



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



April 7, 2008

VIA E-MAIL rwa@RWArch.com

Cathy and Robert Ward
122 Hart Avenue
Santa Monica, California 90405

Re: 251 Market Street, Venice, California 90291
Case #ZA 2007-5515 ZAD

Dear Mr. and Mrs. Ward:

You have requested the construction, use and maintenance of a new wall/fence and wrought iron gate with heights of 6 feet on the property line in front yard setback area of an existing duplex at 251 Market Street in Venice. The Venice Coastal Zone Specific Plan permits a maximum fence height of 6' in the front yard for this area of Venice *provided the fence is setback one foot from the front property line*. Reference VCZSP below**

At a regular meeting Tuesday, March 18, 2008, the VNC Board of Officers moved to accept the Land Use and Planning Committee's recommendations by a vote of 8-2-2 as follows:

MOTION #1:

Whereas the LAMC regulations limit frontage barrier heights to three feet, six inches, absent unique or geographical circumstances, and,

Whereas the VCZSP entitles property owners specifically entitles property owners in the North Venice Subarea, in which 251 Market Street is located, to maintain fences and hedges, up to six feet in height, in the front yard, provided they observe a setback of one foot. Reference: VCZSP Section F, 4, a.

We therefore move that the VNC recommend approval of the project, provided that the proposed fence observes a setback of one foot as specified in the VCZSP.



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



MOTION #2:

LUPC recommends that the applicant provide a largely open view for that portion of the proposed fence that exceeds three and one half feet in height and that the one-foot setback be landscaped.

Sincerely,

Mike Newhouse, President
Venice Neighborhood Council

CC Pat Brown pat.brown@lacity.org,
Tony Isaia tony.isaia@lacity.org,
Greig Asher, greig.asher@lacity.org,
Christine Maufouz, Christine.maufouz@lacity.org
secretary@venicenc.org

** VCZSP Section F, 4, a:

“ The front yard setback for all residential Venice Coastal Development Projects shall be consistent with LAMC requirements, but shall not be less than five feet. Ground level patios, decks, landscaping and railings, wall and fences that do not exceed six feet in height may encroach into this setback provided they observe a setback of one foot.”