

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Planning APCWestLA <apcwestla@lacity.org>

Materials for hearings of DIR-2017-1895-CDP-MEL-1A; CEQA: ENV-2017-1896-CE

David Ewing <moreseriousbus@gmail.com>
To: apcwestla@lacity.org

Mon, Aug 13, 2018 at 4:40 PM

Dear Cecilia Lamas:

The attached Word document is my communication to the Commissioners for the hearing of these cases on Aug. 15th.
Thank you for distributing them to the commissioners.

Yours,
David Ewing



Aug 15 hearing materials.docx
83K



Planning APCWestLA <apcwestla@lacity.org>

RE: DIR-2017-1895-CDP-MEL-1A & ENV-2017-1896-CE

Judy Branfman <branfman@ucla.edu>
To: apcwestla@lacity.org
Cc: Judy Branfman <branfman@ucla.edu>

Mon, Aug 13, 2018 at 4:28 PM

Please forward this message to WLA Planning Commission members:

RE: DIR-2017-1895-CDP-MEL-1A & ENV-2017-1896-CE

August 13, 2018

To the West Los Angeles Area Planning Commission members,

I am writing to oppose the decision of the Planning Dept in approving the conversion of the First Baptist Church of Venice into an 11,000 sq ft home. Besides the fact that a home of this size is dramatically out of scale and mass with the surrounding homes and the fact that this approval ignores the major importance of this building in Venice's cultural history, I'm especially concerned about the City's use of the VSO (Venice Sign Off) as a tool for randomly approving development proposals.

The case of the First Baptist Church of Venice highlights the danger of the VSO approval process. A case in the Court of Appeals [Court of Appeal No. B285295] alleges that "the City of Los Angeles engages in an illegal pattern and practice that violates the California Coastal Act when it approves development in the Coastal Zone through exemptions or its so-called local Venice Sign-Off process." And:

- 1) The public is routinely denied due process because the city does not provide notice of those (VSO) exemptions to allow for timely appeals. Public participation is an essential tenant of the Coastal Act. (In fact, in a July 30, 2018, email Juliet Oh said VSO decisions cannot be appealed at all!)
- 2) The Coastal Commission agrees that the City's process with respect to the exemptions is dysfunctional, and the Commission has expressed great frustration over the City's lack of a fully certified LCP (Local Coastal Plan).
- 3) The City should not be permitted to continue to use an uncertified specific plan for decision-making, making the VSOs discretionary in nature.

So again, Venice residents have been denied due process resulting from the City's issuing of development approvals using VSOs, which are being used to smooth the development process for many egregious projects.

Juliet Oh and the Planning Department discriminatingly used the VSO approval to bypass Mello, CEQA, Coastal Act requirements, and other issues, and avoid legitimate and thorough community discussion on the very controversial First Baptist Church of Venice development project. In addition the community has to work late-night hours, find lawyers, and attend endless meetings to address the City's disrespectful and likely illegal treatment. These are reasons enough to rescind the approval.

Thank you for your thorough review of these issues,

Judy Branfman

Branfman@ucla.edu

PO Box 5351

Santa Monica CA 90409



Planning APCWestLA <apcwestla@lacity.org>

RE-SEND: Fwd: 685 Westminster, Venice----For the Commission's Review

Elaine Spierer <espierer@verizon.net>
To: APCWestLA Planning <apcwestla@lacity.org>

Wed, Aug 8, 2018 at 7:45 AM

Begin forwarded message:

From: Elaine Spierer <espierer@verizon.net>
Subject: 685 Westminster, Venice
Date: August 7, 2018 at 4:03:46 PM PDT
To: Oh Juliet <juliet.oh@lacity.org>

Good afternoon.

I just got the notice of the upcoming commission meeting on this application to again request approval to convert the former Baptist church building to a single family home.

This is one of those fights that really gets my goat.....I have been on both sides of pro/anti projects in the past. I like to think I looked at my positions with some sense of logic and common sense. The opposition to this project really astounds me.

You probably are not aware, but the appellants continue to have ugly demonstrations against this project and the applicants every week. I find it actually unnerving and even a bit scary. Interestingly, the neighbors around this proposed home support the applicants as they well know how much better it will be for their neighborhood not to have to the extreme impact a large condo project would on their family neighborhood.

The irony of all of this, is that this group of grievors were not even attending to this church when the pastor was preaching to a near empty house. Like the church on Abbot Kinney, the church's members have either died or moved on and the pastor wisely moved the church to be near his devotees. Doubtless, if they and others in the community actually supported the church, the church Fathers would not have moved to another city. I'm sure you know, this structure is not the original church building which was across the street and was torn down completely by the church when this recent structure was constructed. There is nothing architecturally significant going on with this structure.

Oakwood has been blasted by outside developers who show up, build their condos and then hit the road to greener pastures. Here, you have people who are simply wanting to building a family home using the actual church structure— if they were out for the big dollars, they would be cramming the most dense condo project on this land. And yet, this very light on the land project is being stalled for really no valid reason except pure animus from this group of appellants..

I hope you will attend this meeting and bring your voice of reason before the commissioners with a very strong statement of support for this very reasonable project. The commissioners need to hear from you. Hopefully, you will be able to lend some balance and sanity to this really outrageous attack on these applicants.

Respectfully,

Elaine Spierer
Venice Resident



Fwd: 685 Westminster, Venice

Elaine Spierer <espierer@verizon.net>

Wed, Aug 8, 2018 at 7:39 AM

To: APCWestLA Planning <apcwestla@lacity.org>

To: The Executive Assistant

Juliet Oh suggested I send this email which I sent to her to the Commissioners for their reading and consideration when they consider the application for a use code change for 685 Westminster, Venice.

Kindly place a copy of this email in the Commissioners file on this property. I hope they will have the time to read and consider it.

Thank you.

Elaine Spierer

Venice Resident

Begin forwarded message:

From: Elaine Spierer <espierer@verizon.net>**Subject:** 685 Westminster, Venice**Date:** August 7, 2018 at 4:03:46 PM PDT**To:** Oh Juliet <juliet.oh@lacity.org>

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I hope you will attend this meeting and bring your voice of reason before the commissioners with a very strong statement of support for this very reasonable project. The commissioners need to hear from you.

Hopefully, you will be able to lend some balance and sanity to this really outrageous attack on these applicants.

8/8/2018

City of Los Angeles Mail - Fwd: 685 Westminster, Venice

Respectfully,

Elaine Spierer
Venice Resident

Hearing: 8/15/2018, Case: DIR-2017-1895-CDP-MEL-1A (Agenda Item #5)

Project Site: 685 East Westminster Avenue, Venice 90291,

Submitted By: James Murez, August 10, 2018,

I am in favor of this project. There are many properties in Venice that share common qualities with the proposed Penske project. Many of these properties are well known within the creative community who, for the past half century, have adapted out-of-date property uses into residential and studio uses. This culture has contributed to the labeling of Venice as an artist community. The concept of “adaptive reuse” in the Coastal Commission Certified Land Use Plan was born out of the innovative thinking these community pioneers contributed to the Venice of America evolution. For example:

522 Venice Blvd., Former Use: Church, Lot Size 9,879 SF, Occupant: Greg Falk, Artist, 1990-1995. This site most closely resembles the Penske project: a former church that sat vacant for several years before Falk moved into the structure. The building, that already had a kitchen, was easily converted into an Artist-In-Residence joint living and work space by converting the offices into bedrooms. The main sanctuary was converted into his studio, where Greg created metal sculptures. After five years, Greg left the church and purchased a double wide lot in the 500 block of Broadway in the Oakwood neighborhood. He added a 6000 SF studio to the rear of the property. The original SFD houses (approx. 5,000 SF) remain in the front of the property. The former church site is used today as a commercial office share space. The owner proposed to demolish the church structure in 2016 and develop nine new condominiums on the site. These plans are ongoing.

418 Westminster Av., Former Use: Grocery Store, Lot Size: 9,200 SF, Owner: Philip Dixon, Photographer. This location is two blocks from the proposed Penske project. Dixon and architect Charles Ward started converting this site in the late 1980's but, during the construction, a fire destroyed much of the renovated building. The exterior walls on Westminster and 5th Avenue remained and show signs of the original 1930's brick architecture. The interior is divided into several stories depending on the location within the exterior four walls, but includes many rooms with open walls and ceilings to the sky that allow natural light to enter. The interior appearance is that of a building that might be found in North Africa. The actual square footage is unclear because the rooms without walls are considered by LADBS to be outdoors. Nevertheless, the usable space is well over 15,000 SF, which does not include the indoor pool or the parking carport. Search the web for “Philip Dixon House” to see and learn more about this iconic project in the Oakwood area of Venice.

1039 Abbot Kinney Blvd., Former Use: Church (Second Community Baptist), Lot Size: 7795 SF, Owner: Kirk Lazarus, Businessman. After the church ceased to operate, Lazarus purchased the property and converted it into temporary offices in 2014. Then, after an Order to Comply issued by the City of Los Angeles, he filed for a permanent Change of Use. The site measures about 7,795 SF and, although the two lots are not tied and all parking requirements were met through grandfathered rights, there are nine actual parking spaces today. Since the conversion was signed off complete in May 2018, the Retail/Offices have been up for lease.

71 Windward Av., Former Use: Retail/Offices/Dwellings, Lot Size: 9,600 SF, Owner: Robert Graham, Artist. This is one of the original Venice of America historic streets defined in the Land Use Plan with the colonnades still existing. This property was condemned after the 1994 Northridge earthquake and, as a result, the owner was forced to demolish the original structure. The modern building that exists today includes a 6,000 SF residence, 25 meter lap pool and a 15,000 SF studio. The property was sold after Graham's death by his wife Anjelica Huston in 2015.

110 Mildred Av., Former Use: Retail, Office and Apartments, Lot Site 6,800 SF, Occupant: Billy Al Bengston and guest Artists. The building has gone through many transformations since Bengston took it over in 1958. Over the past 50+ years he has reconfigured the interior many times to suit his needs and those of his guests, who include such famous artists as Larry Bell and Chuck Arnoldi, and Billy Al tells stories how his life-long friend Frank Gehry used

to sleep on his floor before Frank could afford a place of his own. Within this 45 Ft. tall structure, the approximate interior square footage is in excess of 12,000 SF of high ceiling rooms.

