

Exhibit A
1319 S ABBOT KINNEY BLVD 90291; APCW-2011-1152-SPE-CDP-SPP-MEL E

Case Numbers: APCW-2011-1152-SPE-CDP-SPP-MEL
 Address of Project: 1319 Abbot Kinney Blvd
 Property Owners: Michael Wick
 Owner's Representative: Constantine Tziantzis - 310.266.4547

LUPC STAFF REPORT

SYNOPSIS:

This property was originally CO'ed as per the attached. Retail and residential. The applicant indicates that the reading room/ store room walls were erected during the remodel to remove the handicap ramp and install the lift. A separate permit was then obtained to remove the handicapped ramp and install a lift. The construction was done to add the walls that separate the two parking allocations. The lift was moved and not noticed by the City Inspector . The owner was cited for non compliance with the parking for the location. In the process they have removed the one handicapped space.

The applicant is seeking to pay a in lieu fee for the parking to be in compliance with the Venice Specific Plan. I have attached the parking calcs for your review.

Parking calc:

- 4 spots that were removed
- 4 replacement
- 4 spots for the additional retails space
- 1 beach impact parking
- Total 9 spots

1319 ABBOT KINNEY BLD.			
PARKING ANALYSIS			
	DESCRIPTION	PARKING SPACES	
		RETAIL	ARTIST RESIDENCE
1	PERMITTED 2007	4	2
2	PARKING REMOVED	4	-
3	ADDITIONAL RETAIL SQ.FT. 853 SF / 225 = 3.66 SPACES	4	-
4	BEACH IMPACT PARKING	1	-
5	TOTAL PARKING SPACES PAY IN-LIEU FEE	2+3+4= 9	-

Updated notes: The first meeting with LUPC was held in September 2011 and the applicant was asked to come back with alternatives.

The applicant has come before LUPC on two prior occasions to get feedback and agreement on their approach to the compliance issue with the removal of 4 parking spaces, including one handicap space and the intensification that this brings as a result

of their decisions and is seeking the communities support for their approach of paying in to the In Lieu Parking fund to mitigate this issue. I recommend that we do not support this project.

Size of Parcel: 3,376 sq ft

Size of Project: 853 sq. ft.

Project Description: Conversion of parking to 623 sq ft of retail and 230 sq ft of storage, pay the in lieu fee for the parking

Height Adjustment request: None

Venice Sub-Area: Venice Coastal Zone – North Venice

Zone: C2-1-CA

Date of Planning Report: TBA

Date of End of Appeal Period: TBA

City Planning Report

Prepared by: TBA

LUPC Staff Report Done By: Jory Tremblay

Owner/Applicant: Michael Wick

Contact Information: 310.463.4400

Date(s) heard by LUPC: August 17th, 2011 – initial discussion, formal hearing September 7th, 2011

ARGUMENTS FOR THIS PROJECT:

- The Book Store is a good tenant and is in keeping with the character and nature of the retail clients we are looking for on Abbot Kinney.
- There is considerable parking public behind the store

ARGUMENTS AGAINST THIS PROJECT:

- They did not comply and are now asking for permission to address the parking issue and knew what the issue was.
- The project wants to remove one handicapped parking space.
- There is no specific plan for what happens when there is a new tenant or the building is sold.
- The current in lieu of fee does not cover the cost of a replacement spot as noted in the VCZSP.

SYNOPSIS OF PUBLIC COMMENT:

To be heard

LUPC Report compiled by: Jory Tremblay
Estimated number of hours of staff time: 18

