



Venice Neighborhood Council

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



March 4, 2009

City of Los Angeles
Department of Planning
City Hall
200 North Spring Street
Los Angeles, California 90012

Subject: Case DIR 2008-2468 BSA, TownHouse Cocktails, 52 Windward Avenue, Venice, California

Attention: Ms. Pat Brown, Zoning Administration Hearing Officer

Dear Ms. Brown:

Please be advised that the Board of Officers of the Venice Neighborhood Council moved 12-2-5 to accept our Land Use and Planning Committee's (LUPC) staff report; and recommends that the Department of Building & Safety did err and that there is sufficient evidence of a legal non-conforming use since the 1930s with respect to the basement at 52 Windward and a (new and specific to the basement) Certificate of Occupancy and Conditional Use Permit (Beverage) is not required.

A copy of the LUPC staff report is included.

Please send a copy of your staff report and the WLA APC determination to the Venice Neighborhood Council at Post Office Box 550, Venice, California 90293 or electronically to Board@VeniceNC.org and LUPC@VeniceNC.org.

Sincerely,

Mike Newhouse
President
Venice Neighborhood Council

CC: Applicant: Louie Ryan, Ronald Bennett
Applicant's representative: Ralph Saltsman