803 Hampton Dr., (7 x 200-300 SF) Bungalows, Lot Size: 9,870 SF, Owner: Billy Al Bengston, Artist. Bengston purchased the property in 1975 and over the next several years connected the collection of miniature houses into his home and studio away from his Mildred property. In the early 1980's he added a 25 meter lap pool and then in 1990 added a two story office, studio and garage. With the introduction of the Dogtown Lofts construction in 2000, Billy Al sold the property to screenwriter/artist Melissa Mathison and moved back into his original studio on Mildred.

721 Hampton Dr., Hammond Lumber Company – Venice, Lot Size: 12,730 SF, Owner: Charles Arnoldi, Artist. At the time of purchase in the 1980's the original railroad loading dock existed on the Main St. side of the property. The property has been the residence of the Arnoldi family and Charles's studio. The property includes a large interior outdoor courtyard used for parking and fabricating large sculptures, a workshop, a studio, a gallery, an office, a storage warehouse and the three bedroom residence. The total floor area exceeds 20,000 SF.

700 Main St., Dogtown Lofts Condo, 5,000 SF, Owner: Charles Arnoldi, Artist-In-Residence, an abutting residence and gallery that has direct access to the Arnoldi property on Hampton Dr. This condo unit in part occupies the railroad loading dock that was part of the Hammond Lumber Yard. In trade for the underlying property rights, the Dogtown developer agreed to build this custom design to meet the Arnoldi's needs.

805 Brooks Av, Former Use: Seaside Gas Station, Lot Size: 18,588, Owner: Michael Chevalier, Cinematographer/Craftsman. After purchasing this abandoned property in the early 1970's, Chevalier renovated two of the buildings into residences and the remaining two buildings into his automotive hobby shop. Then in the late 1980's the entire property was phased into a post-production studio. A new 25,000 SF office/retail project is proposed for this site by the new owner.

318 Venice Blvd, Former Use: grocery store, Lot Size: 5000 SF, Tenant: Gregory Battle. This commercial building was converted into a photography studio / mezzanine residence in the mid 1980's. In the mid 1990's it was transformed into a karate studio / residence. Then in the early 2000's it was again readapted into a media studio and the residential space was expanded to include a second story outdoor patio area.

134 Brooks Av., 20th Church of Christ Scientist, Lot Size: 15,000 SF. The Church has for decades leased about 50% of the site for living / artist uses. At present, artist Larry Bell occupies about 6000 SF of the nearly 15,000 SF property. Although the church has an abutting residential lot which has been paved for parking, their entitlements are grandfathered with zero parking requirements.

211 Windward Circle, The Arts Building designed to resemble the historic Antlers Hotel, Steven Ehrlich, Architect, Lot Size 6,500 SF. This Artist-In-Residence structure was constructed in the late 1980's and includes over 10,000 SF of interior floor area.

101 Clubhouse Av – 102 Wavcrest Av., Lot Size: 12,000 (+/-) SF, Owner: Gary Schafner, Businessman. The apartment building and houses along this block of Pacific Av. have been converted into a fantasy living space decorated with vintage cars and an Airstream trailer atop the roof, with the master bathroom built into the cab of a truck and the master closet designed to replicate Barneys of NY.

1006 Pacific Av., Former Use: Gold's Gym, Lot Size: 3,300 SF, Owner: Roberts, Businesswoman. This commercial property was once the mecca of body building but was converted into a private residence shortly after Joe Gold moved his company to Hampton Dr. and Sunset Av. The approximate interior size of this partly two story dwelling is 5,000 SF which includes an enclosed garage.

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71 E WINDWARD AVE

Font: A A
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Address/Legal

Site Address	71 E WINDWARD AVE
Site Address	69 E WINDWARD AVE
ZIP Code	90291
PIN Number	106-5A143 12
Lot/Parcel Area (Calculated)	2,455.6 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID G6
Assessor Parcel No. (APN)	4226008024
Tract	VENICE OF AMERICA
Map Reference	M B 6-126/127
Block	1
Lot	13
Arb (Lot Cut Reference)	None
Map Sheet	106-5A143
Map Sheet	108A143

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Select Parcels



☒ Show total area for selected parcels

Total Area in:

Sq. Feet: 9,694.083

Sq. Miles: 0

Acres: 0.223

Perimeter (ft.): 975.897



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101 E CLUB HOUSE
AVE

Font: A A
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Address/Legal

Site Address	101 E CLUB HOUSE AVE
ZIP Code	90291
PIN Number	108A143 232
Lot/Parcel Area (Calculated)	2,812.2 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID G6
Assessor Parcel No. (APN)	4238001009
Tract	VENICE VIEW TRACT
Map Reference	M B 5-104
Block	None
Lot	12
Arb (Lot Cut Reference)	None
Map Sheet	108A143

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Citywide/Code Amendment Cases

Select Parcels



☒ Show total area for selected parcels

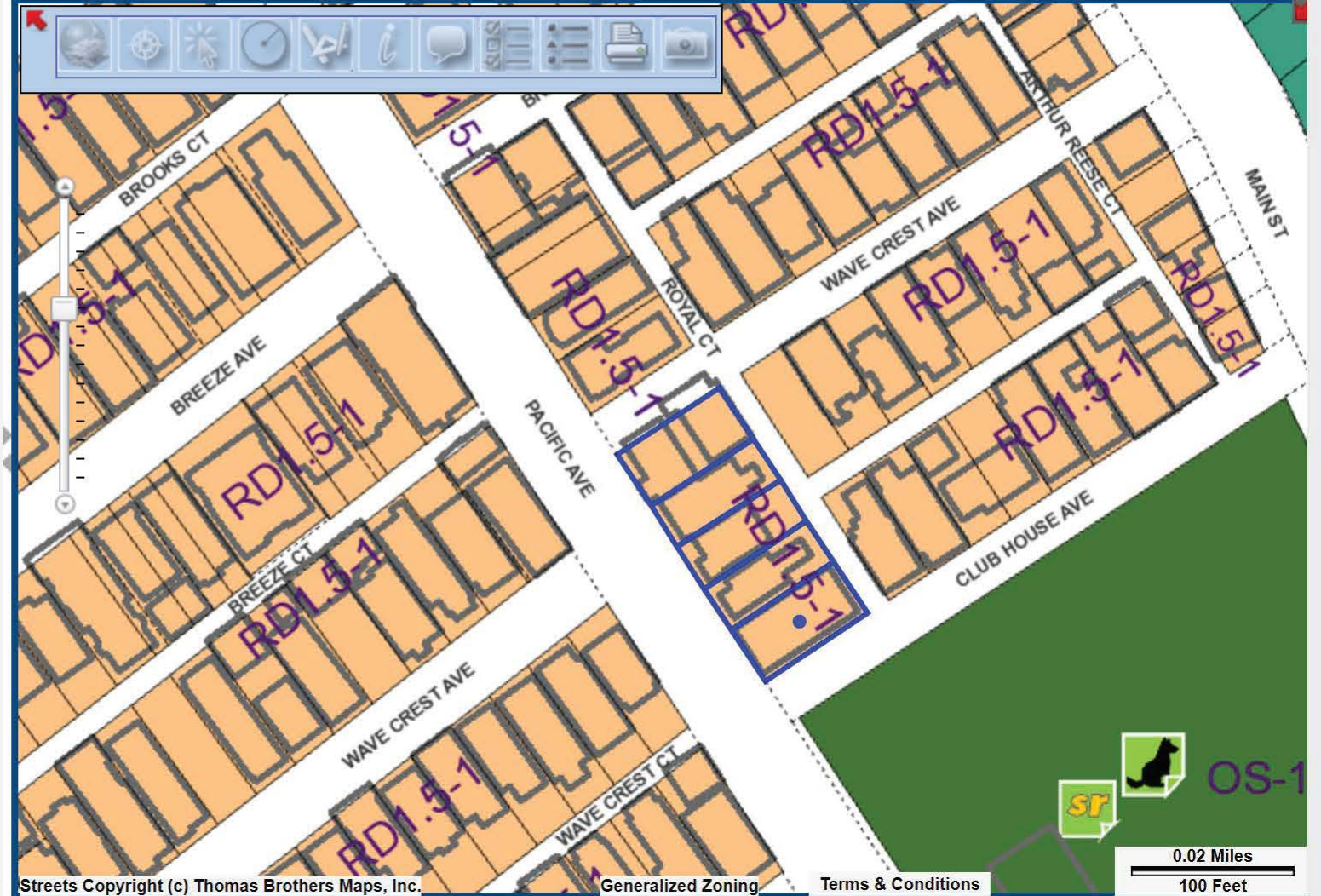
Total Area in:

Sq. Feet: 12,377.623

Sq. Miles: 0

Acres: 0.284

Perimeter (ft.): 1,080.026



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110 E MILDRED AVE

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Address/Legal

Site Address	110 E MILDRED AVE
Site Address	1800 S PACIFIC AVE
Site Address	1802 S PACIFIC AVE
Site Address	1806 S PACIFIC AVE
Site Address	1803 S STRONG'S DR
Site Address	1803 S STRONGS DR
ZIP Code	90291
PIN Number	106-5A145 147
Lot/Parcel Area (Calculated)	3,836.0 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H6
Assessor Parcel No. (APN)	4238022017
Tract	SHORT LINE BEACH SUBDIVISION NO. 1
Map Reference	M B 2-59
Block	10
Lot	20
Arb (Lot Cut Reference)	None
Map Sheet	106-5A145

