



Venice Neighborhood Council

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



COMMUNITY IMPACT STATEMENT TO BE ATTACHED TO:

To: Office of the City Clerk
Los Angeles City Hall
200 N. Spring St., Rm 360
Los Angeles, CA 90012

Re: Council File TBA
Planning Case Number: CPC 2008-3327
TT-63154
APCW 2005-9354 SPE CDP SPP ZAA

At a regular meeting of the Board of Officers of the Venice Neighborhood Council June 16, 2009 it was moved and approved to adopt the following Community Impact Statement to be transmitted to the city clerk:

Address of Project: 1020 West Venice Blvd, (the "Project")
SW corner of Venice & Lincoln

Date: June 16, 2009

The Venice Neighborhood Council ("VNC") opposes 1020 West Venice Blvd's (the "Project") request for a zone change and opposes any exceptions or variances to the Venice Coastal Zone Specific Plan regarding height, density, parking and set-backs for the Project. Further, the VCN strongly recommends that the City mandate that any exceptions granted under density bonuses or density bonus incentives¹ be in compliance with VCZSP.

Specifically, the VNC denies the Applicant's request for the following:

1. To approve zone change from [Q]C21 - RAS4-1.
2. To approve density bonus, which would allow Applicant to be entitled to the 4 requested dwelling units above the 36 unit Residential Base Density allowed under RAS4-1.
3. To approve Density Bonus Off-Menu Incentive to permit an exception to the VCZSP height restriction provided for proposed height of 65 feet in lieu of VCZSP's permitted 30 feet.



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4. To approve application of Density Bonus Parking Standards for affordable project.

5. To permit (i) 0 foot front yard along Lincoln Blvd and (ii) 0 foot rear yard in lieu of the required (a) 5 foot front yard and (b) 5 foot rear yard. The Applicant requests that the underlying lot area be included within the definition of buildable area.

Excerpt from June 16, 2009 VNC Board Minutes:

Regarding 1020 Venice Blvd: Challis Macpherson, LUPC Chair, moves that the VNC Board of Officers accept the LUPC staff report, and that the VNC Board of Officers recommend DENIAL of the application's request for a zone change and any exceptions to the Venice Coastal Zone Specific Plan regarding height, density, parking and set-backs; and further, that the VNC strongly recommend that the City mandate that any exceptions granted under density bonuses or density bonus incentives granted within the boundaries of the VCZSP be in compliance with VCZSP. **[6-0-2 & 1 recusal]**

Sincerely,

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

Mike Newhouse
President
Venice Neighborhood Council

Substantiating documents attached:
VNC Board of Officers Minutes for June 16, 2009
VNC/LUPC Staff Report