

Meeting Minutes, November 5, 2005  
Corrected and Approved as Corrected December 7, 2005

For: Land Use Planning Committee (LUPC) of GRVNC

Attend: Ann Giagli -(AG)  
Ingrid Mueller - (IM)  
Phil Raider - (PR)  
Sylviane Dungan - (SD)  
Michael King AIA - (MK)  
The Audience attending was 31 total

Subject: Monthly meeting of LUPC held Wednesday November 2 2005 at  
Westminster School, 1010 Abbot Kinney Boulevard, Venice  
California 7:20 PM to 9:55 PM  
to consider Agenda posted October 31, 2005.

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7:20 PM Meeting was called to order by Chair Ann Giagli.

7:21 PM Agenda Item 1. Announcements

DeDe Audet: Announcement of upcoming Proposition "O" Public Works  
Workshops on Improved Water Quality: Next Workshop  
11/9/2005 Rancho Park/Palms Library, 2920 Overland Ave  
7:00 PM. More information call 1-800-974-9794

7:25 PM Agenda Item 2: Lincoln/Maxella Development:

Presentation by Ben Besley of the The Olsen Company  
Ben submitted a letter of support from the Del-Rey Neighborhood Council.

Ben introduced his team of Kristen Montet Lerner, Cerrell Associates and Pat  
Gibson his Traffic Consultant.

Ben noted the project had been reduced to 244 units, 9000 S.F. of retail (includes  
Kinko's relocation), entry driveway moved to northern edge of property on  
Maxella, 24 very low income units provided. In answer to Del Reys request the  
project "Ocean Walk" reduced traffic, reduced density, and provides less units.

## Public Comments: Lincoln/Maxella Development

(LS) A letter was submitted by a 5 member ad hoc group the Venice Community Coalition requesting the developer answer their 9 points of concern.

1. Inadequate Traffic Mitigation
2. Driveway configuration congestion
3. No Pedestrian Amenities
4. No Public Open Space
5. 10% affordable not adequate
6. 67 feet is too high
7. Energy Efficient Design
8. Construction impact in neighborhood
9. What the additional retail components.

(SF) Asked the developer for more outreach in Venice as the community that will really be affected in Venice not Del Rey

(DE) David reviewed EIR and Culver City Review Comments on the project and noted more rush hour traffic should have been allocated in the analysis, storm drainage was a concern so the project needed to have an increase of permeable surfaces.

(DP) Liked the contemporary design but was concerned about traffic, extent of underground parking and lack of landscaping

(JM) Palm Trees are inadequate for sidewalk shade and recommended Large shade trees, also wants to require all utilities around site be placed underground

(CB) Not enough Green Space, Poor pedestrian feel, and buildings too close to freeway.

(AS)

1. Do not believe traffic study
2. Use Gateway Funds to protect Oxford and Del Rey.
3. This Transit Corridor should require the developer to pay into a mitigation fund for what is basically a density bonus.

End of Public Comments:

LUPC Asked additional questions:

(IM) How are you going to improve the transit problem?

(PR) Phil asked for traffic engineers Venice projects related resume and further traffic Definitions

(MK) Asked for more detailed project description

Developer answers to community:

Traffic Engineer Pat Gibson answers:

Traffic Engineers 20-year history in the community including west side Long Range Transit Plan and Playa Vista.

Existing Parking is in the 200 to 250 car range for the existing retail and the are proposing over 594 cars for the total project: 45 retail and 550 Residential. Used national standards for trip generators as used by the City of LA. Calculated in 1% growth in the area plus the load of 24 known large projects. The calculations were done using straight trip generator standards without any discount allowances. They did us a pass by retail average rather than a manual count as they felt it would be higher than a manual count.

Ben Besley answers:

Their outreach to date has included advertising 1 scoping meeting and 2 public meetings in Argonaut and SM Times Mirror. The notices went to groups with 500 feet adjacent to the property.

The 67' height is at the center of the development and along Maxella. The project is 55' on Lincoln.

The site has one complete level of underground parking.

The Chair called for Motions:

(PR) In light of this project and several other projects coming on Lincoln Boulevard:

Motion: LUPC recommend to GRVNC that a moratorium on any new construction be immediately enacted until new Lincoln Boulevard Specific Plan is adopted:

(IM) Seconded

Motion passed 4 to 1 with one no vote by Michael King AIA

(MK) Asked for motion to address project presented:

Motion that LUPC recommend to GRVNC that development team be required to open the dialogue to people of Venice and have at least 2 more well noticed public meetings in Venice.

(PR) Seconded

Motion passed 4 to 1 with Ann voting no so it was not unanimous.

### 8:30 PM Agenda Item 3: 3206 Washington Blvd.

Presentation by Developer Greg Taylor:

Mixed use C2/R3-1 project 30' tall with one level of underground parking. 4 small ground floor commercial condos on Washington and 4 residential units above. 5 additional residential units on Harrison Street.

Developer submitted Actions Request Asking for Exception to Specific plan for FAR 1.68:1, no Coastal Development permit, no Specific Plan Permit and cross over of parking from C2 to R3 on Garage.

