



Venice Neighborhood Council

PO Box 550, Venice CA 90294

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March 9, 2011

Los Angeles City Planning Department
200 N. Spring St.
Los Angeles, CA 90012-2601

California Coastal Commission 200 Ocean Gate, 10th Floor
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Case Number: **AA-2010-3291-PMLA-SL, ENV-2010-3292-EAF, ZA-2010-3294-CDP-MEL**
Address of Project: **726 California Avenue, Venice**
Applicant: Omar Rawi and Derek Leavitt

Project Description: 3-LOT SMALL LOT SUBDIVISION CREATING 3 SEPARATE LOTS WITH A 3-STORY; 30' HIGH SFD PROVIDING 2 PARKING SPACES EACH IN THE RD1.5-1 ZONE AND THE SINGLE COASTAL JURISDICTION ZONE.

Dear Madam/Sir:

This will advise that at a regularly held public meeting of the Venice Neighborhood Council's Board of Officers on February 15, 2011, the following motion was made:

MOTION: The project as presented has been confirmed by LUPC staff to conform to the LA City Director's Interpretation of the small lot subdivision, as it relates to the VCZSP;
Whereas, This interpretation is inconsistent with the CCC June 14, 2001 certified land use plan as it applies to square foot density lot area requirements for Single Family Dwelling;
Whereas, the Land Use Plan and the VCZSP has an interpreted section, which allows adjustment to be based on character, mass and scale;
Whereas, efforts to decrease mass include three separate structures with courtyards, which provide more than the minimum required distance between structures; roofs slope in different directions and materials are varied;
Therefore, LUPC recommends approval of the project as presented.

The motion failed by a vote of 6-9-2. Therefore, the Venice Neighborhood Council recommends denying referenced planning case.

Please provide a copy of the decision letter to the Venice Neighborhood Council at the letterhead address.

Thank you for your attention to this matter.

Sincerely,



Linda Lucks, President
Venice Neighborhood Council

cc: Omar Rawi and Derek Leavitt
Councilmember Rosendahl, arturo@lacity.org, Whitney.Blumenfeld@lacity.org
Secretary@VeniceNC.org
Chair-LUPC@VeniceNC.org