

Venice Neighborhood
Council

Post Office Box 550

Venice, CALIFORNIA 90294
310-606-2015.



**Land Use and
Planning
Committee Report
to VNC Board of
Officers**



April 15, 2008

Case Number: DIR 2008-307 VSO
Address of Project: 916 South Main Street,

Size of Parcel: 21,316 square feet

Venice Subarea: North Venice
Zone: C2

Applicant: DC Expediting
Address: 916 Main St.

Representative: Luigi Protano
Bernadette Agcaoili
650 East Bonita Avenue, #1710
San Dimas, California 91773

Contact Information: Bernadette.ba@gmail.com
510.501.1246/909.305.8636

Date(s) heard by LUPC:

Zoning Administration Date: TBA

**WLA Area Planning
Commission Dates:** TBA

LUPC MOTION:

Motion to approve the project as presented, with the following requirements:

1. Applicant to plant three large species trees for shade in parking lot where drawings indicate trees to be planted;
2. Applicant to have only one driveway (not two) 30 feet in width on Main Street
3. Applicant to remove all curb cuts on property, with the exception of aforementioned driveway on Main Street

Motion made by Jim Murez, seconded by Maury Ruano, passed 4-0-1

STAFF REPORT

Project Description: 916 South Main Street, DIR 2008-307 VSO. Applicant wishes to add a 20' X 30' patio addition to one story, 7500 square foot office building, restripe parking spaces, add new 3.5' high fence. Bernadette Agcaoili is the representative. Plans and findings emailed to LUPC and posted on web site. Project Form emailed to LUPC.

Applicant described the project on the LUPC Project Form as:

New building entry canopy, new parking access portals, new paving, striping and landscaping at the parking area to include a 3'-6" fence to be covered by landscaping

Summary of Findings by LUPC:

The LUPC can not support the request as presented for the following reasons but made a few minor revisions that allowed us to pass the motion.

The project was described to LUPC as being EXEMPT from the VSP. Here are several reasons why LUPC believe the project is not exempt and should be asked to conform to the motion before the VNC Board.

The project is proposing to add a 600 SF patio addition to a existing building office building. Under the VSP and the Coastal Act this is considered an expansion to the building. Parking is required for this addition.

The applicant is asking to remove the existing non-conforming gravel parking lot and replace it with a permitted paved, landscaped lot. The existing lot provides more parking because the no parking stalls are defined. The new lot will delineate 20 spaces. This will result in a reduction of parking for this property which would require considerable more parking under the current VSP.

The applicant has specified that trade-offs on competing codes exist between the traffic circulation within the lot and the landscaping. The code required landscaping is being reduced to provide additional parking and improved circulation. The LUPC felt if the applicant wanted to reduce the landscape area they could offset the negative effects of this action by planting “large” trees in the diagramed areas on their plan. The Head Light street wall they are proposing conforms in height and the applicant agreed to set it back from the property line by at least 6 (six) inches and use the set back area to landscape the wall by planting vines.

The VSP, LA DOT and LA Public Works all support a single entrance/exit driveway on the Main Street side of the property. The applicant is seeking to have two 30 foot wide driveways stating it would provide better traffic circulation to allow cars to both enter and exit on Main Street as well as Abbot Kinney. The LUPC feels this will reduce badly needed parking on Abbot Kinney and have a very negative impact on traffic in this area. Also by reducing the driveway count to just one, the applicant will be able to increase the number of parking stalls on site in the area where the driveway was planned to be installed.

The sign advertising the property which is presently at the site is offering retail stores and offices. The sign also is offering 35 parking spaces. In the LUPC hearing the applicant was questioned about the project being used for retail and offering parking that they could not provide. In response the agent(s) made it clear that they are not requesting a change-of-use and understand that any change from the present office to any retail use will require another hearing.

Author of Report: Jim Murez

Date: 4/9/08

Draft of LUPC Recommended Letter from VNC Board of Officers to Council District 11 and selected others.

Letterhead Here

Councilmember Bill Rosendahl
City Hall, Room 415
200 North Spring Street
Los Angeles, California 90012

Reference:

DIR 2008-307 VSO

Address of Project: 916 South Main Street

Dear Bill:

At a regular meeting Tuesday, April 15, 2008, the Venice Neighborhood Council's Board of Officers moved to accept LUPC's report and recommended that the project be approved as presented, with the following requirements:

- 1 Applicant to plant three large species trees for shade in parking lot where drawings indicate trees to be planted;
- 2 Applicant to have only one driveway (not two) 30 feet in width on Main Street
- 3 Applicant to remove all curb cuts on property, with the exception of aforementioned driveway on Main Street

Board voted xx-xx-xx.

Sincerely,

Mike Newhouse, President
Venice Neighborhood Council

Cc: Bernadette Agcaoili
650 East Bonita Avenue, #1710
San Dimas, California 91773
Bernadette.ba@gmail.com
510.501.1246/909.305.8636

S. Gail Goldberg, Director of Planning
Gail.goldberg@lacity.org

Draft of Community Impact Statement

The Venice Neighborhood Council approves of the project be approved as presented, with the following requirements:

1. Applicant to plant three large species trees for shade in parking lot where drawings indicate trees to be planted;
2. Applicant to have only one driveway (not two) 30 feet in width on Main Street

3. Applicant to remove all curb cuts on property, with the exception of
aforementioned driveway on Main Street

CIS to be submitted online to City of Los Angeles

Username: Venice NC3 (not case sensitive)

Password: cmacpherson (not case sensitive)

Approximate Hours Spent on this Project by LUPC Staff: 20