



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) / Phone or Fax: 310.606.2015



October 21, 2009

**Re: Proposed Project at 11933 Magnolia Blvd. Valley Village, CPC DIR-2008-1178-DB-SPP and ENV-2008-1179-MND**

To Whom It May Concern:

The Valley Village Neighborhood Council (VVNC), Stakeholders and Appellants for the above captioned case numbers: CPC DIR-2008-1178-DB-SPP and ENV-2008-1179-MND, appeared before the Venice Neighborhood Council (VNC) Board of Officers on the October 15, 2009. The VVNC asked the VNC to pass a motion against the use of SB1818 for the project located at 11933 Magnolia Blvd. North Hollywood (Proposed Project) as well as a letter which outlined their appeal of the Mitigated Negative Declaration (MND) for the Proposed Project.

In an effort to collaborate with and support the VVNC Stakeholders, the VNC Board of Officers directed this issue to the VNC Land Use and Planning (LUPC) Committee to analyze. Many of the criticisms and/or claims in the Motion and Support Letter which was presented by the VVNC Stakeholders dealt with issues that are outside of the scope of the LUPC and/or the Board of Officers to evaluate, as they deal with policies, a specific plan, and a geographical area that LUPC is not familiar with. However, the VNC LUPC reviewed the project materials, the Directors Interpretation, and the MND for the Project as if it were a project being proposed within the VNC jurisdiction. After a review of the project materials, the Planning Directors Interpretation, as well as the MND for the Proposed Project, the VNC LUPC made several findings regarding the Proposed Project.

The VNC passed a motion based on those findings at its regular Board meeting on October 20, 2009. Specifically, the VNC supported the appeal of the Mitigated Negative Declaration (MND) for the Proposed 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 and alternatives. The discrepancies also 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. The incorporation of SB1818 is allowing density and height bonuses without following the intent to create affordable housing.



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

Sincerely,

A handwritten signature in black ink that reads "Mike R. Newhouse".

Mike Newhouse, President  
Venice Neighborhood Council

CC: City Planning Commission  
[secretary@venicenc.org](mailto:secretary@venicenc.org)