

Special Instructions for:

**EXCEPTION FROM GEOGRAPHICALLY SPECIFIC PLAN
AS PRESCRIBED BY THE CITY PLANNING COMMISSION**

ZONE CODE SECTION: 11.5.7 D

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-500' RADIUS** should also be followed, with the following exceptions.

1. **PROPERTY OWNERS' AND OCCUPANTS' LABELS and LIST**, corresponding to the radius map. List of adjacent owners are not required.

2. **PLANS REQUIRED:** Each Exception to a Geographically Specific Plan application must be accompanied by two prints of an accurate **PLOT PLAN** and one 8½" by 11" transparency drawn to scale of at least 1 inch = 16 feet. The plan shall show a north arrow, the location, size, shape, height and use of all existing buildings (if any) and all proposed buildings, and width and depth of existing or proposed yards and courts on the property involved. Where possible the plan should show the location and height of buildings and width of yards on adjoining properties having a bearing on the requested exception. If a building is involved, a sketch, plan, or accurate description of same must accompany this application. When the application is for exception from floor area or parking requirements of the geographically specific plan, floor plans and parking area plans for all existing and proposed development shall be submitted. If **floor plans and elevation plans** have been completed, one print should also be submitted. When the application is for exception from the height regulations of the geographically specific plan, drawings must be to scale of at least 1 inch = 8 feet. Where hillside or sloping conditions are involved in the requested exception, a cross section of the sloping area should accompany the plot plan.

3. **ADDITIONAL INFORMATION:**

- a. Date property was acquired 8/29/2005 (Month/Day/Year)
- b. Applicant requests an exception from provisions of the VENICE Specific Plan (State name of geographically specific plan)
- c. SECTION 130
(State the provision of the geographically specific plan from which the exception is being requested)

4. **FINDINGS:** Explain in detail how your case conforms to the following requirements.

SEE ATTACHED FINDINGS

- a. That the strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.
- b. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.
- c. That the exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity, but which because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.
- d. That the granting of the exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the subject property.
- e. That the granting of the exception will be consistent with the principles, intent and goals of the geographically specific plan and any applicable element of the General Plan.

5. **SIGNATURES** of property owners within 500 feet of the boundaries of the area who concur with this application is suggested.

4. FINDINGS

- a. The strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in a practical difficulty due to the “mom and pop” nature of the proposed establishment. Given the recent push for updated development in the area, it will take time to build loyalty to such an establishment. As such, investors will need to be patient with their capital contributions and return on investment. “Buying” parking spaces from the city would result in an unnecessary hardship and prohibit the creation of such an establishment.
- b. Subject property being listed as a Potential Historical Resource in the 1/16/08 draft for the Area Planning Commission Review of the Lincoln Blvd. Community Design Overlay District poses an exceptional circumstance applicable to the subject property that generally does not apply to other property in the specific plan area.
- c. Due to the designation as a Potential Historic Resource, the subject property is not allowed to undergo alterations that could potentially create parking and thus an exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right possessed by other property within the geographically specific plan in the same vicinity.
- d. The granting of the exception will not be detrimental to the public welfare in the vicinity of the subject property due to:
1. there is ample parking available up and down Lincoln Blvd.
 2. the city council is proposing a parking structure in the vicinity of subject property.
 3. subject property is located in a walking area and indeed borders the “walk street” area of Venice (i.e. Nowita, Marco Place, etc..)
 4. subject property is easily accessed by public transportation and indeed has a bus stop located right in front.
 5. applicant will install bike racks encourage bicycle transportation to subject property.
- e. The granting of the exception will create employment for individuals from the local community and will provide a quality and enjoyable dining experience within walking distance to a largely unserved residential area of Venice. Because it will provide local employment, necessary services to the community, and an increase in the city business tax base, the granting of the exception will be consistent with the principles, intent, and goals of the geographically specific plan.