Jurisdictional

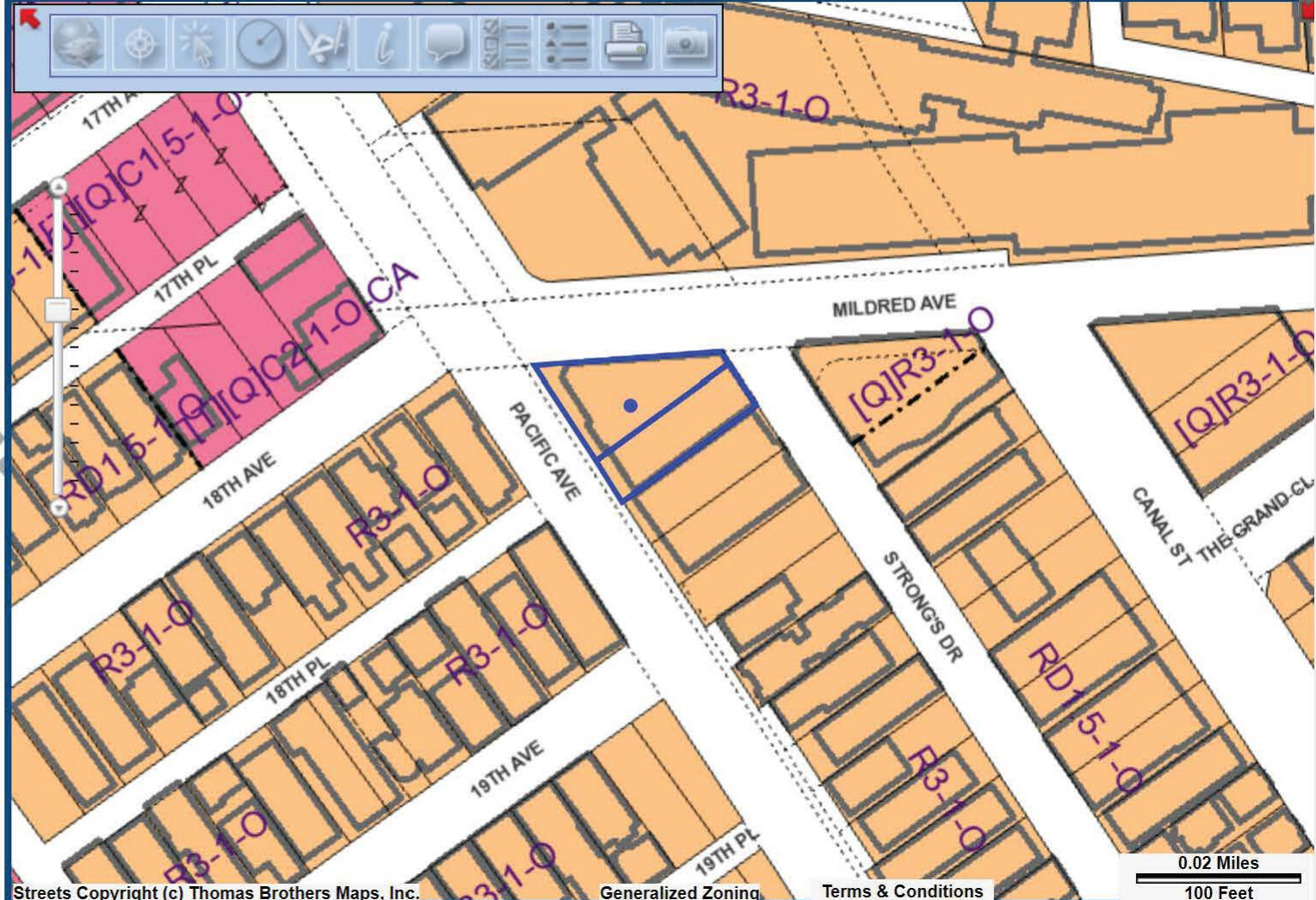
Planning and Zoning

Select Parcels



☒ Show total area for selected parcels

Total Area in:
 Sq. Feet: 6,832.725
 Sq. Miles: 0
 Acres: 0.157
 Perimeter (ft.): 551.111



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134 E BROOKS AVE

Font: A A
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Address/Legal

Site Address	134 E BROOKS AVE
ZIP Code	90291
PIN Number	109-5A143 487
Lot/Parcel Area (Calculated)	3,998.0 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID G5
Assessor Parcel No. (APN)	4286013014
Tract	OCEAN PARK PLACE
Map Reference	M B 5-32
Block	None
Lot	87
Arb (Lot Cut Reference)	None
Map Sheet	108A143
Map Sheet	109-5A143

Jurisdictional

Planning and Zoning

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Select Parcels



☒ Show total area for selected parcels

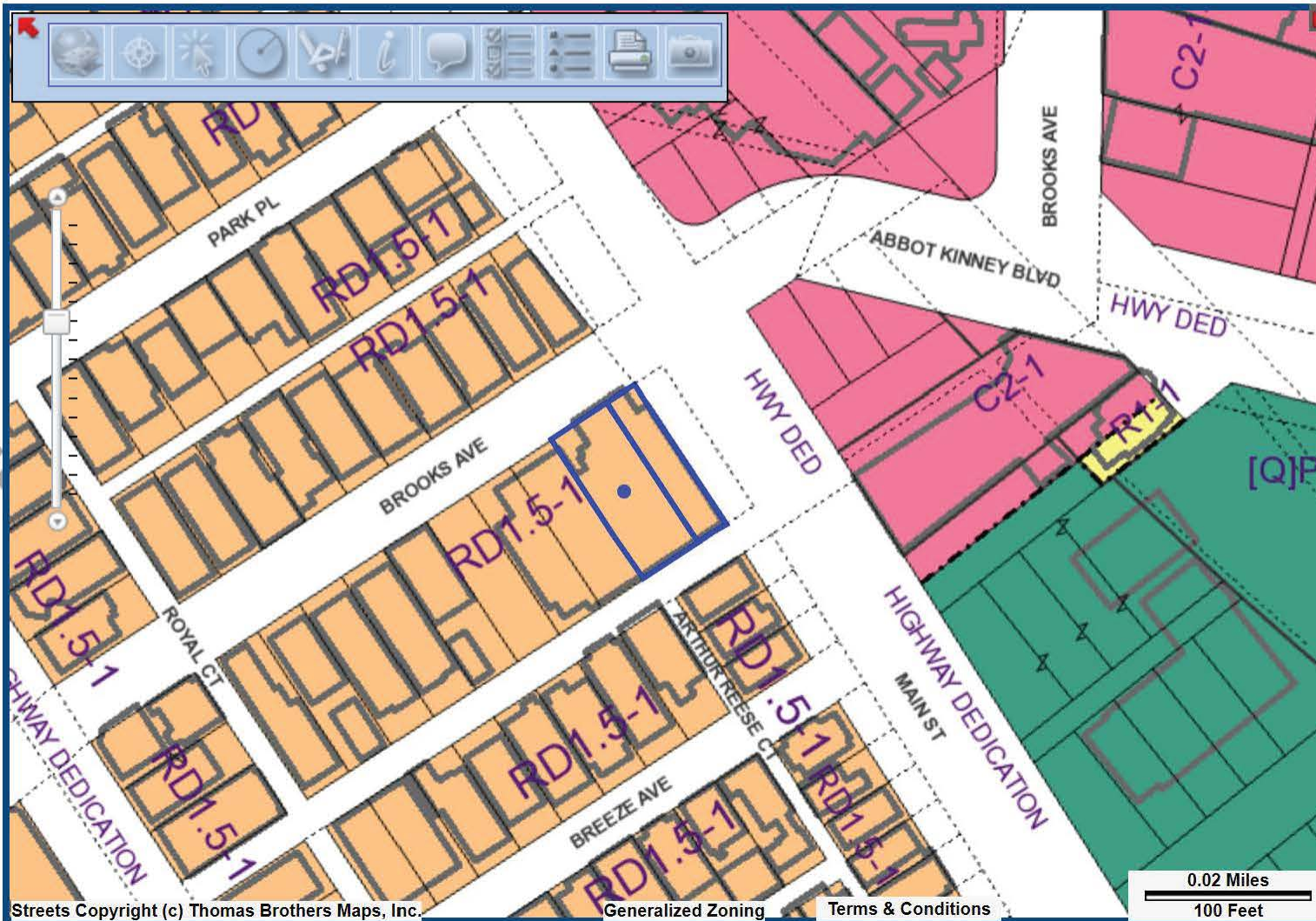
Total Area in:

Sq. Feet: 5,972.665

Sq. Miles: 0

Acres: 0.137

Perimeter (ft.): 519.331



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211 E WINDWARD AVE

Font: A A
A



▼ Address/Legal

Site Address	211 E WINDWARD AVE
ZIP Code	90291
PIN Number	108B145 1884
Lot/Parcel Area (Calculated)	2,879.6 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H6
Assessor Parcel No. (APN)	4238013004
Tract	VENICE OF AMERICA
Map Reference	M B 6-126/127
Block	8
Lot	5
Arb (Lot Cut Reference)	None
Map Sheet	108B145

