

Venice Neighborhood
Council

Post Office Box 550

Venice, CALIFORNIA 90294



**Land Use and Planning
Committee Report
Compiled to Present to
VNC Board of Officers
October 21, 2008**



Case Number: APCW 2008-2338 SPE SSPP CDP
ENV 2008-2339 EAF

Address of Project: 248 East Westminster (1104 South Cabrillo Avenue)

Size of Parcel: 5,284.6 square feet (calculated)
Assessed Land Value: \$2,922,566.00
Assessed Improvement Value: \$649,458.00
Last Owner Change: 3/24/05
Last Sale Amount: \$3,300.033

Size of Project: 8,834 Square Feet
Parking: This applicant has 8,834 square feet @ 1 space/225 sq ft = 39.262 parking spaces are required. There are 10 parking spaces on site.

Alternates to Street Parking: Company operated shuttle service to enable employees to park over 750 feet from 248 Westminster.

Venice Subarea: North Venice – Venice Canals
Zone: C2-1-0
Permit Application Date: June 10, 2008
Date of Planning Report: TBA
Date of End of Appeal Period: TBA
Planning Report Prepared by: TBA

Applicant: Luma Pictures, Chris Sage @
310-888-8738. Sage@Luma-Pictures.com

Address: 248 East Westminster/1104 South Cabrillo Avenue
Representative: John Parker, The Parker Group
Contact Information: 805.984.5684
Date(s) heard by LUPC: August 13, 2008, September 24, 2008

Zoning Administration Date: TBA
WLA APC Dates: TBA

Documents Submitted by Applicant and posted on VNC/LUPC web site:

A2 1_Plans

APCW 2008-2338 EAF-Maps

APCW 2008-2338 Historic Records

APCW 2008-2338 MLUPA Venice application

APCW 2008-2338 Photos

Environmental Assessment, maps

Master Land Use Permit

Parcel History

PLANS: floor plans, elevations

Findings

Applicant's Parking Summary

Parking Leases: Church at 1041 Abbot Kinney and Church at 685 Westminster

Luma Pictures Employee Handbook, Parking Section

Luma Pictures Passenger Van Purchase

LUPC MOTION: (from transcript of public comment at LUPC meeting 9/24/08)

STAFF REPORT

Project Description:

1. To permit 10 parking spaces in lieu of 40 otherwise required for existing in accordance with the VCZSP, page 25, Sections 13.D and 13.E.1; and an
2. To permit the existing building at 33' in height.
3. To permit a FAR of 1.67:1 for a mixed-use commercial/residential building, in lieu of 1.5:1 otherwise permitted by Section 11.B.3 of VCZSP.

4. Project permit compliance review, pursuant to Section 8.B of the VCZSP and LAMC Section 11.5.7-C to permit the continued use and maintenance of an existing office/residential building.
5. Coastal development permit (CDP), pursuant to LAMC Section 12.20.2 to permit the continued use and maintenance of an existing office/residential building.

John Parker, applicant's representative, emailed a correction stating that the height of the building is not actually part of the request. The building was permitted a height of 33 feet under a conditional use grant in 1988 (ZA 1988-0880). The existing building height, as measured under the Venice Specific Plan, is 32 feet, 11 inches. However, parcel history report states that variance being sought regarding building height.

NOTE: We must investigate whether or not this building has a separate Coastal Development Permit from the Coastal Commission and include that in our final report. If there is a CDP then that is the permit that stands vis-à-vis parking.

Section of Venice Coastal Zone Specific Plan governing this particular site and application:

Page 26: Section 13, D, Parking:

Office Uses: General Office and other Business, Technical Service, Administrative or Professional Offices.

One space for each 225 square feet of floor area. This applicant has 8,834 square feet @ 1 space/225 sq ft = 39.262 parking spaces required.

MAXIMUM BUILDING HEIGHT:

22' TO 30'. NOTE: 30' with a flat roof, 35' with varied or stepped back roofline.

Summary of Arguments Against this Project/Issue:

Applicant's employees park on the surrounding streets in direct conflict with residents parking on streets in front of their homes. On-site parking totaled 10 spaces, whereas a total of 40 parking spaces necessary for this use to meet parking requirements in accordance with the Venice Coastal Zone Specific Plan.

Summary of Arguments For this Project/Issue:

Applicant researched alternate parking and signed a lease with the Church at 684 Westminster and the church at 1041 Abbot Kinney Blvd to secure adequate parking, and

they purchased a van to shuttle employees to and from the leased church parking to 248 Westminster. Van is on call for transport needs.

Summary of Public Comment:

(from transcript of public comment at LUPC meeting 9/24/08)

www.veniceneighborhoodcouncil.com/meetings contains public comment. Have to reset date to 07/01/2008.

Summary of Findings by LUPC:

(from transcript of public comment at LUPC meeting 9/24/08)

Authors of Report: Challis Macpherson

Date: August 13, 2008

Draft of LUPC Recommended Letter from VNC Board of Officers to Council District 11 and selected others compiled after LUPC hearing 9-24-08.

Approximate Hours Spent on this Project by LUPC Staff: