

Where: 2013 and 1915 Ocean Front Walk

What: Purchased in 1963 and 1972 as C1, operated as retail for years before a 1989 down zoning to R1 with a variance

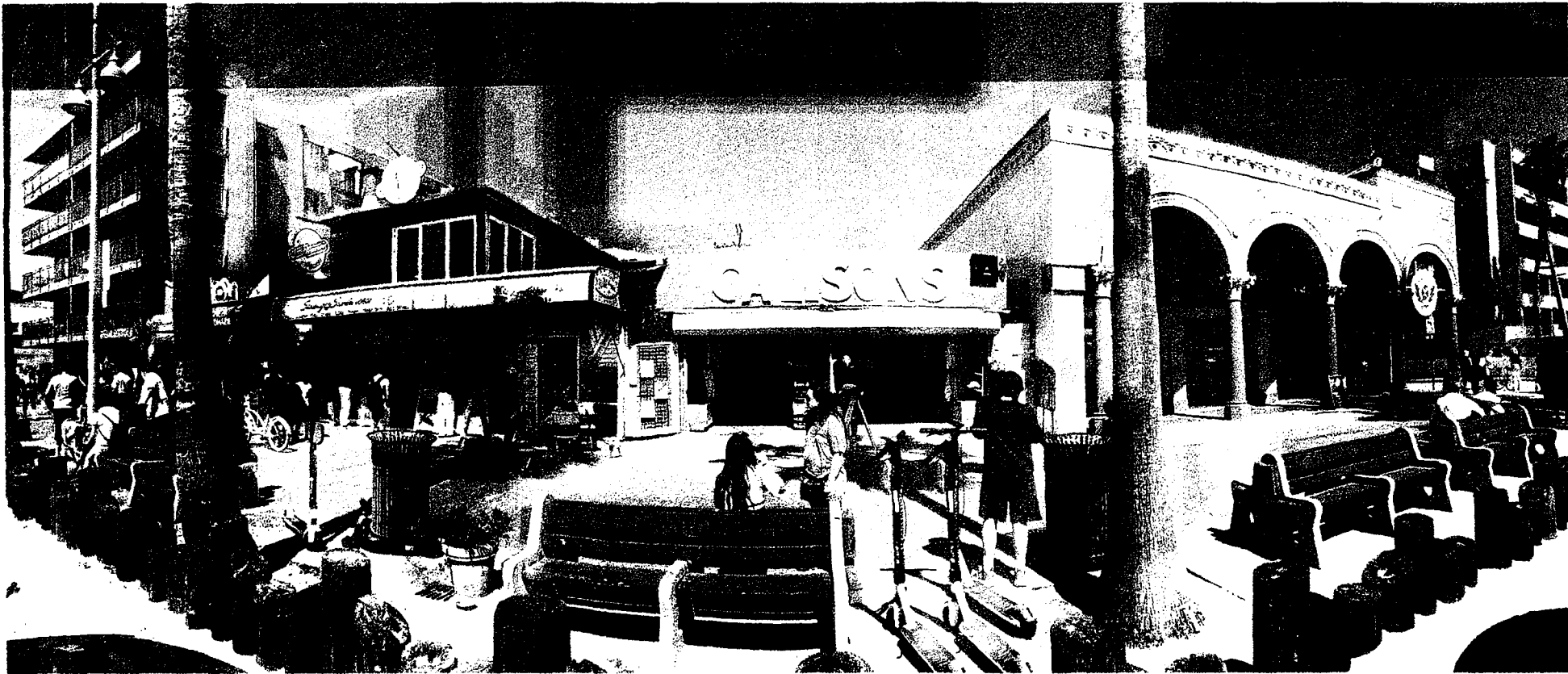
Issue: Purchased for commercial prices the life investment of a family

1. Downzoning caused undue financial hardship in the ability to adapt to change to business conditions
2. No community outreach for downzoning
3. Property losses in the 8 million dollar range, with business losses in the tens of millions
4. Other properties frozen with food and alcohol
5. Posted only three places downtown

Precedent for reversal: In 1992 City Council member Ruth Gallanter initiated a GPA to restore the block perpendicular, on north venice to pacific \* see hand out. Ruth Gallanter cited that the action would cause "undue business hardships," the decision was reversed in 23 days, with planning citing, "an inadvertent mistake."

