

LUPC meeting 10-15-09 Item 7A, Valley Village Appeal

Motion: passed unanimously 5-0-0

LUPC recommends the following be included in a letter to the Valley Village Neighborhood Council and :cc the City Planning Commission (CPC).

The LUPC supports the appeal of the mitigated negative declaration (MND) for the project as presented given the discrepancies in the land use designations and zoning. The discrepancies related to zoning merit a full Environmental Impact Report (EIR) and analysis of the project impacts.

The discrepancies allow the project to exceed the limits of the land use designation therefore affording the development greater density, height, setbacks and traffic impacts which exceed the local specific plan.

Although SB 1818 is being applied to this project, the net result is a loss of 39 affordable units. SB1818 is allowing density and height bonuses without following the intent to create affordable housing.

This SB 1818 recommendation is consistent with the Venice Neighborhood Council (VNC) Community Impact Statement dated May 20, 2009.