EXHIBIT B

2011 - 2012 Expenditures to Budget March 22, 2012 - April 21, 2012

	DONE Category	Current Yr Budget by Acct	% of Bdgt	Amt spent Current Month	Amt Spent Current Fiscal Year	Amt Available to Spend	% Budget Remain
Annual Allocation		\$40,500.00					
Rollover							
Sub Unallocated Budget		\$40,500.00					
Neighborhood Comm. Projects 10-11		16,000.00					
Total		56,500.00					
Budget							
100 Operations							
Office Supplies	OFF	\$200.00		\$179.18	\$179.18	\$20.82	10%
Copies	OFF	\$400.00		\$57.19	\$304.63	\$95.37	24%
Office Equipment	OFF	\$450.00		\$0.00	\$0.00	\$450.00	100%
Staffing/Apple One	TAC	\$0.00		\$0.00	\$0.00	\$0.00	0%
Telephone Expense	MIS	\$0.00		\$0.00	\$0.00	\$0.00	100%
Storage	FAC	\$400.00		\$187.00	\$187.00	\$213.00	53%
Board Retreat	EDU	\$400.00		\$0.00	\$0.00	\$400.00	100%
General Operations	MIS	\$700.00		\$0.00	\$324.46	\$375.54	54%
sub Total Operations		\$2,550.00	5%	\$423.37	\$995.27	\$1,554.73	61%
200 Outreach							
Copies / Printing	POS	\$500.00		\$0.00	\$390.90	\$109.10	22%
Facilities For Public	FAC	\$2,200.00		\$0.00	\$1,096.96	\$1,103.04	50%
Refreshments	EVE	\$650.00		\$149.53	\$591.33	\$58.67	9%
Web Site & e-mail	WEB	\$1,900.00		\$70.00	\$693.33	\$1,206.67	64%
Advertising & Promotions	ADV	\$0.00		\$0.00	\$0.00	\$0.00	0%
Newsletter Production	NEW	\$515.00		\$515.00	\$515.00	\$0.00	0%
Newsletter Printing	NEW	\$1,900.00		\$0.00	\$0.00	\$1,900.00	100%
Newsletter Delivery	NEW	\$1,400.00		\$0.00	\$0.00	\$1,400.00	100%
Elections	ELE	\$40.00		\$0.00	\$0.00	\$40.00	100%
General Outreach	EVE	\$500.00		\$152.25	\$152.25	\$347.75	70%
sub Total Outreach		\$9,605.00	17%	\$886.78	\$3,439.77	\$6,165.23	64%
300 Community Improvement							
Venice Community BBQ	CIP	\$3,245.00		\$340.00	\$1,733.08	\$1,511.92	47%
Neighborhood Commun Proj 2011-12	CIP	\$13,200.00		\$3,048.49	\$5,421.85	\$7,778.15	59%
General Community Projects 2011-12	CIP	\$6,600.00		\$0.00	\$2,488.31	\$4,111.69	62%
sub Total Comm Improvement		\$23,045.00	41%	\$3,388.49	\$9,643.24	\$13,401.76	58%
Elections [Encumbered]	ELE	\$5,300.00					
Total		\$40,500.00		\$4,698.64	\$14,078.28	\$13,401.76	\$0.58
Neighborhood Commun Proj 2010 - 2011	CIP	\$16,000.00		\$0.00	\$3,963.91	\$12,036.09	

Community Improvement Projects

		Current Yr Budget by Acct	% of Bdgt	Amt spent Current Month	Amt Spent in Current Fiscal Year	Amt Available to Spend	% Budget Remain
Neighborhood Comm Projects		2010 -2011					
Masters in the Chapel-Concert	CIP	\$1,900.00		\$0.00	\$1,900.00	\$0.00	0%
Walgrove Elem-Cafeteria Beautification	CIP	\$1,325.00		\$0.00	\$1,422.77	-\$97.77	-7%
Venice Canals Found.-Coastal Access Path	CIP	\$1,900.00		\$0.00	\$0.00	\$1,900.00	100%
Venice Historical Society- Venice Workbook	CIP	\$1,900.00		\$0.00	\$0.00	\$1,900.00	100%
Venice Canals Association- Bridges	CIP	\$1,700.00		\$0.00	\$0.00	\$1,700.00	100%
Carnevale	CIP	\$1,400.00		\$0.00	\$0.00	\$1,400.00	100%
Couer d'Alene-Wildlife mural	CIP	\$1,400.00		\$0.00	\$641.14	\$758.86	54%
Beethoven Elem-Learning Garden	CIP	\$1,400.00		\$0.00	\$41.48	\$1,358.52	97%
Venice Vintage Motorcycle Rally	CIP	\$500.00		\$0.00	\$0.00	\$500.00	100%
Venice Art Crawl	CIP	\$1,000.00		\$0.00	\$1,000.00	\$0.00	0%
Venice Japanese-American- Marker	CIP	\$1,300.00		\$0.00	\$0.00	\$1,300.00	100%
Spring Fling	CIP	\$275.00		\$0.00	\$0.00	\$275.00	100%
Total		\$16,000.00		\$0.00	\$5,005.39	\$10,994.61	69%

Neighborhood Community Projects 11-12		2011- 2012					
Mark Twain Middle School- Ringers		\$3,000.00	23%	\$0.00	\$0.00	\$3,000.00	100%
Broadway Elementary-Outdoor Classroom		\$3,000.00	23%	\$0.00	\$546.26	\$2,453.74	82%
Boys & Girls Club-Sewing Project		\$2,000.00	15%	\$1,000.00	\$1,000.00	\$1,000.00	50%
Venice Library-Collection		\$3,000.00	23%	\$1,348.03	\$2,921.59	\$78.41	3%
Westminster Elementary- Beautification		\$1,500.00	11%	\$700.46	\$700.46	\$799.54	53%
Westside Global Aware Magnet-Spring Fling		\$700.00	5%	\$0.00	\$253.54	\$446.46	64%
Total		\$13,200.00		\$3,048.49	\$5,421.85	\$7,778.15	59%

