



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) / Phone or Fax: 310.606.2015



May 22, 2020

BY EMAIL

Juliet Oh [Juliet.oh@lacity.org](mailto:Juliet.oh@lacity.org)

2467-2471 South Lincoln Boulevard

CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI

## **Project Description**

- Conditional Use (CU) pursuant to LAMC Section 12.24 U.26 – Request is a Conditional Use approval for a 100% Density Bonus, exceeding that of which is permitted by LAMC Section 12.22 A.25.
- Density Bonus (DB) pursuant to LAMC Section 12.22 A.25 – Request is for approval of a Density Bonus case with the following incentives:
  - a. Floor Area Ratio increase to 3:1 for a site fronting a Major Highway Class I and is located within 1/2 mile of a Major Transit Stop (on-menu).
  - b. Height increase of 22-feet for a proposed flat-roofed building, as defined by the Venice Coastal Zone-Specific Plan (off-menu).
  - c. Waiver of the Venice Coastal Zone-Specific Plan step-back provisions for buildings greater than 25-feet in height (off-menu).
  - d. Waiver of the commercial loading space requirement of the LAMC (off-menu).
  - e. Waiver of the residential automobile parking requirement.
- Coastal Development Permit (CDP) pursuant to LAMC Section 12.20.2 – Request is for approval of a Coastal Development Permit for the proposed project. The subject site is located in the Coastal Zone.
- Project Permit Compliance (SPP) pursuant to LAMC Section 11.5.7 – Request is for a Project Permit Compliance approval for a proposal located within the Oakwood – Milwood  
– Southeast Venice Subarea of the Venice Coastal Zone-Specific Plan.
- Design Overlay Plan Approval (CDO) pursuant to LAMC Section 13.08 E.2 – Request is for a Design Overlay Plan Approval. The subject site is located within the Lincoln Boulevard Community Design Overlay and the proposal is defined as a “project” by the Overlay.
- Waiver of Dedication and Improvement (WDI) pursuant to LAMC Section 12.37 I.3 – Request is for a modified right-of-way dedication of 10-feet, in lieu of the otherwise required 18-foot dedication, and waiver of widening the half roadway width.
- Mello Act Determination (MEL) pursuant to LAMC Section 12.20.2 – Request is for a determination to certify the proposed project as compliant with the Mello Act.



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- Categorical Exemption (CE) pursuant to CEQA Guidelines 15300 – Request is for approval of a Class 32 “Urban Infill” Categorical Exemption to satisfy the proposed project’s CEQA determination.

Dear Juliet,

Please be advised that at a regularly held Virtual Public meeting of the Venice Neighborhood Council (VNC) Board of Officers on May 21, 2020, the following Motion passed.

## **Motion**

The Venice Neighborhood Council recommends *denial* of the project as presented

## **ACTION**

The motion to deny passed by a vote of 14-0-2

Land Use & Planning Committee case-related documents and Staff Report can be found at: <http://venicenc.org/land-use-committee.php>

Please note that the VNC Board does not speak on behalf of the City of L.A. but only on behalf of the community of Venice, which elected the Board members; and that the advisory recommendation contained in this letter does not purport to take any action that may be required under applicable law by the Venice Coastal Zone Specific Plan, the L.A. Municipal Code, the General Plan Venice Community (certified) Land Use Plan or the California Coastal Act.

Please provide us a copy of the determination letter, including all Exhibits, via email to [president@venicenc.org](mailto:president@venicenc.org), [vicepresident@venicenc.org](mailto:vicepresident@venicenc.org), and [chair-lupc@venicenc.org](mailto:chair-lupc@venicenc.org), in addition to mailing it to the VNC at the address indicated in the letterhead above; and please assure that this letter from the VNC is placed in ALL City case files for the project, including the files for Appeals to the West L.A. Area Planning Commission, if any.

Thank you, and please do not hesitate to contact me if you have any questions in this regard.



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Respectfully submitted,

Ira Koslow  
President  
Venice Neighborhood Council

Cc:

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Venice Neighborhood Council

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Applicant

Venice Community Housing Corporation

Representative Becky Dennison [bdennison@vchc.org](mailto:bdennison@vchc.org)



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