



Venice Neighborhood Council

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



February 8, 2009

Mr. Bruno Duque
Post Office Box 66522
Los Angeles, California 90066

Subject: Case No. ZA 2008-2441 ZAD, over height 8' fence
At 1215 South Seventh Street, Venice, California 90291

Dear Mr. Duque:

Case No. ZA 2008-2441 ZAD, requests a variance for an 8' steel galvanized fence at 1215 South Seventh Street, Venice, California 90291. There was no contact information in your permit application therefore I am writing to you on behalf of the Venice Neighborhood Council (VNC) Land Use and Planning Committee (LUPC). Please contact Challis Macpherson, (Chair-LUPC@VeniceNC.org, 310.822.1729) Chair of that committee, when you receive this letter so a LUPC hearing may be set up regarding your project.

LUPC is the first panel to hear any planning issue in Venice that involves a variance to our Venice Coastal Zone Specific Plan (VCZSP).

LUPC Mission Statement is: To advise the Venice Neighborhood Council (VNC) and stakeholders about land use projects in or around Venice that will impact the quality of life of Venice residents, business owners and stakeholders. To advise the VNC on planning issues and projects affecting the Venice community. To make recommendations to the VNC to forward to the LA City Planning Department and Council District 11 any exceptions, modifications and variances to the VCZSP for the planning and construction of projects in Venice.

The Venice Coastal Zone Specific Plan (VCZSP) is silent on fence heights in Oakwood, but where it is silent, it defers to the LAMC. According to your permit application, you are requesting relief from LAMC Section 12.22 © 20 f (z) stipulating that front and side yard fences by no more than 3 ½ feet in height in order to construct an over height fence along the entire perimeter of your project of corrugated steel with metal finish or painted finish eight feet in height.

Attached is LUPC Neighborhood Notification Policy outlining a meeting of the immediate neighbors to your project. We have found that a more informal neighborhood meeting to address any problems your neighbors might have with your project is best prior to coming before LUPC in a more formal setting.

Please contact me as soon as you set up your neighborhood notification procedures. The LUPC member assigned as staff to your project would like to be at that meeting.

Also attached FYI is a determination letter from the West Los Angeles Area Planning Committee regarding their denial of a request for an over height fence at 647 - 659 California dated January 27, 2009.

Please feel free to contact me about any of this.

Sincerely,

Mike Newhouse, President

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VENICE NEIGHBORHOOD COUNCIL LAND USE & PLANNING COMMITTEE'S Neighborhood Notification Policy

1. Following an Applicant's request for hearing, the Land Use & Planning Committee (LUPC) will set the Applicant's issue for hearing at the next available date, preferably no earlier than 30 days (the "Hearing Date").
2. The Applicant must then provide written notice of the intended project within 10 days of receiving the Hearing Date, to the area's neighborhood association (e.g. the Canals Association, PRNA, NoRo Association, etc.) based on a list of neighborhood associations compiled by the VNC Neighborhoods Committee, with a copy of the LUPC Chair. The notice must describe the Applicant's request, and provide the Hearing Date. The notice must also provide phone and email contact information for the Applicant, and state that they will make themselves available for at least one neighborhood meeting prior to the LUPC meeting on reasonable notice and request (the "Neighborhood Meeting"). The Neighborhood Meeting shall take place at least 5 days prior to the Hearing Date.
3. Following coordination with the neighborhood association, the Applicant must provide the same notice to each residence or business, with a copy to the LUPC Chair, within a certain radius around the project, based on an applicable "Radius Map" or at LUPC's discretion. This notice will also state the date, time, and location for the Neighborhood Meeting, jointly hosted by the Applicant and the neighborhood association.
4. Alternatively, if there is no functioning neighborhood association, within 10 days after the Applicant receives the Hearing Date, the Applicant must provide the same notice as required in paragraph 3 above, with the exception that the Applicant will solely host the Neighborhood Meeting.
5. A LUPC staff member will then be assigned to attend the neighborhood meeting. That LUPC member will also be responsible for signing off on the Applicant's notices, as required by LUPC only, to the neighborhood, and will be the member assigned to prepare the Staff Report for the LUPC meeting.
6. The aforementioned notices are as required by LUPC only, and shall not act in lieu of any other notices required by city, county, state or federal requirements, or otherwise.