



# 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



February 22, 2008

Mr. Bill Rosendahl  
Councilmember, Council District 11  
City of Los Angeles, City Hall, Room 451  
200 North Spring Street  
Los Angeles, California 90012

Re: In-Lieu Parking Fees for Venice

Dear Bill:

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. The motion passed 18-0-1.

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 such as trash receptacles, lighting, landscaping, utilities; and
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



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these in lieu parking fees precedes the granting of a Certificate of Occupancy.

Sincerely,

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

Mike Newhouse  
President

MRN/cm

Encls:

Cc: [secretary@venicenc.org](mailto:secretary@venicenc.org)