

Grass Roots Venice Neighborhood Council
Land Use and Planning Committee

Draft Minutes

Wednesday, December 7, 2005

7:00pm to 10:00pm

Westminster Elementary School Auditorium, 1010 Abbot Kinney Blvd.

I. Call to Order 7:27 pm

II. Roll call

Present: Mike King, Ann Giagni, Susan Papadakis, Ingrid Mueller, Challis Macpherson, Phil Raider, Sylvianne Dugan, Brett Miller

Not Present: Stan Mohammed

(Note: Susan Papadakis acting District 2 rep)

III. Approval of Minute of November 1, 2005:

Spelling corrections, comments attributed to wrong speaker, changes will be made by Chair, Challis Macpherson, as submitted by Ann Giagni.

MOTION: Motion to approve minutes as corrected, by Phil Raider; Mike King second.

Motion approved.

IV. Public Comments

- a. Jim Smith - 52 units locked out at Lincoln Place. People put out on the street. Request land use committee to take this (issue) up.
- b. Maureen Cotter - lives near Venice Blvd, between Superior and Penmar. Building bought. 30-40 more Venetians are being driven out. 19 luxury condos planned. Send letter to planning department, Henry Chu, to be put into folder.
- c. Gabrielle Garay and David Wolstencroft - regarding 212 Third Ave. 21 foot variance requested. Planning rejected the request. We opposes the 5 foot variance that was given to the applicant. It is possible to build on the site without a variance. The hearing is on the 13th.
- d. Steve Hunt- Represents 200 homeowners on Walgrove. Cingular wireless wants to put a tower in the church steeple, across from the middle school. Recommend a resolution to locate their towers on thoroughfares like Lincoln. Hearing is on the 15th at the West LA Municipal Building.
- e. Kip Pardue and Allison Wilson - Kip - live at 308 N. Venice. Commenting on 200 N. Venice Parking, homeless, drug use, lodging, graffiti. LADOT dropped the ball, PCI

parking concepts owns the lot. Speaking on residents behalf. Important. Needs to stay clean and safe.

- f. -Allison- LAPD doesn't have enough officers. Summer over.
- g. Dede Audet – Bootleg building at 543 N. Venice Blvd.
- h. Jim Murez – Same problem (homeless) in the morning at the Farmers Market. Parking lot. Bridge used to be locked at night.

V. Announcements

- Dede Audet introduces Nancy Hastings from Surfrider foundation. Prop O approved by voters has 500M. Water quality proposals deadline is Dec 16. Would like a study. Dede would like a resolution from planning to get to the exec committee to get it onto Dec 13 board meeting. Ann Giagni said need to be on agenda to have action. Phil Raider said he could bring it directly to the exec committee without a motion.

VI. Dierdre Wallace from The Ambrose Group, hotel proposed for corner of Abbot Kinney and Brooks:

- Deirdre Wallace presented history of company
- Mike Winn of DMJM _ explained LEED certification
- Hagy Tur – explained design. Building to 45' high on less than 50% of the site in lieu of building out 35' ft to the lot line for a total of 66,000 SQ FT. Building less square feet total than what is permitted. 2 restaurants, 2 underground parking, pool on roof, gallery surf shop. Open space, set backs for outdoor eating area, valet drop off is not at the curb by in a driveway and won't cause back up on Main Street.

PUBLIC COMMENT

- Carmel Beaumont – Who is the point of contact? Does parking included employee parking? If the developer wants to be sensitive to the neighbors, then, don't put a hotel there.
- Steve Rees – Welcomes project
- Danny Kaplan – Worked on project when site was renovated in '92. great! You should try to support this.
- Eve Smiler- Nowhere where people coming to visit can stay and experience Venice the way people living here do. Supports the project because here family can share in the atmosphere.
- Jim Smith- 35' is a maximum. Urge the board to send the developer on their way.
- Bruce Birch- What assurance are there that it will be green at the end of the process? Look at it with an open mind. Look more closely at a presentation and further discuss this project.
- Jim Murez- lives around the corner. Questions loss of street parking? Taxi zone? Corner is hazardous. Prefers wine and beer liquor license to a full liquor license. Anything above 45"? HVAC/ stairs above 45'?
- Frank Murphy – local resident, What it gives back. By moving massing is interesting. Like to see it developed further and brought back to board.

