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August 14, 2006

Rhonda Meister (A)  
St. Joseph's Center  
204 Hampton Drive  
Venice, CA 90291

Brady McShane/Michael Nytzen (R)  
Latham & Watkins  
633 West 5th Street, #4000  
Los Angeles, CA 90071

Department of Building and Safety

CASE NO. APCW 2003-3304(SPE)(CU)  
(CPD)(ZAD)(SPP)-2A  
LETTER OF CLARIFICATION  
204 Hampton Drive  
Venice Planning Area  
Zone : RD1.5-1  
D. M. : 111B141  
C. D. : 11  
CEQA : ENV 2003-3305-MND  
Fish and Game : Exempt  
Legal Description: Lot Nos. 27-31,  
Rosemont Terrace Tract and Lot Nos.  
1-8, Block C, Santa Fe Tract

On June 22, 2004, the Los Angeles City Council approved a Conditional Use Permit and additional related entitlements under Case No. APCW 2003-3304(SPE)(CU) (CPD)(ZAD)(SPP)-2A to allow the demolition of an existing 11,000 square-foot community service center (St. Joseph Center) and the construction, use and maintenance of a new two-story church, to include a non-profit center and child care facility within a new 30,000 square-foot building located at 204 Hampton Drive, subject to additional terms and 38 conditions. Associate Zoning Administrator David Kabashima, since retired, acted as the Hearing Officer on this case that the West Los Angeles Area Planning Commission considered on February 18, 2004.

On July 27, 2006, I received a letter (attached) from Mr. Brady R. McShane of Latham & Watkins LLP requesting clarification of the City's parking condition, which stated, in part:

"On behalf of St. Joseph Center, we respectfully request that the number of parking spaces required for the subject property be clarified in the City determination under Case. No. APCW 2003-3304-SPE-CU-CDP-ZAD-SPP-2A to require a total of 132 parking spaces be provided on-site. The City determination does not require a specific number of parking spaces be provided on-site."

Condition Nos. 33 through 36 of the City's final approved action related to the applicant's Shared Parking Plan. Specifically, the applicant intended to continue to share an existing surface parking facility (which straddles the border between the City of Los Angeles and the City of Santa Monica) with two other users (St. Clement Church and Catholic Charities

Services) as well as the general public. As part of the redevelopment of the site the applicant intended to redesign this parking facility to improve its functionality and internal circulation.

A shared parking study conducted by Crain & Associates dated December 12, 2003 inventoried a baseline number of 136 on-site parking spaces. In that study the consultant concluded: "Thus, the results of the parking demand analyses for the proposed St. Joseph Center expansion project indicate that the 136 spaces proposed for the future parking facilities will be sufficient to accommodate the forecast maximum weekday parking demands for the three primary uses on the site, plus allow for the continuation of public parking without resulting in significant 'overflow' or displaced parking to area on street commercial and residential parking availability. Weekend parking conditions will be unaffected by the proposed St. Joseph Center project."

Since the parking lot is split between two cities, the City anticipated that changes to the parking facility's proposed redesign might occur as a result of Santa Monica's review and approval. As such, in Condition No. 18.a, the City allowed "minor deviations...to comply with the City of Santa Monica requirements." As it happened, during further refinement of project plans connected to Santa Monica's review (as well as the California Coastal Commission's review) the number of parking spaces was reduced from 136 to 132.

Subsequent to the City Council's approval of the project, the Coastal Commission released a notice of intent to issue a Coastal Development Permit (CDP). In that action the Coastal Commission specifically conditioned its approval on provision and maintenance of 132 parking spaces. Consistent with the City's own Condition No. 8, which requires the submission of a Plan Approval to make sure the Shared Parking Plan is working as intended, the Coastal Commission reserved the right to monitor parking demand and require an amendment to the CDP if future conditions so warranted.

The reduction from 136 to 132 parking spaces, as reflected in the submitted plans, is a minor deviation and does not change the essential conclusion in the Crain & Associates shared parking study, in which it was found that the available on-site parking would be more than adequate to meet the needs of the three primary users and still provide parking for the public. Crain & Associates wrote: "The forecast maximum parking demand for the expanded St. Joseph Center is estimated to increase from a maximum of 42 spaces to approximately 74 spaces, occurring at about 4:00 PM on Wednesdays. Combined with the parking needs of the St. Clement Church and Catholic Charities Services facilities, whose parking needs are unaffected by the project, the total maximum shared parking demand for these three uses is conservatively estimated to be a total of approximately 81 spaces, occurring at about 2:00 PM on Wednesdays." The study further concluded, "...the diocese can continue to make available a minimum of 55 parking spaces during all weekday periods between 7:00 AM and 5:00 PM for the continued use as public parking."

I have reviewed the earlier actions of the Area Planning Commission and the City Council, Associate Zoning Administrator David Kabashima's report, and the applicant's attached statement. While Condition No. 34 makes reference to 146 parking spaces and Condition No. 38.b to 134 parking spaces, neither of these numbers represents the City's required

parking. Instead, the City's required parking is 132 spaces, consistent with the California Coastal Commission's action on the matter and pursuant to the Shared Parking Plan that the City Council approved on June 22, 2004.

All other provisions of Case No. APCW 2003-3304(SPE)(CU)(CDP)(ZAD)(SPP)-2A remain as previously indicated.



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Telephone No. (213) 978-1318

ML:AB:lmc

Attachment

cc: Councilmember Bill Rosendahl  
Eleventh District