



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
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July 21, 2009

Los Angeles City Planning Department  
200 North Spring  
Los Angeles, CA 90012-2601

Subject: CASE NO. DIR 2009-1359 VSO  
Project Address: 528 San Juan Avenue, Venice, California 90291  
Applicant: Andrew Benson

Madam/Sir:

Please be advised that the Venice Neighborhood Council's Board of Officers, upon the recommendation of our Land Use and Planning Committee, has consented to take a position of "No Opinion, No Recommendation Without Prejudice" and not send a recommendation for action to Council District 11, Planning Department or any other governmental entity on the referenced planning case. However, we reserve the right to take a position at a later date in the event the project, as initially presented to the hearing authority, is changed without the consent of the affected parties.

Please provide a copy of the decision letter to the Venice Neighborhood Council, Post Office Box 550, Venice, California 90294, or electronically to [Board@VeniceNC.org](mailto:Board@VeniceNC.org) and [LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org).

Thank you for your attention to this matter.

Very truly yours,

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

Mike Newhouse  
President  
Venice Neighborhood Council

Cc: Andrew Benson, 310.280.0404  
CD11, Councilmember Bill Rosendahl  
[Secretary@VeniceNC.org](mailto:Secretary@VeniceNC.org)  
[Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org) VNC Land Use and Planning Committee