heard on that date and is being heard August 27, 2008. Please refer to the LUPC minutes of the 7-23-08 meeting for further information.

10. ADMINISTRATIVE:

1. LUPC Chair report on VNC Board of Officers actions relative to LUPC recommendations.
2. LUPC Task Force reports
3. Staff Reports on Current Projects
4. Agenda Building
 Sept. 10, 2008
 1711 Lincoln Blvd.,
 10 Nineteenth Street, askaaliman@gmail.com
 September 24, 2008
 Roof top Garden, Staff Challis Macpherson

Staff: LUPC Staff: Maury Ruano, 2630 Strongs Drive/Grand Canal, Glen Irani Architects DIR 2008-2743 VSO - Postponed to September 24, 2008 from August 27, 2008

October 8, 2008

818-808-0600 x350; Monique@ghcapital.com) on behalf of owner, Venice Breezes: Presentation will provide background on their efforts to preserve 246 Section 8 apartment units as affordable housing. Applicant asking for LUPC to recommend to VNC Board of Officers that they send a letter of support to CD11 in consideration of their efforts. Scheduled to appear at VNC Board October 21, 2008.

October 22, 2008
248 Westminster Avenue,
November 12, 2008
November 26, 2008
December 10, 2008
December 24, 2008 - cancelled

11. ADJOURNMENT

Venice NC web: www.VeniceNC.org | e-mail: info@grvnc.org | ph/fax: 310.606.2015 | PO Box 550, Venice 90294

LUPC POLICY STATEMENT ON CONDITIONS PLACED ON A PROJECT, FOLLOW UP TO THOSE CONDITIONS, AND PLACING CONDITIONS ON ANY CHANGES TO THAT PROJECT.

LUPC considers that any significant variance or exception request from the Venice Coastal Zone Specific Plan, Oxford Triangle Specific Plan or the Los Angeles Municipal Plan affecting any project within the boundaries of the Venice Neighborhood Council is within the purview of the Land Use and Planning Committee and must be brought to the attention of VNC Board of Officers and Venice stakeholders with all due speed.

Negotiated "Conditions" placed upon a project and how they are enforced continue to be uncertain.

1. LUPC shall follow up on conditions placed on a project within our boundaries. This would include, but not be limited to:

1. Requesting confirmation that conditions are being observed from the applicant.
2. Requesting confirmation that conditions are being observed from the City of Los Angeles entities such as Planning, Engineering, Public Works and Building and Safety.

2. If duly mandated conditions are not being followed by any applicant, LUPC shall recommend that VNC Board of Officers advise all City of Los Angeles entities as deemed necessary; i.e. City Attorney, Planning, Engineering, Public Works and Building and Safety, of these violations.

LUPC is concerned that conditions cannot be added after the conditioning process is finished, even if specifically necessary to condition situations added by developer, fire department, and/or other government entities.

1. If significant changes are added by developer, fire department, and/or other governmental entities after the conditioning process is deemed finished, LUPC shall petition to reopen the project and recommend additional conditions as required.
 2. Definition of "significant changes" is any deviation from permitted project in violation of any specific plan and/or negotiated conditions.
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LUPC POLICY STATEMENT ON MASSING, SCALE, AND MANSIONIZATION TO BE PRESENTED TO VNC BOARD

To be read or otherwise presented at each neighborhood meeting arranged to present a project to that neighborhood before it goes before LUPC to be heard

1. Venice Coastal Zone Specific Plan (VCZSP) sets out the guidelines for new development in Venice.
2. VCZSP notwithstanding, the LUPC expects that new development projects shall attempt to accommodate neighborhood concerns regarding, in particular, massing and scale.
3. New construction projects should be designed so that they do not completely fill a 30 foot high box, but are rather articulated and designed in such a way that they address the scale and massing of the immediate neighborhood for which they are proposed.
4. LUPC believes that in order to address neighborhood concerns on density and scale, compromises between the maximums permitted under the VCZSP and the legitimate desires of neighbors and neighborhoods need to be suggested by applicants, who should try to meet the legitimate concerns of neighbors regarding height, light, air and space. This issue should be addressed in the neighborhood meeting suggested by LUPC and convened by the project applicant.

5. All parties looking for guidance should consult not only the relevant sections and provisions of the VCZSP, but also the plans drafted by each individual neighborhood, which can be found on the LUPC web site, www.VeniceNC.org or on www.Veniceunchained.com.

These plans were created in a public process organized by the city in 1988 and are the best indicator of the articulations on scale and massing that the specific Venice neighborhoods intended to be used as guidelines in their neighborhoods. These documents and their suggestions about scale and massing represent evidence of grass roots concern from our neighborhoods but were not incorporated into the VCZSP when it was compiled by the LA City planning department.

While the VCZSP is the 'law of the land' as are all other specific plans in the City of Los Angeles - the draft specific plans represent the formally presented 'intent' of the Venice neighborhoods and should be consulted by both the applicants and their neighbors prior to the LUPC mandated neighborhood meeting for each new project.