

BULLETIN:

Venice Restaurateur Wants to Build 4-Level Outdoor Parking Lifts Facing Electric Avenue

PLAN EXPLOITS OBSCURE CITY RULE TO
AVOID PROVIDING SURFACE PARKING FOR
NEW 47-SEAT RESTAURANT

**30-FOOT STEEL TOWERS WOULD LOOM
OVER NEIGHBORHOOD, RUN 13 HOURS A
DAY UNTIL 12 MIDNIGHT, 7 DAYS A WEEK**

COASTAL COMMISSION TO REVIEW PROPOSAL
AT AUGUST 11 HEARING



In a behind-the-scenes process hidden from Venice residents, a local restaurant owner is attempting to convince the City of Los Angeles and the California Coastal Commission that 4-level mechanical parking lifts can be used to satisfy the parking requirements for a new 47-seat restaurant he plans to build on a small parcel on Abbot Kinney Boulevard.

The three outdoor lifts would tower 30 feet above the site at 1305 Abbot Kinney Blvd., near the corner of Santa Clara Avenue, and would face residential neighborhoods on Electric Ave. Their machinery would operate continuously from 11 a.m. until 12 midnight, 7 days a week.

The owner initially tried to get an exception from the law requiring him to provide 14 spaces for his new restaurant, but almost 200 neighbors opposed the request, and the city denied it. Now, the owner claims he can meet the requirement with three enormous 4-level hydraulic lifts that would shuffle cars day and night in open view and within earshot of his residential neighbors.

Parking lifts are rare in Los Angeles, and a 4-level lift has never been approved. Because cars at the lower levels must exit in order to gain access to cars on upper levels, the lifts are slow and not suited for a busy restaurant where patrons are coming and going constantly.

The owner's plan is now being reviewed by the California Coastal Commission, and he is working behind the scenes to convince the Commission's staff to recommend allowing the 4-level lifts at its August 11 hearing. **As members of the Venice neighborhood, we should oppose the use of these noisy, ugly and unproven parking lifts to satisfy the parking requirements for this restaurant and ask the Coastal Commission to deny the owner's request.**

What Can I Do?

1. **Mail, fax or email a letter to the Coastal Commission** by Monday, August 9th.
MAIL: Charles Posner, California Coastal Commission, 200 Oceangate, Suite 1000, Long Beach, CA 90802 • FAX: (562) 590-5084 • EMAIL: cposner@coastal.ca.gov
2. **Send a copy to our neighbor** Arminda Diaz at: arminda@d3architecture.com
FAX: (310) 943-1745; MAIL: 1520 Andalusia Ave., #7, Venice, CA 90291
3. **Email a copy to City Councilman** Bill Rosendahl at whitney.blumenfeld@lacity.org

► **IMPORTANT: If possible, fax/email by Monday, August 9, 2010**

TO: California Coastal Commission

ATTN: Charles Posner, Coastal Program Analyst
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
Fax: (562) 590-5084
Email: cposner@coastal.ca.gov

Re: Commission Appeal No. A-5-VEN-10-138 (Local Permit # APCW-2009-1738)
(Proposed construction of restaurant at 1305 Abbot Kinney Blvd., Venice CA)

Honorable Commissioners:

We support the appeal of the coastal development permit for the above restaurant and oppose the restaurant owner's request to use mechanical parking lifts to provide the required parking. This technology is unproven and unsuitable for a busy restaurant with constant turnover. The proposal would also subject the neighborhood to ugly new steel structures and constant noise 13 hours a day, 7 days a week. The owner should to provide all required parking in easily accessible surface or garage spaces, on the restaurant site or nearby.

We believe that for this or any future redesigned project, the owner must present to the Commission "a detailed parking study that demonstrates that the project will provide adequate parking to meet the needs of the development without causing negative impacts to coastal access or access to public recreational facilities," as required by the Venice Local Coastal Program Land Use Plan (LUP) certified by the Commission.

We also request that the Commission reaffirm that the LUP and the Venice Coastal Zone Specific Plan (VCZSP) allow the owner to use an "in-lieu" parking fee instead of actual spaces only for up to 50% of the parking spaces required for Beach Impact Zone (BIZ) parking, rather than for all required spaces. In addition, we believe that the in-lieu parking fee of \$18,000 per space specified in the VCZSP is inadequate and that any in-lieu fee should be set "at a rate proportional to the cost of providing a physical parking space," as has been required by the LUP.

Other Comments: _____

Print Name: _____ **Address:** _____

Signature: _____ **Phone:** _____ **Email:** _____

Print Name: _____ **Address:** _____

Signature: _____ **Phone:** _____ **Email:** _____

► **ALSO:** Please **fax, email or mail** a copy to Arminda Diaz at: FAX: (310) 943 1745;
EMAIL: arminda@d3architecture.com; MAIL: 1520 Andalusia Ave., #7, Venice, CA 90291