General Comm Improvement		2011-2012					
Total Available		\$6,600.00				\$6,600.00	
Oakwood Toy Drive		\$2,000.00		\$0.00	\$1,988.12	\$2,000.00	1%
Holiday turkeys		\$500.00		\$0.00	\$500.00	\$500.00	0%
Map Your Neighborhood		\$1,000.00		\$0.00	\$0.00	\$1,000.00	100%
Neighborhood Watch		\$2,000.00		\$0.00	\$0.00	\$2,000.00	100%

Total Allocated **\$5,500.00**
Total To be Allocated **\$1,100.00**

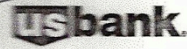
Total Spent

\$0.00

\$2,488.12

\$4,111.88

62%



U.S. BANCORP SERVICE CENTER
P. O. Box 6343
Fargo, ND 58125-6343

CITY OF LA - DONE

ACCOUNT NUMBER XXXX-XXXX-XXXX-1949
STATEMENT DATE 04-23-12
TOTAL ACTIVITY \$ 4,698.64

MEMO STATEMENT ONLY
DO NOT REMIT PAYMENT

000017389 1 AT 0.374 106481572424097 P
HUGH HARRISON
VENICE NC
2808 GRAYSON AVE
VENICE CA 90291-4648

NEW ACCOUNT ACTIVITY					
POST DATE	TRAN DATE	TRANSACTION DESCRIPTION	REFERENCE NUMBER	MCC	AMOUNT
03-22	03-20	OFFICE DEPOT #951 CULVER CITY CA PUR ID: 095120120320 TAX: 1.26	24445742081100233192384	5943	15.66
04-03	04-02	PAYPAL *DYNAMICGRAP 402-935-7733 CA PUR ID: 6719684575 TAX: 0.00	24492152093849196846432	8999	515.00
04-06	04-05	EIG*POWER 866-5392854 MA PUR ID: 32864138 TAX: 0.00	24906412096641775941840	5968	20.00
04-09	04-06	SDP*LITERATUREDISPLAYS 800-626-0322 MN PUR ID: 65579189 TAX: 0.00	24692162097000783317188	5964	700.45
04-09	04-06	SDP*LITERATUREDISPLAYS 800-626-0322 MN PUR ID: 65582480 TAX: 0.00	24692162097000783317261	5964	0.01
04-12	04-11	SMARTFINAL33210303329 VENICE CA PUR ID: 002102539405697 TAX: 0.00	24164072102929070018062	5411	99.67
04-12	04-11	EPSON *STORE 800-873-7766 CA PUR ID: 0408731000P8ZOR3 TAX: 0.00	24692162102000087934491	5969	179.18
04-13	04-11	BARNES & NOBLE #1847 MARINA DEL RE CA PUR ID: TAX: 61.55	24445002103100229468171	5942	765.00
04-13	04-12	CTC*CONSTANTCONTACT.COM 866-2892101 MA PUR ID: 1101280714767 TAX: 0.00	24906412103139540703042	5968	50.00
04-16	04-15	SMARTFINAL33210303329 VENICE CA PUR ID: 162106563028338 TAX: 0.00	24164072106929080016995	5411	49.86
04-16	04-12	OFFICE DEPOT #951 CULVER CITY CA PUR ID: 095120120412 TAX: 1.32	24445742104100245032365	5943	28.10
04-16	04-12	BYTOPS INC 823-2692977 CA PUR ID: 15225 TAX: 0.00	24755422104151044838711	5099	152.25

COPIES OFF
NEWSLETTER PRODUCTION
WEB SERVICE
CIP - WESTMINSTER
CIP WESTMINSTER
REFRESHMENTS - TOWN HALL
OFFICE SUPPLIES - INK
CIP - LIBRARY
EMAIL
REFRESHMENTS - BOARD
COPIES - OFF
BANNERS TOWN HALL

Default Accounting Code:		
CUSTOMER SERVICE CALL	ACCOUNT NUMBER	ACCOUNT SUMMARY
800-344-5696	XXXX-XXXX-XXXX-1949	PREVIOUS BALANCE \$.00
	STATEMENT DATE 04-23-12	DISPUTED AMOUNT \$.00
SEND BILLING INQUIRIES TO: C/O U.S. BANCORP SERVICE CENTER, INC U.S. BANK NATIONAL ASSOCIATION ND P.O. BOX 6335 FARGO, ND 58125-6335	AMOUNT DUE \$ 0.00 DO NOT REMIT	PURCHASES & OTHER CHARGES \$4,698.64
		CASH ADVANCES \$.00
		CASH ADVANCE FEE \$.00
		CREDITS \$.00
		TOTAL ACTIVITY \$4,698.64



