

# VNC LETTERHEAD HERE

Date

Councilmember Bill Rosendahl  
General Manager S. Gail Goldberg  
City of Los Angeles Planning Department  
California Coastal Commission

18-0-1

Subject: In-Lieu Parking Fees for Venice  
Reference: Venice Local Coastal Program, Land Use Plan

Dear \_\_\_\_\_:

After much consideration and deliberation, the Venice Neighborhood Council moved to accept the enclosed policy regarding in-lieu parking fees charged for parking spaces needed to grant a business in Venice their Exception to the Venice Coastal Zone Specific Plan for parking when this parking is non-existent.

We reference Chapter II, Land Use Plan Policies - page III-11 in the Venice Local Coastal Program, Land Use Plan, which states: "The in lieu fee for a BIZ parking space shall be established in the (LIP) at a rate proportional to the cost of providing a physical parking space." No other reference establishes the cost of in lieu spaces when they are not BIZ, therefore, we must assume the cost of these spaces is equal when referring to non-BIZ in lieu spaces.

Establishing fair market cost for in-lieu parking fees becomes simple once all the factors have been valued:

1. Cost of Land be it residential, commercial or public land
2. Cost of construction, height limit (number of stories in the parking structure).
3. Materials Used
4. Amenities: trash receptacles, lighting, landscaping, utilities
5. Long term maintenance and upkeep

Considering the above factors, we propose that in lieu parking fees be calculated at the time that the project is granted their Certificate of Occupancy and that their payment of these in lieu parking fees precedes the granting of a Certificate of Occupancy.

Sincerely,  
Mike Newhouse, President, Venice Neighborhood Council

Enc: Policy as formulated by VNC Land Use and Planning Committee

*Bill Rosendahl*