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► Planning and Zoning

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► Case Numbers

► Citywide/Code Amendment Cases

✖ Select Parcels



☒ Show total area for selected parcels

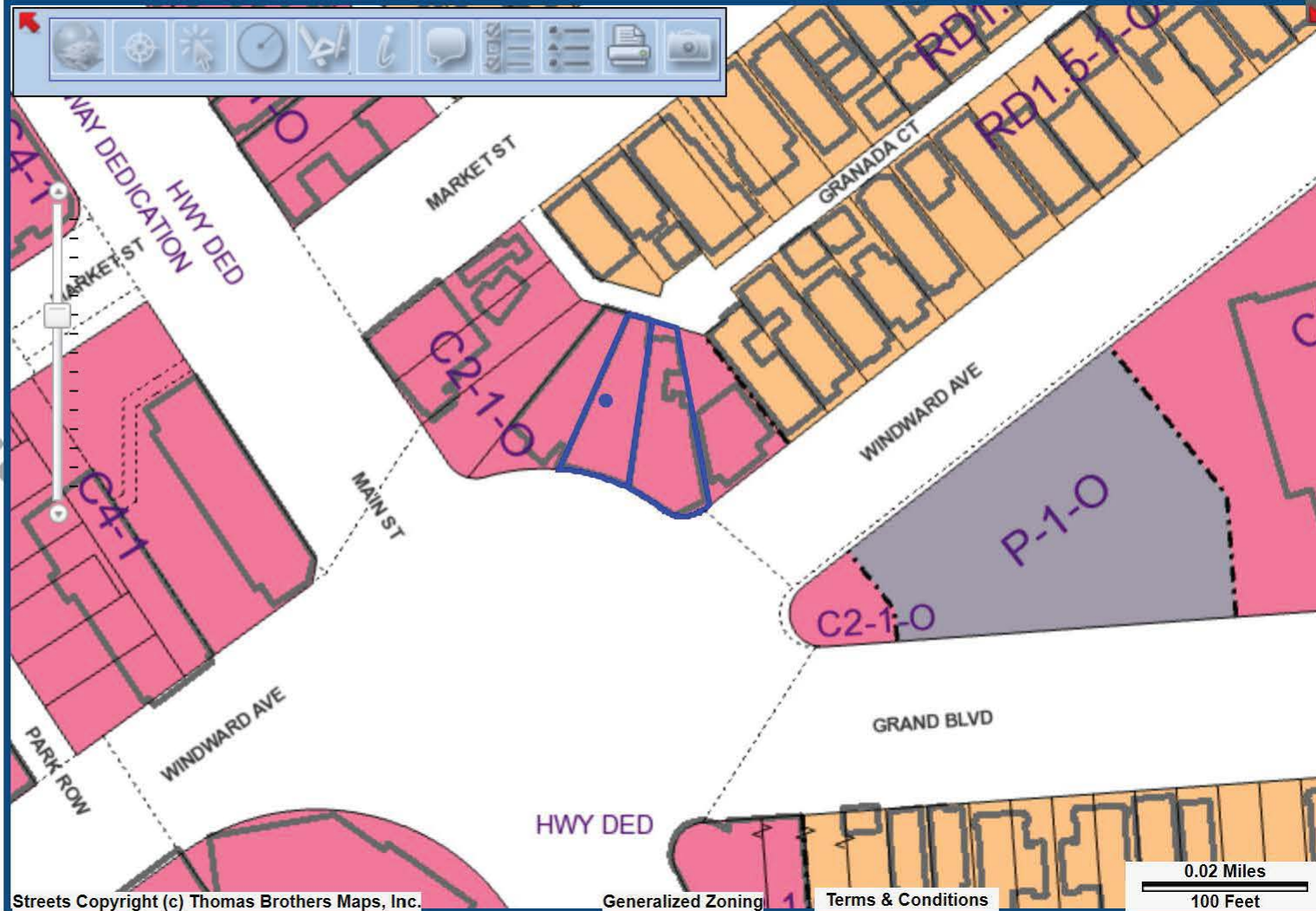
Total Area in:

Sq. Feet: 6,458.358

Sq. Miles: 0

Acres: 0.148

Perimeter (ft.): 543.697



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318 E VENICE BLVD

Font: A A
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Address/Legal

Site Address	318 E VENICE BLVD
Site Address	318 E SOUTH VENICE BLVD
ZIP Code	90291
PIN Number	106-5A145 323
Lot/Parcel Area (Calculated)	1,982.3 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H6
Assessor Parcel No. (APN)	4227003012
Tract	SHORT LINE BEACH SUBDIVISION NO. 1
Map Reference	M B 2-59
Block	13
Lot	FR 15
Arb (Lot Cut Reference)	None
Map Sheet	106-5A145

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Select Parcels



☒ Show total area for selected parcels

Total Area in:

Sq. Feet: 4,967.917

Sq. Miles: 0

Acres: 0.114

Perimeter (ft.): 498.277



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Generalized Zoning

Terms & Conditions



0.02 Miles

100 Feet

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418 E WESTMINSTER AVE

Font: A A
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Address/Legal

Site Address	418 E WESTMINSTER AVE
Site Address	1107 S 5TH AVE
ZIP Code	90291
PIN Number	108B145 865
Lot/Parcel Area (Calculated)	3,199.8 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4239022055
Tract	OCEAN PARK VILLA TRACT NO. 2
Map Reference	M B 4-48
Block	S
Lot	1
Arb (Lot Cut Reference)	1
Map Sheet	108B145

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Select Parcels



☒ Show total area for selected parcels

Total Area in:

Sq. Feet: 9,200.747

Sq. Miles: 0

Acres: 0.211

Perimeter (ft.): 940.052



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517 E BROADWAY

Font: A A
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Address/Legal

Site Address	517 E BROADWAY
ZIP Code	90291
PIN Number	108B145 505
Lot/Parcel Area (Calculated)	5,202.8 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4239011048
Tract	OCEAN PARK VILLA TRACT
Map Reference	M B 4-23
Block	H
Lot	30
Arb (Lot Cut Reference)	None
Map Sheet	108B145

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Citywide/Code Amendment Cases

Select Parcels



☒ Show total area for selected parcels

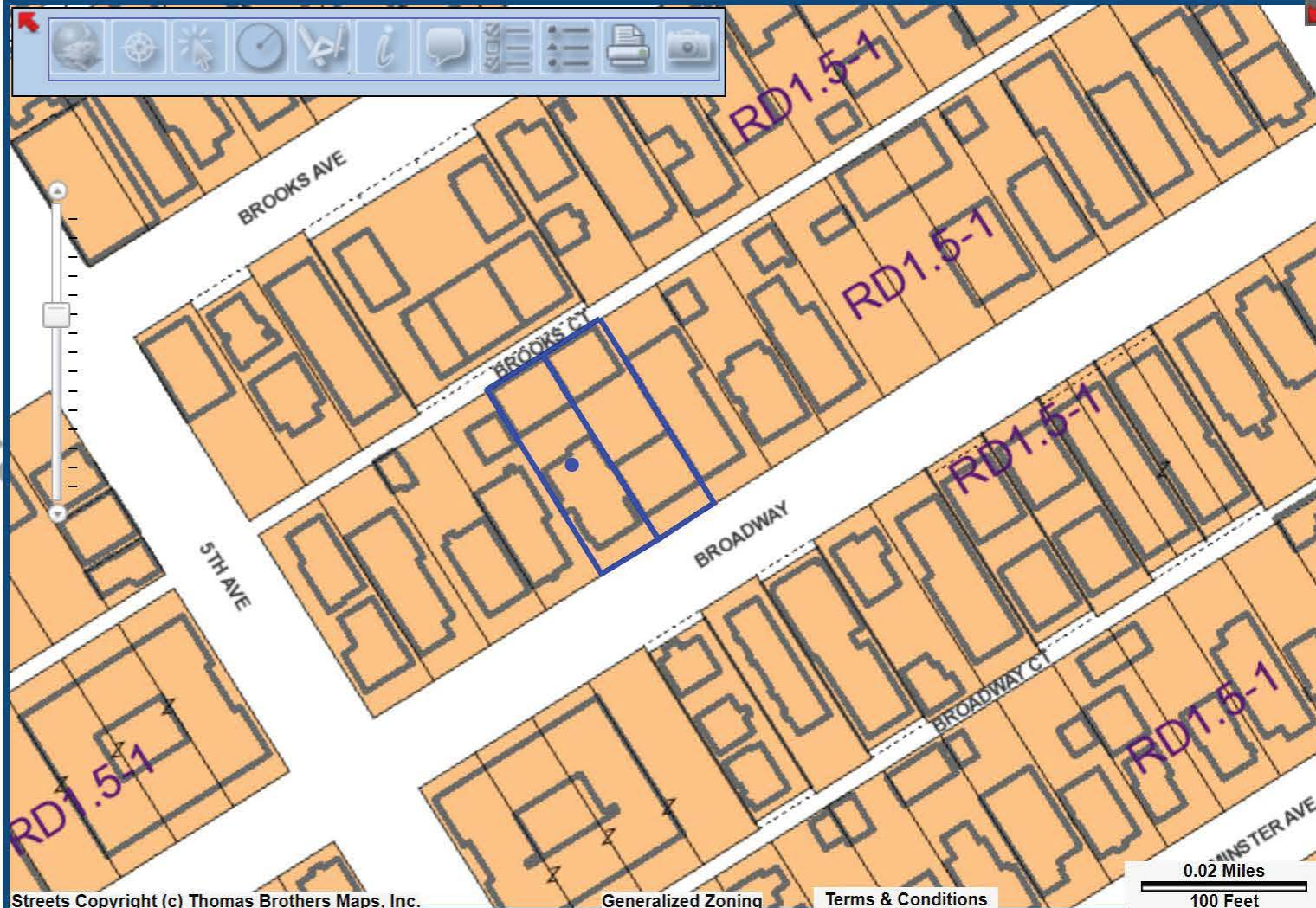
Total Area in:

Sq. Feet: 10,405.498

Sq. Miles: 0

Acres: 0.239

Perimeter (ft.): 680.285



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522 E VENICE BLVD

Font: A A
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Address/Legal

Site Address	522 E VENICE BLVD
ZIP Code	90291
PIN Number	106-5A147 47
Lot/Parcel Area (Calculated)	5,804.4 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H6
Assessor Parcel No. (APN)	4228003001
Tract	TR 6329
Map Reference	M B 67-37
Block	None
Lot	FR 42
Arb (Lot Cut Reference)	None
Map Sheet	106-5A147

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

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Total Area in:

Sq. Feet: 9,879,464

Sq. Miles: 0

Acres: 0.227

Perimeter (ft.): 604,409



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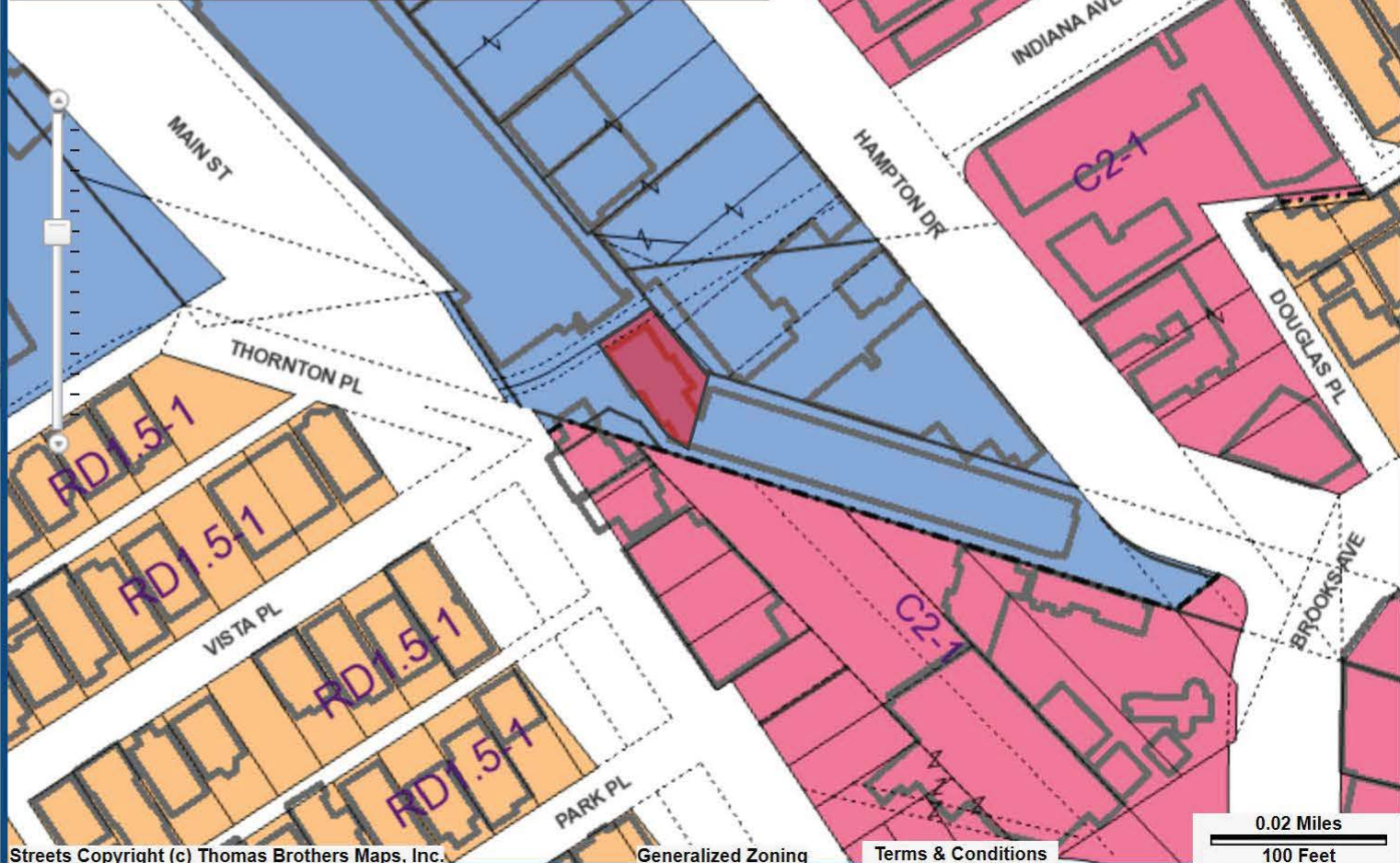


- Address/Legal
- Jurisdictional
- Planning and Zoning
- Assessor
- Case Numbers
- Citywide/Code Amendment Cases
- Additional
- Seismic Hazards
- Economic Development Areas
- Housing
- Public Safety

Measure Tool



Total Area in:
Sq. Feet: 2,429.483
Sq. Miles: 0
Acres: 0.056
Perimeter (ft.): 214.188



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721 S HAMPTON DR

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Address/Legal

Site Address	721 S HAMPTON DR
ZIP Code	90291
PIN Number	109-5A143 254
Lot/Parcel Area (Calculated)	4,149.7 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID G5
Assessor Parcel No. (APN)	4286009067
Tract	VAWTER OCEANPARK TRACT
Map Reference	M B 1-11
Block	BLK A
Lot	19
Arb (Lot Cut Reference)	None
Map Sheet	109-5A143

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Citywide/Code Amendment Cases

Select Parcels



☒ Show total area for selected parcels

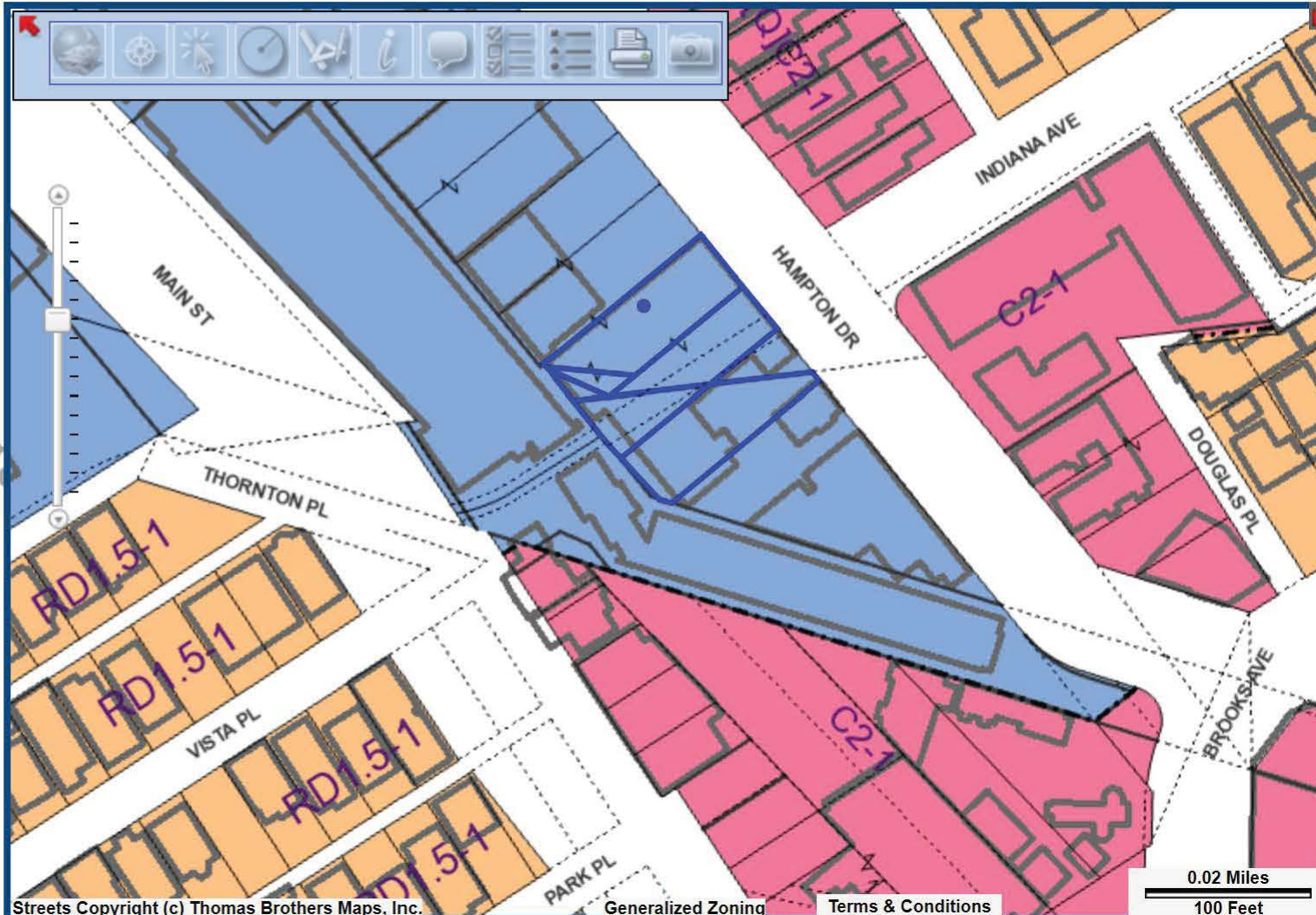
Total Area in:

Sq. Feet: 12,730.861

Sq. Miles: 0

Acres: 0.292

Perimeter (ft.): 1,238.901



Search

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803 S HAMPTON DR

Font: A A
A

+/-

Address/Legal

Site Address	803 S HAMPTON DR
Site Address	805 S HAMPTON DR
Site Address	807 S HAMPTON DR
Site Address	809 S HAMPTON DR
Site Address	811 S HAMPTON DR
ZIP Code	90291
PIN Number	109-5A143 281
Lot/Parcel Area (Calculated)	9,870.5 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID G5
Assessor Parcel No. (APN)	4286009018
Tract	RAFAEL AND ANDRES MACHADO TRACT
Map Reference	M R 84-33/34
Block	None
Lot	PT "UNNUMBERED LT"
Arb (Lot Cut Reference)	203
Map Sheet	109-5A143

Jurisdictional

Planning and Zoning

Assessor

Select Parcels



☒ Show total area for selected parcels

Total Area in:

Sq. Feet: 9,870.527

Sq. Miles: 0

Acres: 0.227

Perimeter (ft.): 493.55



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825 S HAMPTON DR

Font: A A
A

+/-



Address/Legal

Site Address	825 S HAMPTON DR
ZIP Code	90291
PIN Number	109-5A143 345
Lot/Parcel Area (Calculated)	7,712.2 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID G5
Assessor Parcel No. (APN)	4286012039
Tract	OCEAN PARK PLACE
Map Reference	M B 5-32
Block	None
Lot	103
Arb (Lot Cut Reference)	None
Map Sheet	109-5A143

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Citywide/Code Amendment Cases