Business included in reversal: James Beach, Canal Club and The corporate chain It's Sugar

Date: 4/02/19  
Submitted in PLWH Committee  
Council File No: 07-0629-S1  
Item No.: 3  
Deputy: Pular comment



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Office of the City Clerk, City of Los Angeles

This report was generated by the Council File Management System on 04/01/2019

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**Council File Number**

88-0719-S1

**Title**

88-0719-S1

**Subject**

CPC 86-824 GPC - Req Ccl approve Correcting Ord changing zone from RD1.5-1-0 back to {T}{Q}C1.5-1 for properties on both sides of No Venice Blvd west of Pacific Ave. (While the Artcraft Commercial designation is shown on Venice Community Plan, the C1-5-1-0 zone was inadvertently removed by a zone change to RD1.5-1-0 done by City's General Plan / Zoning Consistency Prog on 5-3-89, which took effect on 6-21-89.) SEE CF 88-0719

**Last Change Date**

01/01/1975

**Council District**

6

**Initiated by**

Department of City Planning

**Archive History**

7-8-93 - For Ccl - File to Cal Clk

7-14-93 - Findings & Ord ADOPTED correcting ord changing zone from RD1.5-1-0 back to (T)(Q)C1.5-1-0 for both sides of North Venice Blvd W/o Pacific Ave in Venice

7-27-93 - File in files

OK FN  
9-2-93

ORDINANCE NO. 168,936

# ZONE CHANGE MAP CORRECTION RECORD

ORDINANCE NO. 168936

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN, AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

C.P.C. NO. 87-858 GPC

PUBLISHED DATE 7-27-93

EFFECTIVE DATE 8-27-93

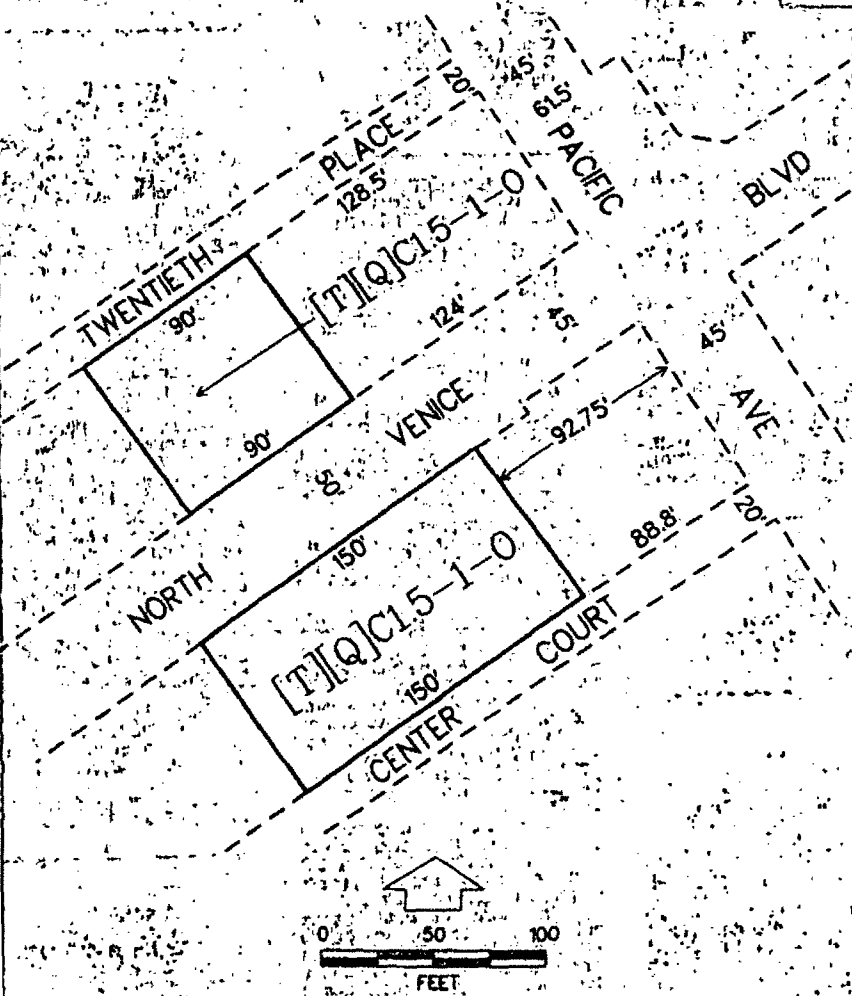
PLATTED 8-31-93 D. M. NO. 106.5A145

PLATTED 89 Z. M. NO.       

FR. [9] C1.5-1-0 To [T][Q] C1.5-1-0

Previously Published: (eff date 01-13-89)

ORD. No. 164,235



Sec. 2 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUL 14 1993

City Clerk,  
By Raymond J. [Signature]  
Deputy

Approved JUL 23 1993

Approved as to Form and Legality  
[Signature] Mayor

JAMES K. HAHN, City Attorney,  
By \_\_\_\_\_ Deputy.

