

**11/18/2008 VNC Calendar, Item 8BI, 248 Westminster, Luma Pictures LLC**

Permit Number: APCW 2008-2338 SPE SSPP CDP,ENV 2008-2339 EAF

Please **DENY** this application. Here are some reasons why.

- Change-of-Use after the fact (knowingly breaks the rules and asks for forgiveness after the fact). The property was purchased as a residence with a small commercial office on the ground floor. The property Title reflects this fact.
- In-Lieu Parking Policy adopted by VNC Board of Directory; in essence approving this project as presented reverses the Boards prior approval which stated pay the full cost to create any parking shortage or disallow the project.
- This is a huge increase to the property value which nearly doubles its present residential value. As a side note, in effect this also decreases legal conforming properties because this owner will receive the same benefits for a lot less money.
- Off-Site parking is a temporary contract that could go away and should this occur, the non-conforming property still has the permit. The City's solution for this condition is a Recorded Covenant Agreement on the Title of both parcels which states the requirements. This is not an option with this Church. (Recall the Pali-Group hotel at Main and AK, the Board required the developer to recognize the recorded parking rights for 35 stalls.)
- Impact to Oakwood neighborhood, using the church lot for a commercial parking lot has a lot of issues including noise from car alarms, trash and litter, additional traffic on their streets, and hours of operation.
- Increase negative impacts to Abbot Kinney parking conditions; it is hard to believe 100% of the producers and directors that visit this production company will give their keys to a valet so their expensive car can be located a mile away in Oakwood, especially when street parking is available.
- Domino effect on Abbot Kinney; the Art Craft Zone overlay that makes it possible to build Artist-In-Residences (this project included), it allows a parking reduction for residential living/work space throughout the Venice area. This is a special zoning condition that does not exist in other parts of the City. On Abbot Kinney there are at least 10 additional projects that would ALL like this exemption from parking.

This is a **NEW** use at this site and needs to conform to **ALL** the current parking and zoning requirements.

**DENY** this project request. Approving it would send all the wrong messages.

--James Murez