Select Parcels



☒ Show total area for selected parcels

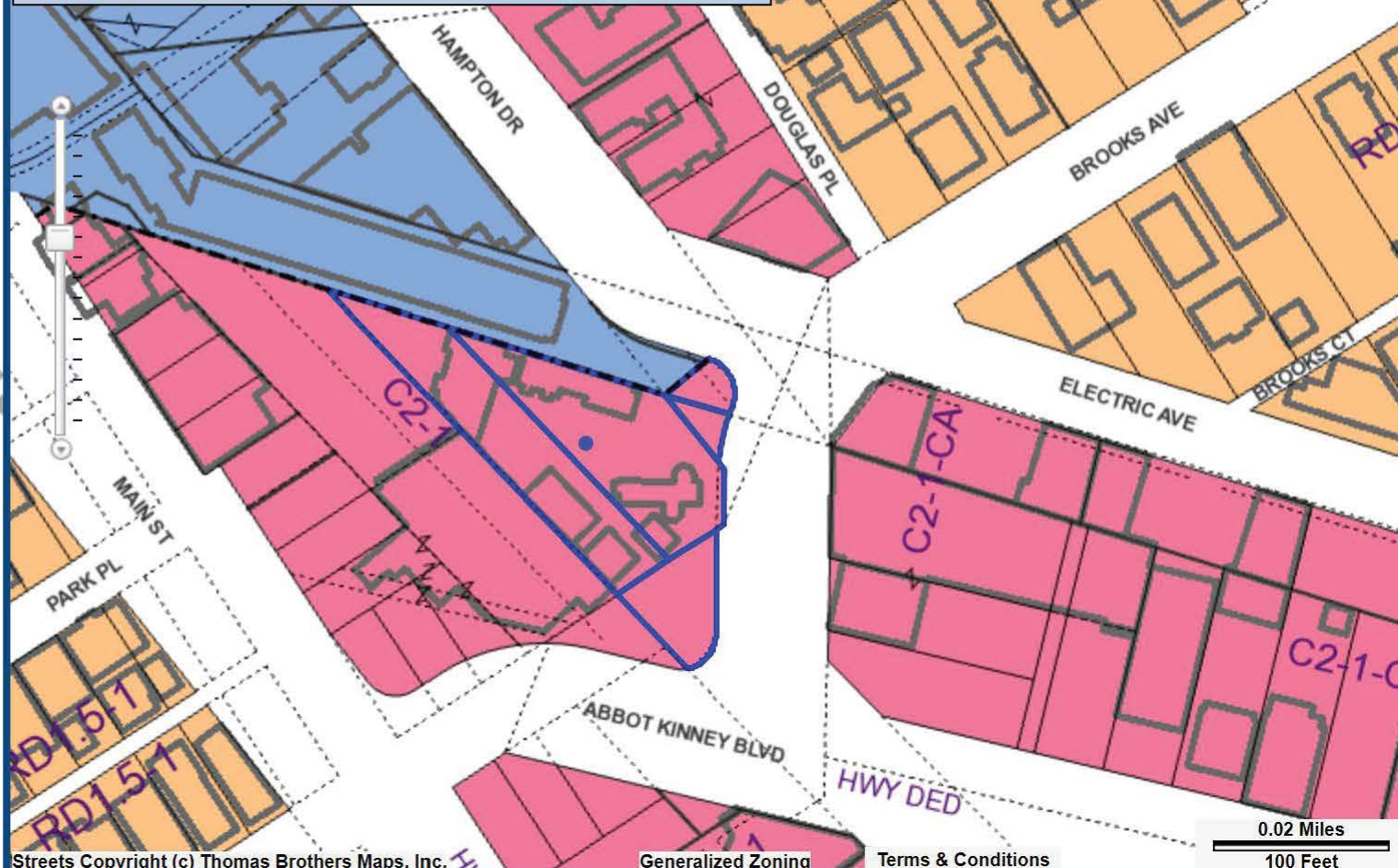
Total Area in:

Sq. Feet: 18,588.62

Sq. Miles: 0.001

Acres: 0.427

Perimeter (ft.): 1,392.692



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1006 S PACIFIC AVE

Font: A A
A



Address/Legal

Site Address 1006 S PACIFIC AVE
 ZIP Code 90291
 PIN Number 108A143 158
 Lot/Parcel Area (Calculated) 2,249.9 (sq ft)
 Thomas Brothers Grid PAGE 671 - GRID G6
 Assessor Parcel No. (APN) 4238001002
 Tract VENICE VIEW TRACT
 Map Reference M B 5-104
 Block None
 Lot 5
 Arb (Lot Cut Reference) None
 Map Sheet 108A143

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Citywide/Code Amendment Cases

Select Parcels



☒ Show total area for selected parcels

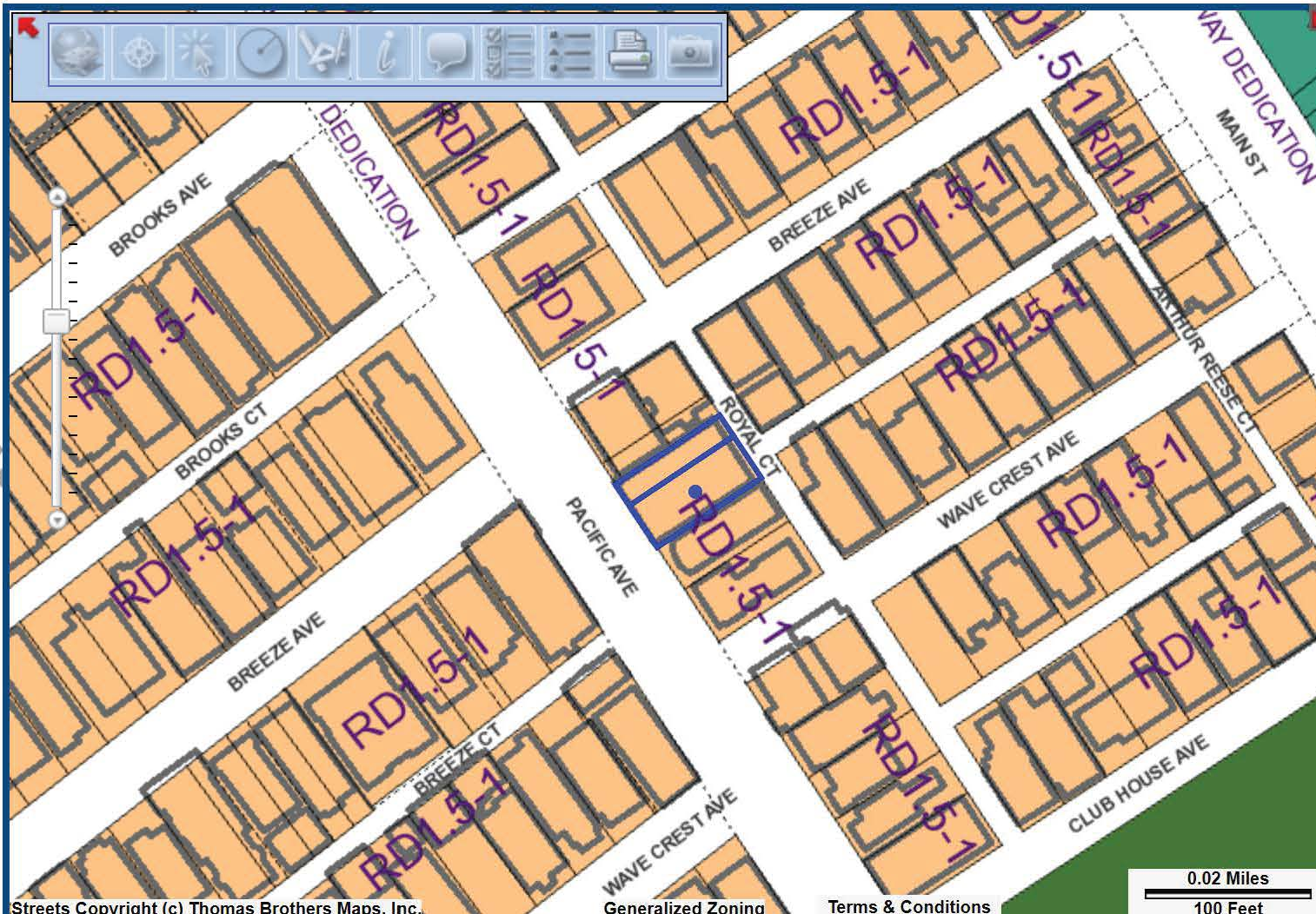
Total Area in:

Sq. Feet: 3,374.884

Sq. Miles: 0

Acres: 0.077

Perimeter (ft.): 389.986



Streets Copyright (c) Thomas Brothers Maps, Inc.

Generalized Zoning

Terms & Conditions

0.02 Miles

100 Feet

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1039 S ABBOT KINNEY BLVD

Font: A A +/-

Address/Legal

Site Address	1039 S ABBOT KINNEY BLVD
ZIP Code	90291
PIN Number	108B145 962
Lot/Parcel Area (Calculated)	3,344.0 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4239021020
Tract	OCEAN PARK VILLA TRACT NO. 2
Map Reference	M B 4-48
Block	T
Lot	5
Arb (Lot Cut Reference)	None
Map Sheet	108B145