BOARD DISCUSSION

- Ann- can't understand the pictures
- Susan- disappointed that there are no solar cells, intrigued by the open space, don't see a need for 2 restaurants and all that retail which pushes the building up.
- Ingrid- cost of rooms
- Challis- Already saw presentation - pass
- Phil- seen presentation also, concern about the corner, and the height.
- Sylviane- Previously seen presentation. Likes that it is architectural. Loves that it is going to be a green building.
- Brett- VSP is impractical, needs to lend itself to (community?)
- Ingrid Mueller - Try to do better re: height variance, i.e. stay within existing VSP. Include plenty, perhaps 50% of affordable hotel rooms for majority of Venetians' visitors, rather than more affluent tourists.

DEVELOPER RESPONSES:

- Can consider solar.
- Gaining street parking
- Overall height above 45' are stairs and rails.
- 2 small restaurants which will be full rather than one large one.

MOTION: By Mike King, seconded by Phil Raider

Move that the LUPC request that The GRVNC Board Approve the Project Concept as submitted pursuant to the following conditions:

1. Allow a maximum 45' Maximum Height to cover no more than 48% of the site.
2. Retain a 1-story building for 60% of the Street Frontage.
3. Require an Public Art Component, utilizing a Venice Artist, whose installation will be submitted to the LUPC and approved by the GRVNC Board.
4. Require a Mitigation Monitor to oversee the project, these conditions and LEED Approval Process.
5. Require the corner radius of Brooks Ave and Abbot Kinney Boulevard be reduced radius to slow traffic.
6. Require a Traffic & Parking Study
7. Require that some electric power be from a solar energy cell source.
8. Require the Design team to bring the final design development to the LUPC for review prior to any final City **Planning Approvals**.

VOTE - 7-0 unanimous

VII. **Venice Boulevard Easements** – Jim Murez presented Venice Boulevard history and current applications for city releasing land for minor cost application fee.

- Marc Antonio-Gray – City response is to remove squatters.

MOTION By Mike King, seconded by Challis Macpherson.

Move that the LUPC request that The GRVNC Board provide letters recommending to the City of L.A. and the Coastal Commission that they retain the Venice Boulevard Easements in the Public Domain; request letter from Council District 11 Councilman Bill Rosendahl supporting this motion; and furthermore, that the board support the Appeal of Jim Murez to the coastal commission to retain said lands in the Public Domain.

PUBLIC COMMENT

- Steve Freedman- very important, in public interest.
- Jim Smith- Land should be preserved in public domain. Public bike lane needs space. Light trail on exposition funded through Sepulveda and will turn. Will need the land for it to go through.
- Sherry Steele – Good to have someone like Jim to beautify Venice Blvd.

VOTE 7-0 Unanimous

VIII Venice Specific Plan – Roof Structures:

Jim Murez showed the clause from the VSP on a screen and indicated that there was an oversight on the definition of roof structures. Roof structures are to be non-habitable spaces. Showed images of how developers are creating roof structures for units on roof, and how they are bigger than the allowable 100 SQ FT. City has stated (unofficially) that this is an oversight.

PUBLIC COMMENT

- Bruce Birch-Problem with rooftop is that the building department is not enforcing the code

- **MOTION** - By Phil Raider, seconded by Mike King,

Move that The LUPC request that the GRVNC Board ask the LA City Planning Department begin the process necessary to modify the Venice Specific Plan to allow only one roof top structure per building in lieu of the one per unit now allowed.

VOTE 5-2-0 PASSES

IX 796 Main St - Amuse Café

Margaret Taylor request for permits to put in place what has been approved piecemeal in the past. Request to increase to 54 seats and have lease parking (5 year lease) 993' away rather than 750' away.

PUBLIC COMMENT

- Sherry Sheer- neighborhood restaurant, can't support, wants committee to disapprove
- Jim Murez- take 8 minutes for valet to get car
- Erica Rose - fully in support, so positive@
- Kevin Krasner - local joint
- Carmel Beaumont- if parking stays with property does it stay forever. If forever she disapproves of the request.
- Steve Freedman- Can't see supporting.
- BOARD DISCUSSION
- Phil - parking is a sham, valets take parking to a leased location. This is not good.

MOTION: By Mike King, seconded by Phil Raider that LUPC not support the granting of request variances.

VOTE - 4-1-2 abstain

X Marina Del Rey Parcel OT:

Steve Freedman presented information on a 114 unit retirement hotel in the marina. He encourages panel to write letters. The project is in LA county.

MOTION - By Mike King, seconded by Ingrid.

Move that the LUPC request that the GRVNC Board provide a letter requesting the council office take a position, and submit a letter to the County Design Control Board asking the County to scale back the height and density of the proposed Project.

VOTE: 7-0 unanimous

XI Public Comment - general not related to agenda items

XII Adjourn at 9:40pm