Meeting Thursday Night with Presidents Street Home Owners Associations tomorrow night.

### Public Comments: 3206 Washington Blvd.

(LS) What is the Mello Act requirement for affordable units? 10 units.

(HL) Presidents Home Owners Association asked we hold making any final decisions until they had the opportunity to meet with the developer tomorrow.

(CB) No Green Space, Can they find a way to use existing building elements and recycle the materials.

(DE) Preferred Applicant meets the Specific Plan rather than obtain exception for FAR.

(AG) can any of these units be rentals?

(RM) Liked Project but was concerned about fences facing Harrison and want to make sure there will be no walk through to Washington from people parking on Harrison.

(JM) Since these are condos is there some way to limit rooftop access from each unit to avoid fourth story look.

End of Public Comments:

LUPC Asked additional questions:

(PR) What adjustments or actions are you requesting and what is the rooftop access?

(MK) How is the 30' height maintained? Can we see a section?

Developer Comments to community questions:

Greg Taylor:

Schedule will allow him to answer these questions in the near future as he is just sitting down with Hearing Examiner for the first time to discuss the project.

The Chair called for Motions:

(PR) As it seems the schedule allows time and at the request of the Presidents Home Owners Association I think we should give them more time.

Motion I move we table this item to give the developer time to meet with the neighbors and flesh out the project.

(MK) Seconded

Motion passed 4 to 1 with one no vote by Ann Giagli who commented we should have considered approval as the project meets most of the requirements of the specific plan.

#### 9:00 PM Agenda Item 4: Lincoln Boulevard CDO

Community Design Overlay  
Presentation by David Ewing and Mindy Taylor Ross

David Ewing requested a letter of support to Bill Rosendahl be written by the LUPC to present to the GRVNC for approval.

The funds for this Planning effort may end in a CDO with (Q) Conditions or a Lincoln Boulevard Specific Plan. The effort has been on-going for 2 years in the community and a Planning Staff member may be able to be assigned in December. Funds to create this Plan will come from the Venice Surplus Lands Fund.

The community is also requesting that the GRVNC assist in outreach and funding as possible.

#### Public Comments: Lincoln CDO

(JM) Do not allow the addition of a bus lane to take public parking for retailers.

(AG) Add Landscaping, make the street pedestrian friendly and add elevated monorail down the center.

(LS) Community did business survey and they supported effort. They have website and handouts available to explain the process and efforts to date.

(SF) Supports efforts and encourage LUPC to make sure the utilities are underground.

(DW) We do not want to push out small retailers and retain a Barnsdall Park Artists community feeling.

(PF) Do not get rid of on street parking

(MP) Architectural Survey of Historically significant building must be done as part of the plan. Get the conservancy involved

(CB) I like Lincoln Boulevard the way it is and do not over do it!

(JM) Study must address how traffic is affected in the neighborhoods when Lincoln Traffic recommendations are made.

End of Public Comment:

The Chair called for Motions:

(PR) I make a Motion for the LUPC to write a letter to Bill Rosendahl for the GRVNC to support the CDO. Furthermore that the LUPC will make itself available for assisting the CDO process.

(MK) Second:

Motion passed unanimously.

9:30 PM Agenda Item 5: Verizon Cellular Tower

A community member submitted a copy of the Public notice for a new Cellular tower at 4<sup>th</sup> and Rose at the Public Storage Facility. She also provided personal notice to attend the public Hearing on November 3, 10 AM 1645 Corinth Avenue 10:00 AM.

Public Comments: Verizon Cellular Tower:

(LS) We need to get the Planning Department to quit expediting these Approvals without more review.

(JM) Radiation Diminishes quickly as you move away from towers. Prefers the tower look like a tree. The use is allowed in the zone and height supported in the specific plan

End of Public Comments:

LUPC further discussed:

(IM) We cannot object to height or radiation.

(PR) The public storage facility people are liars who never follow their conditions. We need some sort of Architectural Screening

(SD) Screening must completely surround the antenna.

The Chair called for Motions:

(MK) I make a Motion for the LUPC to recommend to the GRVNC Board that we disapprove any additional height for the Verizon Cellular Tower above the Specific Plan Height or any previously approved Q conditions.

(PR) Seconded

Motion passed unanimously.

9:45 PM Agenda Item 6: Public Comments:

(CB) Submitted a letter of protest concerning Bill Christofer's conflict of interest in representing MTA/RAD while being a BONC commissioner.

No LUC action taken

9:54 PM Agenda Item 7: Adjournment

(PR) Motion to Adjourn

Seconded by all.

Attending Public Speakers:

(LS) Laura Silagi  
(SF) Steve Freedman  
(DE) Dave Ewing  
(DP) David Palumbi  
(AG) Ann Greyson  
(JM) Jim Murez  
(CB) Carol Beck  
(AS) Arnold Springer  
(HL) Harrison Levy  
(RM) Rita Moser  
(DW) Dennis Wilson  
(PF) Peter Force  
(VN) Verizon Notice