File No: 88-0719-51

Approved by Sec. 87.8 of the City Charter  
approved of this ordinance, respectively,  
for the City Planning Commission

See attached report.

[Signature]  
City Clerk

July 6, 1993

Z MAP 561 | C.M.106.5A145 | CPC 87-858 GPC

MW | 06/93

## VENICE CORRECTION ORDINANCE



Jason Tong &lt;jasontong@global.t-bird.edu&gt;

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**Re: 1915 and 2013-2015 Ocean Front Walk, request for GPA initiation**

2 messages

**Howard Robinson** <howard@howardrobinson.net>

Fri, Dec 15, 2017 at 10:53 AM

To: Debbie Lawrence &lt;debbie.lawrence@lacity.org&gt;

Cc: Jason Tong &lt;jasontong@global.thunderbird.edu&gt;, Susan Steinberg &lt;suesteinberg@mac.com&gt;, Jared Johnson &lt;jared@howardrobinson.net&gt;, Kevin Keller &lt;kevin.keller@lacity.org&gt;, Tricia Keane &lt;tricia.keane@lacity.org&gt;

Debbie,

Howard Robinson & Associates is no longer the representative on this case. The owner has retained another consultant who will be contacting you or other City Planning staff after the first of the year.

I know you did what you could, but I must say its extremely disappointing to have never received any written explanation of what the problem was. This was a "black box" situation that is really quite unacceptable from what is supposed to be an open, transparent, citizen-responsive public agency. Again, I know its not your fault. I don't know whether the problem was Bonin's office, or Kevin Keller or maybe Vince. But that's the point ... we don't know who put the brakes on this or why. It's simply not right.

Howard Robinson  
Howard Robinson & Associates, LLC  
Land Use Consultants  
8758 Venice Blvd., Ste 101  
Los Angeles, CA 90034  
310-838-0180  
www.howardrobinson.net

On Thu, Dec 14, 2017 at 4:21 PM, Debbie Lawrence &lt;debbie.lawrence@lacity.org&gt; wrote:

Hi Howard,

I know it has been a long time that you have been waiting on this, but I can only tell you that Management is not willing to initiate this yet. I did want to let you know that I am staying on top of it, but I don't have any authority to make it move.

I will keep checking for you.

Debbie

On Wed, Aug 9, 2017 at 12:48 PM, Howard Robinson &lt;howard@howardrobinson.net&gt; wrote:

Debbie,

Per our discussion of several weeks ago, please see attached letter requesting initiation of a General Plan Amendment for two sites: 1915 Ocean Front Walk and 2013-2015 Ocean Front Walk. Also see completed application form for Initiation of an Amendment to City's General Plan.

Sue Steinberg from my office will be following up in coming days, since I will be out of town until Aug. 21.

Thank you.

Howard Robinson  
Howard Robinson & Associates, LLC  
Land Use Consultants  
8758 Venice Blvd., Ste 101  
Los Angeles, CA 90034  
310-838-0180  
www.howardrobinson.net

4/2/2019

Thunderbird Lifetime Email Mail - Fwd: 1915 and 2013-2015 Ocean Front Walk

**From:** Benson Lau <benson@thelaulawfirm.com>  
**Sent:** Tuesday, November 20, 2018 11:36 AM  
**To:** Adam Satnick <adam@satnicklaw.com>  
**Subject:** Fwd: 1915 and 2013-2015 Ocean Front Walk

Sent from my iPhone

Begin forwarded message:

**From:** Debbie Lawrence <debbie.lawrence@lacity.org>  
**Date:** November 20, 2018 at 11:35:12 AM PST  
**To:** Benson Lau <benson@thelaulawfirm.com>  
**Subject:** Re: 1915 and 2013-2015 Ocean Front Walk

Hi Benson,

So sorry for the delay on this. The management team has determined that it is not appropriate at this time to move forward with this GPA, given the concurrent update of the Venice LCP and LUP, and therefore have not approved your request. Please let me know if there is anything further I can help you with regarding another type of project that would not have to utilize the GPA entitlement.

thank you,  
Debbie

On Mon, Nov 19, 2018 at 1:30 PM Benson Lau <benson@thelaulawfirm.com> wrote:

Ok, will do.

Benson K. Lau, Esq.

THE LAU LAW FIRM

1130 South Flower Street, Suite 112

Los Angeles, CA 90015

Telephone: (424) 243-6845

Mobile: (808) 381-5063

Facsimile: (213) 221-4785

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**From:** Debbie Lawrence  
**Sent:** Monday, November 19, 2018 1:29 PM  
**To:** Benson Lau  
**Subject:** Re: 1915 and 2013-2015 Ocean Front Walk

Sorry Benson, I still have not heard anything. I passed this on to the Executive team at this point, and will wait for a decision from them. Check back with me tomorrow.

