



Venice Neighborhood  
Council  
Post Office Box 550  
Venice, CALIFORNIA 90294  
310-606-2015.

**Land Use and  
Planning  
Committee Report  
to VNC Board of  
Officers**



**June 17, 2008**

**Case Number:** ZA 2006-6106 CDP YV SPP MEL

**Address of Project:** 303, 307, 309 Ocean Front Walk

**Size of Parcel:** 8,208 square feet  
**Size of Project:** 8,202 square feet x 1.5 = 12,303 square feet  
**Building Area:** 19,300.0 square feet  
**Subterranean Area:** 7,100.0 square feet  
**Permitted Building Height:** 36' - 0'  
**Proposed Building Height:** 35' -0'

**Total Number of Units:** 36 rooms  
**Required Parking:** 38  
**Parking Provided:** 48

**Venice Subarea:** North Venice  
**Zone:** General Commercial: CR, C1, C2, C4.P  
**Permit Application Date:** 2006  
**Date of Planning Report:** TBA  
**Date of End of Appeal Period:** TBA  
**Planning Report Prepared by:** TBA

**Applicant:** Nathan Ahdoot, Oceanside Development LLC  
**Address:** 11911 San Vicente Blvd, #225  
Los Angeles, California 90049

**Representative:**  
**Contact Information:** 310.985.3335, [ahdoot1@sbcglobal.net](mailto:ahdoot1@sbcglobal.net)  
**Date(s) heard by LUPC:** June 4, 2008

**Zoning Administration Date:** TBA

**WLA Area Planning  
Commission Dates:** TBA

---

**LUPC MOTION:**

---

## **STAFF REPORT**

### **Project Description:**

A luxury 5-Star Hotel, a mixed-use development with a FAR variance to build a “boutique” hotel on these two Ocean Front Walk parcels, 8,202 square feet in area. Proposed parking would exceed VCZSP requirements. Proposed development would exceed FAR for this zone.

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

Pages 17 and 18, Parking pages 26 and 27.

### **Summary of Arguments Against this Project/Issue:**

### **Summary of Arguments For this Project/Issue:**

### **Summary of Public Comment:**

### **Summary of Findings by LUPC:**

### **Authors of Report:**

### **Date:**

**Draft of LUPC Recommended Letter from VNC Board of Officers to Council District 11 and selected others.**

**Draft of Community Impact Statement**

**Approximate Hours Spent on this Project by LUPC Staff:**