



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org  
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



March 12, 2014

Joey Vasquez  
Los Angeles Department of City Planning  
200 N. Spring Street  
Los Angeles, CA 90012-2601

**Case Number:** ZA-2013-1085-CDP-MEL-ZAA  
**Project:** 758 East Sunset Avenue, Venice 90291  
**Description:** Demolition of an existing single family residence with accessory structures and the development of 3 single family residences (small lot subdivision)

To Joey Vasquez,

This will advise that at a regularly held public meeting of the Venice Neighborhood Council's (VNC) Board of Officers on February 18, 2014, it was moved and passed by the Venice Neighborhood Council as follows:

**MOTION:**

While we recognize City Planning has approved projects under the SLSO (Small Lot Subdivision Ordinance), the Venice Neighborhood Council feels that the Venice Coastal Zone Specific Plan should trump or take precedent (meaning 2 homes or 3 with 1 being a replacement affordable).

Further, we request that no variance, exceptions or adjustments be accepted on completely new developments.

Finally, we do not feel that this project meets the unique character intent of the Venice Specific Plan because:

- 1) 70% homes in surrounding 4 blocks are single story and 22% are 2 story and less than 7% are similar in size;
- 2) this project decreases the density (%) of affordable units in the area.
- 3) the lot coverage is beyond that which Venice would like to see.
- 4) this level of density as specified by the Venice Specific Plan shall require providing guest parking.

LUPC Motion made by Jake Kaufman, seconded by Jim Murez;



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## Staff Report:

<http://www.cityhood.org/ReportCaseActivityDetail.cncx?CID=31995&UGP=Anonymous>

**ACTION:** Motion made by Jake Kaufman, seconded by Marisol Solomon. Project declined 19-0-0

**MOTION TO RECONSIDER** (to allow architect to speak – motion called early so he wasn't present when first called): Motion made by Sevan Gerald, seconded by Scott Kramarich Passes 11-2-1

**REHEAR MOTION:** approved as presented (project declined) 14-0-0

**For further information, please consult the attached Land Use Planning Committee Staff Report.**

Sincerely,

Linda Lucks,  
President,  
Venice Neighborhood Council

## Cc:

LA City Planning and Zoning

### **Zoning Administrator:**

Greg Shoop, Zoning Administrator <[greg.shoop@lacity.org](mailto:greg.shoop@lacity.org)>

Joey Vasquez, Zoning Administrator [joey.vasquez@lacity.org](mailto:joey.vasquez@lacity.org)

## Council District 11

Councilmember Mike Bonin: [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)

Mark Grant, Special Assistant to Councilmember Bonin [mark.grant@lacity.org](mailto:mark.grant@lacity.org)

Cecilia Castillo, Field Deputy to Councilmember Bonin [cecilia.castillo@lacity.org](mailto:cecilia.castillo@lacity.org)

Chris Robertson, Senior Planner to Councilmember Bonin [chris.robertson@lacity.org](mailto:chris.robertson@lacity.org)

## Venice Neighborhood Council

Venice Neighborhood Council, [board@venicenc.org](mailto:board@venicenc.org)

Jake Kaufman, Chair of Land Use and Planning Committee, [Jake@Jake90291.com](mailto:Jake@Jake90291.com)

Secretary of Venice Neighborhood Council, [secretary@venicenc.org](mailto:secretary@venicenc.org)

Venice Neighborhood Council Motion, Approved 12/15/2014

Motion for LA City Planning to Prepare a Cumulative Impact Study for Venice

Whereas, development in Venice has been increasing at a significant and unforeseen pace since the environmental analysis for the Venice Coastal Zone Specific Plan was last performed, in 2004;

and Whereas, many of those developments are incompatible with and are having negative impacts on the existing neighborhoods; and Whereas, the increasing rate of development now found in the Coastal Zone, is creating a serious concern within Venice neighborhoods that the cumulative impact of successive projects of the same type in the same place appear to be having a very significant adverse effect on the character, social diversity, and quality of life of the neighborhoods;

and Whereas having such a study is critically important to the analysis currently being done by the Venice Neighborhood Council with respect to approaches to be used in analyzing development projects for purposes of compatibility of character, mass and scale; Therefore, be it resolved that the VNC Board requests the City of Los Angeles Department of Planning to prepare a cumulative environmental impact study on development in Venice and report their findings by April 30, 2015.

