

**Venice Neighborhood Council
Staff Report**

Report Date: 4/27/2014 rev. 2

Project Address: 320 Hampton Drive

Case No.: DIR-2014-148-VSO

Staff: James . Murez @ VeniceNC.org

LUPC Motion: Recommend project approval subject to the conditions as stated below (all inclusive):

Recommended Conditions:

1. The use and development of the property shall be in substantial conformance with the floor plan and site plan submitted.
2. Provide parking plan showing parking layout(s) as required under the VCZSP for the requested uses. (Existing recorded agreements shell remain in effect.)
3. Provide the VNC with a Complaint Contact and policy which defines how quickly the applicant will respond. The policy shell take into account the hours of day and day of the week and address holiday and weekend procedures. The policy and contact information shell be laminated and available for the public to review the Main entrance of the building project during business hours.
4. Remove all trash from the sidewalks and landscaped areas shown on site plan on a daily bases.
5. Install and maintain parking lot and sidewalk lighting to ensure a minimum standard of safety for pedestrians.
6. Remove all graffiti within 24 hours.
7. Specify on the site plans where shuttle buses and trucks will load and unload. In particular, truck and trailer rigs that are too large to enter into the existing loading and trash collection area.

Summary: The original project was proposed as a campus comprising of seven structures on five properties which are owned by three property owners. The entire campus includes the property addresses of 320 and 321 Hampton, 340 and 350 Main and 300 Rose which combined span 37 parcels and one privately owned alley. The proposal project described a 13,220 SF addition of Office Use to the existing building located at 320 Hampton, one of the campus buildings. Parking was proposed to be provided through standard surface parking, an existing recorded parking covenant that allows for attendant parking (4606) and through the LA City bicycle parking ordinance.

The applicant was granted by LA City Planning a magisterially approval (DIR-2014-148-VSO) based on the proposed addition being less than 10% increase in occupant load. This number was based on the total campus square footage when compared to the proposed addition. This approval allowed the applicant to be placed on the Coastal Commission Di-Minims Consent Waver calendar.

The more subtle inference that was not considered by the applicant was the requirement to record any encumbrances created by the addition (parking and trash) onto all the campus buildings. This also meant multiple property owners all agreeing to these recordation's on their properties.

The applicant has revised their proposal and is no longer seeking a Di-Minims Waiver permit path but rather has filed with the Coastal Commission a full Development Permit. The 320 Hampton addition of 13,220 SF is still proposed but the proposed site will only include the 320 Hampton address and through the existing recorded agreements that tie the parking with the 300 Rose site. Additionally, usage of the bicycle parking ordinance has been removed. The expansion will be parked on site after re-stripping the lots. No new recorded agreements will be required as a result of this interior only remodel addition.

One of the original primary concerns that LUPC Staff had with the proposal was based on incomplete documents being presented by the applicant to LUPC. Namely how the original 1978 Industrial building with a Storage Warehouse Use was now being presented to the community as legal Office Use. The parking impacts of this needed to be addressed. After researching the issue, the applicant produced a 1987 remodel of the site which entitled the Office Use. The building plans associated to this Certificate of Occupancy reflected conforming to the parking requirements as required at the time.

Therefore, with the existing project conforming to the code in 1987, the only matter before LUPC is the addition of interior square footage and not any change of use. The revised project plans illustrate how the applicant will conform to code without tying this project to the campus. The existing 159 required stalls for 320 Hampton and 300 Rose combined (as recorded by agreements in 1978) are shown along with the 53 new spaces as required for the remodel addition. A trash enclosure separate from the campus is also shown on the site plan.

It is now the opinion of LUPC Staff that this project complies with City code as presented and with the applicant filing for a full CDP the project will also conform to the Coastal Commission requirements.

The prior staff report was considering a much larger project based on the documents that were provided. As a result the report was requesting several permit conditions that no longer apply to the existing use not changing since this is only an interior remodel addition.

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