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

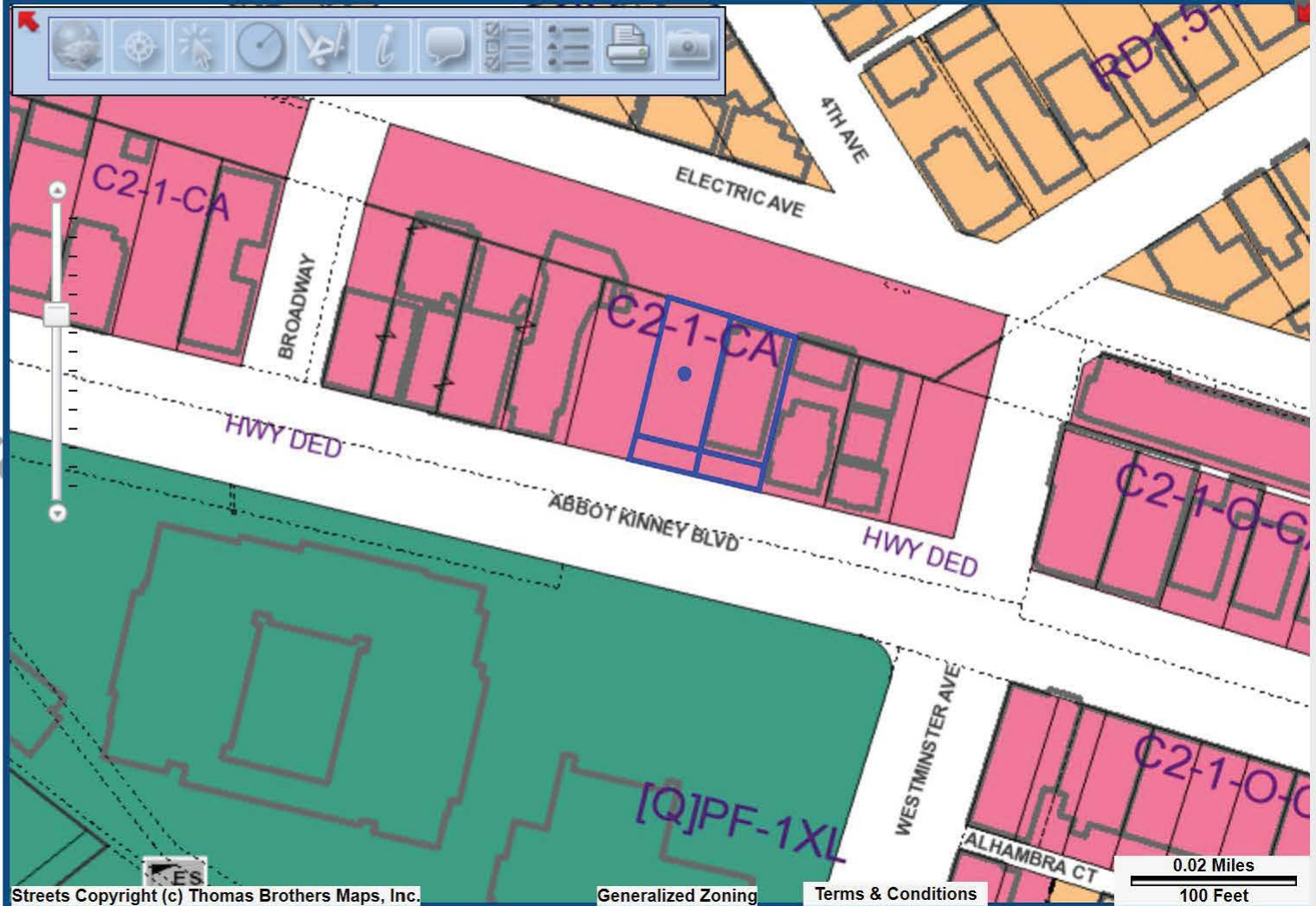
Citwvide/Code Amendment Cases

Select Parcels



☒ Show total area for selected parcels

Total Area in:
 Sq. Feet: 7,795.751
 Sq. Miles: 0
 Acres: 0.179
 Perimeter (ft.): 709.963



Re: DIR-2017-1895-CDP-MEL-1A & ENV-2017-1896-CE

To the West LA Area Planning Commission:

In solidarity with our neighbors, we, the Los Angeles Tenants Union—Westside Local, demand that The Planning Department not grant a Change of Use Permit on 685-687 Westminster Ave. where the First Baptist Church of Venice currently stands. The proposal to convert a symbol of a community's spiritual life into a single family mansion embodies Los Angeles' ongoing transformation into a gated community for the uber-rich. Everyone knows what this Permit will mean for renters in the neighborhood, namely, amplified real estate speculation, price-gouging rents, and the further sociocultural homogenization of Venice. Neighborhood change may be inevitable but cultural erasure is certainly not and this Permit will contribute to the ongoing erasure of Black history from the west side and exacerbate the rent burden on residents struggling under the city's housing shortage. The proposal for the site neither serves to address the present housing crisis or preserve the incalculable historic importance of the church's ties to Black Los Angeles. There is simply no benefit that justifies the proposal to build a luxury single family home with a multi-car garage at the expense of demolishing an historic site of this magnitude. In short, this project cannot be described as anything but as an assault on the social health of Venice.

As public officials, we want to remind you that it is the social health of the city above all that you are entrusted to serve. You are in a position to recognize and act upon the implications for the community continuity that this radical plan to convert this important social anchor entails. Venice is not Brentwood. The family behind this Permit seeks to build a home that is more than double in size than existing houses in the surrounding area. One family's desire to build their dream home is not more important than the legacy of an entire neighborhood. This family has the resources to build a home wherever they like, however, their clear disinterest in residing in this neighborhood in a manner appropriate to the existent social fabric of the neighborhood bespeaks their clear disinterest in becoming members of our community. The proposal is already an assault on Venice's Black history, but allowing the single-family unit to go forward will further erode our right to community that gentrification constantly threatens.

It is very painful to think that for lack of money we might lose everything that represents our life, our children's lives, and our identity. A sacred site, such as the one that the church under discussion rests on, should always exist for the benefit of the social whole, in perpetuity. If that means preserving the building as an historic landmark, community space or repurposing the lot to alleviate the housing crisis demands further discussion, however, what is absolutely clear is that the cumulative impact the present development project poses is unacceptable.

The Los Angeles Tenants Union—Westside Local
Sección Oeste—Sindicato de Inquilinos de L.Á.

westside@latenantsunion.org
(213)986-8266

2018 JUN 9 10 39 AM

ORIGINAL



Planning APCWestLA <apcwestla@lacity.org>

[DIR-2017-1895-CDP-MEL-1A] 685-687 Westminister Ave. | First Baptist Church of Venice

Steven Williams <stevenmwilliams99@gmail.com>

Fri, Aug 10, 2018 at 12:46 PM

To: juliet.oh@lacity.org, mike.bonin@lacity.org, apcwestla@lacity.org, tricia.keane@lacity.org, krista.kline@lacity.org

Cc: savevenice.me@gmail.com

Please grant historical status to the first Venice Baptist Church. This land was meant for the community, not one private mansion. I live around the block, and am not pleased to learn about this development...it would be a continuous slap in the face to people of color as they recreate in Oakwood Park across the street. Also, recognize it as an important and rare piece of black history along the S. Ca coast...it deserves protection as a monument to those who settled here in early days of Venice, and many of their relatives are still here. Thank you.

Steve Williams
740 Brooks Ave
Venice, Ca 90291

DAY OF HEARING SUBMISSIONS

15 August 2018
WLA APC Item 1A. Election of Officers

ORIGINAL

ORIGINAL

President Margulies and Commissioners:

#1

OFFICE COPY

I am not sure I will be able to speak this during public comment, so I hope you will all read it before your discussion.

I just learned that this isn't really an election. You get your marching orders from the Mayor on how to vote. I assume it is a fait accompli; nonetheless I want to share some thoughts and hope that you all will choose your President based on qualifications and qualities deserving this position. and not the politic.

1. Do your homework. Know the case but just as important study the Supporting Documents. Know that a CDP requires conformance with the Coastal Act and the appropriate Land Use Plan.

2. Engage your fellow commissioners in a dialogue and not a dictatative preemptory solo performance.

3. Engage the lay people coming before you, maybe for the first time but certainly not as often as the professional land use representatives that come defending a developer or other building professional. Help us through the process with questions that help clarify our concerns. Support us, don't abuse us. My first time before you was in 2009 – a mass and scale appeal (we won the appeal) – I was so impressed by how we, the appellants, was received. Lately it has not always been so.

4. Conflicts of interest happen. Act appropriately. What we don't want to see is someone who can't or won't step out of their professional commitments and be objective. Recuse yourself if you can't or won't.

5. Remember it is not about you. It is about upholding the law. No grandstanding, no manipulation or bullying to get the outcome YOU want. Be consistent. If you agree that Substantial Evidence was found, act on that and vote appropriately.

6. Do not ask of the public what you don't expect of yourselves. If you must declare No Substantial Evidence, then you must support YOUR position with Substantial Findings.

7. Mass, Scale and Neighborhood Character is here to stay. Many cases have been brought to you with enough substantial evidence that it can be proven. Pretending it doesn't exist or is not the law doesn't work anymore. Find a way to acknowledge it and rule fairly on it.

Your actions here affect us all.

If this is to be a fair and true election of officers, please select the right person and not the political.

Respectfully,
Sue Kaplan, Venice

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CITY OF LOS ANGELES

AUG 15 2018

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

ORIGINAL

OFFICE COPY

#5

We, the teachers of Venice High School, stand with Venetians who demand City Planners protect community space in Venice by not granting a Change of Use Permit for the seven-lot property at 685 Westminster Avenue, The First Baptist Church of Venice, to be converted into a single-family home. The loss of diversity and affordable housing in Venice is something that deeply affects the lives and education of our students. Venice High School is a Title 1 School, a school that receives extra federal funds because over 50% of our students live in or near poverty. At Venice High School we serve many families who struggle with the burdens of housing shortages and housing inflation in Los Angeles, including homeless students and a growing transient student population that switch in and out of schools due to unstable housing situations.

As public school teachers, we are committed to preparing all of our students to become healthy, conscientious members of society who apply their knowledge in the service of others. We look to our City Planners as partners in the education of our students as your Commission creates an environment that protects the economic and social health of all Angelenos. When students suffer from poverty due to hyperinflation and have diminished options for healthy community bonds, their ability to grow into their potential is sharply curtailed. Together, along with other public institutions, we share the most sacred duty to promote the public good against narrow private demands.

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CITY OF LOS ANGELES

AUG 15 2018

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

Shelley Finner
Keli Arslanian

Belleu

Andrea Page

John

Walter

Moham Tashy

Manuel

Wayne

Laurie Chew

Randy Chen

Edwards

Victoria

Brian Bleser

Masey Romel

James

Los Angeles Compotet

DK

Mauro

John

Bob

John

John

Michael
Daniel Calise

Cynthia Vivar

Luisa James

John

Sandy Mrow

John

Ed

Ed

Michael C. Smith
Hazel Kaka

Full
Betty Hambrick-Croso

FILE COPY

#5
RECEIVED
CITY OF LOS ANGELES
AUG 15 2018
CITY PLANNING DEPT.
AREA PLANNING COMMISSION

August 6, 2018

Department of City Planning & Housing + Community Investment
Department Department

Re: DIR-2017-2506-VSO; DIR-2017-1895-CDP-MEL

To Whom it May Concern:

We are writing regarding DIR-2017-2506-VSO, which was approved on 7/27/2017, and DIR-2017-1895-CDP-MEL, which was approved on 3/28/2018.

