



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) / Phone or Fax: 310.606.2015



March 17, 2010

Ms. Gail Goldberg, Director of Planning  
City of Los Angeles, Department of Planning  
City Hall  
200 North Spring Street  
Los Angeles, California 90012

Subject: Violation of the Oxford Triangle Specific Plan

Reference: **Original Case Number:** CASE # APCW 200207626 CDP  
SPP SPR MEL  
Original Council File 04-0939

**Address of Project:** **Jefferson at the Marina**  
3221 Carter Avenue, Venice, California 90292  
Oxford Triangle Commercial Zone, C4(OX)-2-D

Dear Ms. Goldberg:

It is our belief that the Oxford Triangle Specific Plan was amended to benefit a specific developer without public input.

This is an extremely contentious issue within our community. If one specific plan can be changed without public input, how safe are the other 37 specific plans across our city?

The Oxford Triangle Specific Plan was crafted in the early 1990s by the neighborhood in conjunction with then Councilmember Ruth Galanter's staff primarily to protect the R1 residential zone from ALL encroachment from the C4(OX)-2-D commercial zone immediately east of the neighborhood. Six out of seven commercial projects did so. The seventh one, UDR, formerly Trammel Crow, did not. City planners determined that vehicular traffic should be excluded but not pedestrian. City Council Motion 200909082051804 dated January 26, 2005 is attached to this letter for your information.



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The specific plan is available at your office and at:  
<http://venicenc.org/files/OxfordTriangleConditions.pdf>.

Briefly, the salient part of the motion is:

"...Director of Planning review and consider the revocation of Condition 17, Public Improvements, paragraphs 17.c.2, "Each of these gates will maintain existing pedestrian access. To the extent feasible, the pedestrian access portion at each location will incorporate physical design elements to deter motorcycles or other vehicles from using the pedestrian sidewalks to circumvent the gates" at 3221 Carter. (Condition 17...."

Ms. Goldberg, this is a serious issue. We believe that the Oxford Triangle Specific Plan, crafted to protect R1 residents from encroachments from adjoining commercial (4(OX)-4-D zone has been violated by your department and the developer/owner/manager. We want this violation recognized and reversed to the benefit of our residential community in the Oxford Triangle.

Our Land Use and Planning Committee (LUPC) took public comment at two well-publicized and noticed meetings. They were well attended. There were also two separate non-VNC/LUPC public meetings, which were also well attended. March 10, 2010 LUPC deliberated on this issue, reviewed the public comments and recommended the following action which was approved by the VNC Board of Officers by 13-0-2.

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**WHEREAS:** The Oxford Triangle Specific Plan, Ordinance #170,155 effective January 14, 1995, was promulgated to protect the R1 residential zone against light, noise, traffic and shadow encroachments of the C4(OX)-2-D commercial zone into the residential zone (refer to Section 2, items E and F, page 2, and Section 5, B, page 3, at the web site for the City of Los Angeles Planning Department - <http://cityplanning.lacity.org/complan/specplan/sparea/oxfordpage.htm>)

**WHEREAS:** The community questions whether or not Los Angeles City Planning Department fully considered the Oxford Triangle Specific Plan, Section 9, C, 4 as follows:

"To the extent feasible as determined by the Director of Planning, access restrictions shall be implemented such that vehicular and pedestrian traffic will not be permitted from buildings and development within the C4(OX)-2-D Zone to the existing single-family areas."



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**WHEREAS:** Absent full consideration and appropriate due process ( including public input and publication of findings) by City of Los Angeles Director of Planning, the Oxford Triangle Specific Plan may have been violated;

**WHEREAS:** If appropriate consideration of plan is honored, all community issues or problems brought before the Venice Neighborhood Council and its Land Use and Planning Committee may be resolved;

**BE IT RESOLVED:** That the Venice Neighborhood Council Board of Officers strongly recommends that the City of Los Angeles Director of Planning review and consider the revocation of Condition 17, Public Improvements, paragraphs 17.c.2, "Each of these gates will maintain existing pedestrian access. To the extent feasible, the pedestrian access portion at each location will incorporate physical design elements to deter motorcycles or other vehicles from using the pedestrian sidewalks to circumvent the gates" at 3221 Carter. (Condition 17:  
<http://venicenc.org/files/OxfordTriangleConditions.pdf>)

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Thank you very much for your consideration of this issue. We hope to hear from you very soon.

Sincerely,

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

Mike Newhouse, President  
Venice Neighborhood Council

CC: [Secretary@VeniceNC.org](mailto:Secretary@VeniceNC.org);  
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