



Venice Neighborhood Council

Land Use and Planning Committee

Administrative Matters Only

Extra Space Storage Facility
Community Room

February 11, 2009

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.

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1. **6:30 pm** Call to Order – Roll Call
 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**
 7. **NEW BUSINESS:**
 - 7A. Ranking of three proposals for community use of parcel at 520 Venice Way to forward to VNC Board of Officers for recommendation to CD11. Proposals posted to LUPC website.

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1. Venice Heritage Museum, submitted by Nadine Parkos, Relocated Red Car
 2. Garden Center, submitted by Jim Murez
 3. Build residences, submitted by David Rivera – combine with his property at 510 Venice Way.

7B DELIBERATION OF FOLLOWING ISSUES & REPORTS:

1. Recommendation of letter to Councilman Rosendahl regarding Goldrich & Kest and Parcel OT in Marina del Rey LA County Project R2006-01510. (appendix I)
2. Proposed Resolution regarding Marina del Rey construction (appendix II)
3. Staff Reports on Current projects
4. Agenda Building
5. Draft Proposed Policy Statements for VNC Board deliberation.
 - a. Enforcement of Conditions
 - b. Massing and Scale

8 ADJOURNMENT

APPENDIX I

Councilmember Bill Rosendahl

[Insert Address]

Re: Marina del Rey Parcel OT
LA County Project R2006-01510

Dear Councilmember Rosendahl:

We write to inform you that, since October 2008, the Venice Neighborhood Council's (VNC) Land Use and Planning Committee (LUPC) has asked Goldrich & Kest to come before LUPC to present its proposed 114-unit retirement hotel development on Marina del Rey Parcel OT, LA County Project R2006-01510, which is presently developed as a Los Angeles County parking lot with 183 spaces. Goldrich & Kest has simply ignored our requests, notwithstanding the fact that this project will have a significant impact on the Venice community.

It is our understanding that Goldrich & Kest's proposed project will be six-stories, 65 feet high with a minimal setback on the Washington side and 5000 square feet of retail space located along Washington Boulevard. The project appears to be out of scale with the neighboring City properties it faces. And, it looks like it will have a substantial impact on Washington Boulevard traffic, the neighboring communities, and City planning in the Venice area. It also appears that it will eliminate much needed parking spaces from the community.

Finally, the proposed project seems as if it will have a significant impact on the adjacent Oxford Flood Control Basin. This basin is rich with wildlife, including many migratory species. It is an important asset to both the Venice & Marina Del Rey communities.

Given the significant impact that the proposed project may have on the Venice community, we ask that you (and those copied on this correspondence) review this project and urge Goldrich & Kest to appear before the VNC's LUPC to present it to the community. We would also appreciate any information you have - or Regional Planning has - pertaining to the proposed project, such as plans, drawings, surveys, maps, reports and studies (as but a few examples, environmental impact reports and traffic studies), etc. Thank you.

Sincerely,

Mike Newhouse, President
Venice Neighborhood Council

Cc: Goldrich & Kest
Mr. Sherman Gardner
Los Angeles City Council
Los Angeles County Board of Supervisors
Department of Regional Planning
California Coastal Commission

APPENDIX II

Whereas Los Angeles County is redeveloping the unincorporated area of Marina del Rey (the “Project”) in accordance with its Marina Asset Management Strategy, a real-estate management strategy that was created in 1996 without being incorporated into the Marina del Rey Local Coastal Program (LCP). As of Feb 1, 2009, sixteen (16) developments were in various stages of the proprietary and/or regulatory process including: hotels, residential units and mixed-use developments that add:

- 3,904 new residential units
- 636 new hotel rooms in three new hotels and one hotel expansion
- 1,369 additional restaurant seats
- 135,162 square feet of additional retail/commercial space
- 48,173 square feet of additional office space;

Whereas Los Angeles County avers that the Marina del Rey LCP, which was last updated and certified by the California Coastal Commission in 1996, is the functional equivalent of an Environmental Impact Report (“EIR”); and

Whereas on January 8, 2008, in concluding its LCP Review, the California Coastal Commission unanimously voted to recommend that Los Angeles County prepare a comprehensive LCP Update consisting of all proposed or anticipated developments within Marina del Rey for purposes of the Project that addresses the Project’s direct, indirect and cumulative environmental and social impacts because there have been numerous social and environmental changes since 1996 and at least seven (7) proposed developments violate policies and ordinances set forth in the LCP; and

Whereas the City of Los Angeles communities surrounding the Project, namely, Venice, Del Rey, Mar Vista and Playa Vista have not been informed of the comprehensive Project, nor have they had an opportunity to participate in land use reconfiguration decisions; and

Whereas should the Project be developed, the surrounding communities will bear a significant portion of the short-term construction and long term cumulative impacts, including increased traffic, air pollution, environmental degradation and the provision of essential services and amenities such as parks, playgrounds, schools, hospitals, churches, which the unincorporated area of Marina del Rey does not provide.

Therefore be it resolved, the Venice Neighborhood Council requests that the Los Angeles County Board of Supervisors suspend issuance of development permits and entitlements for any and all land/projects located within Marina del Rey proper until a comprehensive Environmental Impact Report (EIR) and / or a revised Local Coastal Program complying in full with the California Environmental Quality Act (CEQA) is presented to the County Department of Regional Planning, covering all such proposed or anticipated developments and addressing their environmental impacts on adjacent communities within the City of Los Angeles.

Be it further resolved that this resolution be transmitted to the Los Angeles County Board of Supervisors, the Los Angeles County Department of Regional Planning, the California Coastal Commission, Secretary of State Debra Bowen, Senator Barbara Boxer, California Congresswoman Jane Harman, California State Senator Jenny Oropeza, California State Assembly Member Ted Lieu, Los Angeles Mayor Antonio Villaraigosa, Los Angeles City Councilmember Bill Rosendahl, the Los Angeles City Council, the Los Angeles Department of City Planning, "We Are Marina Del Rey," "Save the Marina," the Del Rey Neighborhood Council, Westchester-Playa del Rey Neighborhood Council, the Palms Neighborhood Council, the Mar Vista Community Council, City of Culver City and the City of Santa Monica.