



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org Phone: 310-421-8627



April 30, 2012

Los Angeles Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012-2601

Case Number(s): ENV-2009-2489-EAF & VTT-70870

**Address: 522 VENICE BLVD
Venice, CA 90291**

Applicant: Len Judaken
Project Name: Unnamed
**Description: 12-UNIT NEW RESIDENTIAL CONDOMINIUM
DEVELOPMENT**

To The Department of City Planning:

On April 17, 2012 The Venice Neighborhood Council voted overwhelmingly (14-0-2) to **DENY or NOT SUPPORT** the application for a Small Lot Subdivision project to create 12 single-family homes. The reasoning is listed below:

MOTION: The VNC denies (does NOT support) the 12 lot Small Lot Sub Division each with a single family dwelling project as presented, and noting:

1. The total density of the lot exceeds the Venice Specific Plan Section 10.G.2.a.(2) by applying the Density in Residential Zones section of the Venice Specific Plan, which the VNC has opposed in the past.
2. It does not comply with the landscape plan for Venice Blvd and Ocean. The project requires the sale to the applicant of public land currently planned for a landscape plan Venice Blvd and where a grant and public matching money have been raised to develop this public park on the corner of Venice, Ocean and Mildred.
3. The roof top structure(s) each exceeds the 100 sq ft limit in the Venice Specific Plan.
4. The Unit Lot 12's is creating a "Reverse Corner Lot" where the side lot and back lot creating zero set back condition as the front yard would not be on Ocean or Mildred.
5. Where there is a lot area that would allow the additional units under the small lot subdivision ordinance, 64% of the lots have applied for additional units resulting in a cumulative increase in density of 41%.

Please provide a copy of the decision letter to the Venice Neighborhood Council at the letterhead address.



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Thank you for your attention to this matter.

Sincerely

A handwritten signature in blue ink that reads "Linda Lucks".

Linda Lucks
President

TO:

Planning:

Greg.Shoop@lacity.org

CC:

Applicant:

Len Judaken, lj@kalnel.com

Representative:

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Venice Neighborhood Council:

Jake Kaufman, Chair of Land Use and Planning Committee, Jake@Jake90291.com

Secretary of Venice Neighborhood Council, secretary@venicenc.org

Linda Lucks, President Venice Neighborhood Council, presidentvnc@gmail.com

VNC and Committee: Board@Venicenc.org, LUPC@Venicenc.org