Account Name:	HUGH HARRISON
Company Name:	CITY OF LA - DONE
Account Number:	XXXX-XXXX-XXXX-1949
Statement Date:	04-23-12

NEW ACCOUNT ACTIVITY					
OST ATE	TRAN DATE	TRANSACTION DESCRIPTION	REFERENCE NUMBER	MCC	AMOUNT
4-18	04-16	OFFICE DEPOT #951 CULVER CITY CA PUR ID: 095120120416 TAX: 1.08	24445742108100224465525	5943	13.43
4-19	04-18	CITY OF LA REC&PARKS 213-928-9383 CA PUR ID: WFGLARECPARKSRC00 TAX: 0.00	24492152110027868139407	9399	340.00
4-19	04-18	FABRIC PLANET VENICE CA PUR ID: 714 TAX: 0.00	24483982110286943700117	5999	1,000.00
4-20	04-18	BARNES & NOBLE #1847 MARINA DEL RE CA PUR ID: TAX: 46.91	24445002110100230889325	5942	583.03
4-23	04-21	8011 EXTRA SPACE STOR 310-301-7970 CA PUR ID: 11201004 TAX: 0.00	24323002113253112010041	4225	187.00

COPIES
 CIP BBS
 CIP BOYS + GIRLS CLUBS
 CIP LIBRARY
 FACILITIES RENTAL

EXHIBIT C

**DRAFT REALLOCATED BUDGET
2011 - 2012**

	DONE Category	Current Year Approved Budget	Reallocated Budget	Change	Amt Spent in Current Fiscal Year	Amt Available to Spend
Annual Allocation		\$40,500.00				
Budget						
100 Operations						
Office Supplies	OFF	\$200.00	\$200.00		\$179.18	\$20.82
Copies	OFF	\$400.00	\$400.00		\$304.63	\$95.37
Office Equipment	OFF	\$450.00	\$450.00		\$0.00	\$450.00
Staffing/Apple One	TAC	\$0.00	\$0.00		\$0.00	\$0.00
Telephone Expense	MIS	\$0.00	\$0.00		\$0.00	\$0.00
Storage	FAC	\$400.00	\$2,325.00	\$1,931.00	\$187.00	\$2,138.00
Board Retreat	EDU	\$400.00	\$400.00		\$0.00	\$400.00
General Operations	MIS	\$700.00	\$700.00		\$324.46	\$375.54
sub Total Operations		\$2,550.00	\$4,475.00	\$1,931.00	\$995.27	\$3,479.73
200 Outreach						
Copies / Printing	POS	\$500.00	\$625.00	\$125.00	\$390.90	\$234.10
Facilities For Public	FAC	\$2,200.00	\$2,200.00		\$1,096.96	\$1,103.04
Refreshments	EVE	\$650.00	\$700.00	\$50.00	\$591.33	\$108.67
Web Site & e-mail	WEB	\$1,900.00	\$1,900.00		\$623.33	\$1,276.67
Advertising & Promotions	ADV	\$0.00	\$0.00		\$0.00	\$0.00
Newsletter Production	NEW	\$515.00	\$515.00		\$0.00	\$515.00
Newsletter Printing	NEW	\$1,900.00	\$1,900.00		\$0.00	\$1,900.00
Newsletter Delivery	NEW	\$1,400.00	\$1,400.00		\$0.00	\$1,400.00
Elections	ELE	\$40.00	\$40.00		\$0.00	\$40.00
General Outreach	EVE	\$500.00	\$500.00		\$0.00	\$500.00
sub Total Outreach		\$9,605.00	\$9,780.00	\$175.00	\$2,702.52	\$7,077.48
300 Community Improvement						
Venice Community BBQ	CIP	\$3,245.00	\$5,245.00	\$2,000.00	\$1,393.08	\$3,851.92
Neighborhood Commun Proj 2011-12	CIP	\$13,200.00	\$13,200.00		\$2,373.36	\$10,826.64
General Community Projects 2011-12	CIP	\$6,600.00	\$2,500.00	\$4,100.00	\$2,488.31	\$11.69
sub Total Comm Improvement		\$23,045.00	\$20,945.00	\$2,100.00	\$6,254.75	\$14,690.25
Elections [Encumbered]	ELE	\$5,300.00	\$5,300.00		\$0.00	\$5,300.00
Total		\$40,500.00	\$40,500.00		\$9,952.54	\$30,547.46