Debbie

On Mon, Nov 19, 2018 at 1:20 PM Benson Lau <benson@thelaulawfirm.com> wrote:

Hi Debbie:

Hope you had a good weekend. Just wanted to check in with you to see if there is any update on our request for initiation.

Very truly yours,

DECLARATION OF POSTING ORDINANCE

I, MELISSA M. HERNANDEZ, state as follows:

I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 104844, entitled: Venice Community Plan Area west of Lincoln Boulevard

a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on MAY 3 19 89, and under direction of said Council and said City Clerk, pursuant to Section 31 of the Charter of the City of Los Angeles, on MAY 12 19 89

I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board at the east entrance to the Hall of Justice of the County of Los Angeles in said City, and one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously and conspicuously for ten days, or more, beginning May 12 19 89 to and including June 22 19 89.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 12 day of May, 19 89 at Los Angeles, California.

WEDNESDAY Melissa M Hernandez  
Deputy City Clerk

Effective Date: June 21, 1989

Sec. 5 The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the east entrance to the Hall of Justice in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 03 1989

ELIAS MARTINEZ, City Clerk,

By *Edward W. Anderson*  
Deputy.

Approved MAY 11 1989

*Tom Bradley*  
Mayor.

Approved as to Form and Legality

.....  
JAMES K. HAHN, City Attorney.

By .....  
Deputy.

File No. 88-0719

City Clerk Form 193

Pursuant to Sec. 970 of the City Charter, approval of this ordinance recommended for the City Planning Commission .....

APR 20 1989

See attached report

*Kenneth Topping*  
Director of Planning  
*by MF*



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ORDINANCE NO. 164844  
CPC 1986-0824 GPC  
EFF: 06/21/89

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map. ✓

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon portions of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map shall set forth the zones and height districts as they are set forth on the map entitled "Venice II" and the Table for Section 1 attached hereto and incorporated herein by this reference.

# ATTACHMENT A

## BACKGROUND INFORMATION

### REESE DAVIDSON COMMUNITY

2102 - 2120 S. Pacific Avenue, 116 - 302 E. North Venice Boulevard,  
2106 -2116 S. Canal Street, and 319 E. South Venice Boulevard  
Venice, CA 90291

#### PROJECT OVERVIEW

Hollywood Community Housing Corporation (“HCHC”) and Venice Community Housing Corporation (“VCHC”), (collectively, the “Applicants”), are seeking to demolish an existing building containing four residential dwelling units and a surface parking lot in order to construct use and maintain an approximately 105,770-square foot mixed-use 100% affordable housing development known as the Reese Davidson Community (“Reese Davidson Community” or “Project”), located on an approximately 115,674 gross square feet (approximately 2.65 acres) site located at 2102 - 2120 S. Pacific Avenue, 116 - 302 E. North Venice Boulevard, 2106 -2116 S. Canal Street, and 319 E. South Venice Boulevard, located within the Venice community of the City of Los Angeles (the “Property”). The Project will contain 140 residential dwelling units, including 136 restricted affordable dwelling units and 4 unrestricted Manager Units. In addition the Project contains approximately 685 square feet of supporting (social service) office uses, approximately 4,065 square feet of retail uses, approximately 500 square feet of restaurant/café uses, approximately 500 square feet of outdoor restaurant service area, and approximately 3,155 square feet of art studio uses. The Project will generally be 35 feet in height and includes a 59-foot tall architectural campanile located at the northwest corner of the Property, with a railing, elevator, and roof access structure extending to a height of approximately 67 feet. A total of 395 to 436 (128 required, 188 replacement, and 79 – 120 non-required) on-site automobile parking spaces and 136 (19 short-term and 117 long-term) bicycle parking spaces will be provided.

#### REQUESTED ENTITLEMENTS

The establishment of the Project requires approval of the following:

- **GENERAL PLAN AMENDMENT** to amend the Venice Community Plan land use designation of the Property from Open Space to Neighborhood Commercial, and amendments to the Venice Community Plan text to delete reference in Policy 5-1.1 and the statement on page III-16 regarding open space in the Venice Boulevard median.

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According to the County Assessor records, the gross (prior to any dedications) land area of the Property is 115,674 square feet. The net (after any dedications) land area is 98,739 square feet and the buildable (net land area less required Venice Coastal Zone Specific Plan setbacks) is 93,564 square feet.