Both completely ignore the required Mello Determination for First Baptist Church at 685 Westminster Avenue in Venice, which we feel was an error and abuse of discretion by the City

There is ample evidence that the First Baptist Church provided *de facto* housing opportunities for low and moderate income people within the Coastal Zone, as this letter will demonstrate.

The Mello Act requires that any low or moderate income housing opportunities existing within the Coastal Zone must be preserved or replaced whenever there is a redevelopment, demolition, or adaptive reuse. Neither the state law nor the Interim Administrative Procedures restrict this requirement to permitted units. We assert that the Mello Act requires that *all* housing opportunities for low and moderate income people must be preserved—and at the very least that the issue must be accounted for through a Mello Act determination with appropriate investigation—in any permit in the Venice Coastal Zone. The error needs to be corrected.

Additionally, Chapter 2 of the Coastal Zone calls for the preservation of housing opportunities for low and moderate income people within the Coastal Zone.

First Baptist Church of Venice was built in 1966 as a 5 lot-tie (affidavit) with a large sanctuary, 17 classrooms, a commercial kitchen, and a parking lot. It was approved in ZA 1815 and LADBS permit 1966WL65561. The Los Angeles Assessor's Use Code is 7100: Institution- Church.¹

Christopher Quintal of Century City Realtors was broker for the buyer & seller of the historic First Baptist Church property. A lawsuit filed by senior Trustees of the church on 12/15/15 challenged the legality of the sale and sought a Quiet Title.²

On June 20th, 2018, Mr. Quintal told the West Los Angeles Planning Commission that an order removing the Liz Pendens from the title was issued on 6/15/2015 removing the title from litigation. He stated that "a fully executed purchase agreement was issued two months later and signed by all parties on 8/16/2016. Six months later the sale closed on 2/15/2017."³

Jay Penske and Elaine Erwin filed DIR-2017-2506-VSO on 6/23/2017. The requested entitlement was a CHANGE OF USE FROM A CHURCH TO A SFD, EXTERIOR AND INTERIOR IMPROVEMENTS TO REMOVE AND REBUILD SECOND STORY. City Planner Juliet Oh approved the application on 7/27/2017 with no public review, no CEQA, and no Mello Determination on a non-appealable Venice Sign Off.⁴

Penske and Erwin filed DIR-2017-1895-CDP-MEL on 5/11/2017. City Planner Juliet Oh approved the application on 3/28/2018. It was appealed on 4/11/2018.⁵

At the West Los Angeles Planning Commission appeal hearing on June 20th, 2018, Antoinette Reynolds spoke on behalf of Pastor Horace Allen. Ms. Reynolds stated that formerly homeless people were living in the church. She stated that she personally referred them to housing when the church was sold.⁶

This testimony, and multiple other sources document the operation of a transitional housing shelter inside the church and in the parking lot.

A CPRA from HCIDLA provided no records for the property.⁷

A CPRA from LADBS has 78 pages of records for this property including complaints, inspector's notes, and photographs.⁸

In response to complaints of people living in the church and in RVs in the parking, an Order to Comply was issued for Case #671044 on 1/27/2015.

FBCV applied for 15016-20000-09192: "Convert (E) women's lounge room to bathroom, shower, and create hallway in the first floor of (E) two story church" on 5/4/2015.⁹

And for 15016-10000-12393: "Voluntary provision of unisex bathroom and shower to existing church" on 6/15/2015.¹⁰

These permits were processed but never issued. Showers were installed. Complaints state that people living inside the church and in RVs in the parking lot paid about \$200 per month each.¹¹

CSR No.: 376477

CALL DATE: July 6, 2016 4:04 pm
MEL

PROBLEM: BUILDING OR PROPERTY CONVERTED TO ANOTHER USE

CALLER COMMENT: property is being used as transitional housing. they are charged people about \$200 month

COMMENT:

SITE OWNER: 685 WESTMINSTER HOLDINGS LLC

Statements attributed to Plaintiff Sharon Chappell in the lawsuit state that "the church was down to less than 15 with a transient homeless population at times increasing membership to 40-50 people."¹²

Will Hawkins, Venice Neighborhood Council board member and chair of the VNC Homeless Committee confirmed that people were living in the church and in RVs, including children, in June 2016 and thereafter.¹³

LADBS records show Herman Clay and FBCV as the property owner, and later 685 Westminster Holdings LLC.

California Secretary of State records show that 685 Westminster Holdings LLC and 688 Westminster Holdings LLC are registered to Janet Dane. Ms. Dane is an executive assistant to Jay Penske, CEO of Penske Media Corporation.¹⁴

On 3/13/2017 a Property Lien letter was mailed to the owners. Inspector Zuber wrote "violation has been corrected" on 9/17/2017. The Order to Comply case was closed on 9/18/2017.¹⁵

Under the Rent Stabilization Ordinance, if a person is paying rent for 30+ days in a pre-1978 building they qualify as tenants with the associated protections. Under the Mello Act all units being rented must be considered. The Mello Act is silent on permitted units versus unpermitted units.

Chapter 2 of the Coastal Act, Section 20116 requires the protection of “Sensitive coastal resource areas” including (b) areas possessing significant recreational areas, (c) Highly scenic areas, (e) Special communities or neighborhoods which are significant visitor destination areas, (f) Areas that provide existing coastal housing or recreational opportunities for low and moderate-income persons.

Chapter 2 of the Coastal Act, Section 20116 describes the true community of Venice, a unique culturally and socio-economically diverse residential coastal community.

First Baptist Church is the most significant spiritual home of the historic black community in Venice, built by the congregation that was established on July 17, 1910.

The low income people served by the transitional shelter and safe parking program that existed at First Baptist Church are a part of this unique culturally and socio-economically diverse residential coastal community.

Chapter 3 of the Coastal Act mandates protection of the unique community character of coastal communities.

Venice is home to the only intentional black community on the west coast. Families arrived in 1900 escaping extreme racism in the south and have lived here since.

The popularity of Venice as a visitor destination is precisely because of the historic and current cultural and socio-economic diversity of this “uniquely inclusive” residential coastal community.

We need to protect that. We need to preserve cultural diversity and housing diversity.

DIR-2017-2506-VSO approved on 7/27/2017 and DIR-2017-1895-CDP-MEL approved on 3/28/2018 should never have been approved.

Both planning approvals ignored the required Mello Determination, CEQA review, and compliance with Chapters 2 and 3 of the Coastal Act.

This property is permitted as Use Code is 7100: Institution- Church.

Under CEQA, a 12,311sq ft. building, 40ft high on a 5 lot-tie is grossly out of mass, scale & character for a single family dwelling with the surrounding neighborhood in violation of the Venice LCP and the Venice Specific Plan for the Milwood-Oakwood subarea. It would set a negative precedent, have a negative cumulative effect on the community, and prejudice the update of the LCP.

Under CEQA, it would have a negative cumulative effect on the loss of the historic black community in Venice and their most significant spiritual site.

Under CEQA, it would have a negative cumulative effect on the loss of housing diversity and economic diversity in Venice and forever negatively impact the unique and historic diversity.

In 2010, as chief-of-staff of staff to Councilman Bill Rosendahl, Mike Bonin was tasked with creating a pilot Safe Parking Program in Council District 11 for people dwelling in their vehicles. It was modeled after a successful program of the same name in Santa Barbara. The council office held a town hall in Venice with literature soliciting support from churches and synagogues to host programs on their properties, as well as looking at city and county property. Funds were secured for a pilot program but no parking spot was ever produced through this program.

In 2018, Mayor Eric Garcetti and the entire city council are promoting A Bridge to Home, a transitional housing proposal they hope to roll out throughout the city as a first step towards permanent housing for the many thousands of unhoused people in our city.

The transitional housing shelter and Safe Parking Program at First Baptist Church can be done better. Nonetheless, it requires a Mello Determination for replacement affordable housing.

First Baptist Church at 685 Westminster Avenue in Venice must be preserved.

Black History must be preserved. Cultural diversity must be preserved.

Affordable housing and housing diversity must be preserved.

City and State law require this.

Appreciatively,

Laddie Williams

Miguel Bravo

Margaret Molloy

Jon Wolff

1.

October 22, 1966- AFFIDAVIT, LOT TIE- *LOTS 23-27 INCLUSIVE.



February 12, 2018
Document Report

Documents

Document Number(s)

AFF 32847

Record Description

Record ID: 1912476

Doc Type: AFFIDAVIT

Sub Type: LOT TIE

Doc Date: 10/19/1966

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: *LOTS 23-27 INCLUSIVE.

Property Address(es)

685 E WESTMINSTER AVE

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

PIN(s)

108B145 159

Assessor Number(s)

4239-019-021

Film RBF

Type: HIST M0014; 008; 0092

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY									
CITY OF LOS ANGELES					DEPT. OF BUILDING AND SAFETY				
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.									
1. LEGAL DESCRIPTION	LOT 25, 26, & 27, BLK. 1, TRACT Ocean Park Villa				CENSUS TRACT 7187				
2. PURPOSE OF BUILDING	Church Building				ZONE R-3-1-0				
3. JOB ADDRESS	685 Westminister Ave.				FIRE DIST.				
4. BETWEEN CROSS STREETS	7th Ave. AND 6th Ave.				INSIDE COR. LOT KEY REV. CCH				
5. OWNER'S NAME	First Baptist Church of Venice				LOT SIZE Irreg.				
6. OWNER'S ADDRESS	688 Westminister Ave. Venice				NEAR ALLEY 10'				
7. ARCHITECT OR DESIGNER	George R. Williams STATE LICENSE NO. C-2643 PHONE 291-2944				SIDE ALLEY BLDG. LINE				
8. ENGINEER	Joe Y. Sing STATE LICENSE NO. C-9592 OR 12562				AFFIDAVITS				
9. CONTRACTOR	Gibraltar Constr. 234641 750-3052				ZA 18151				
10. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE						
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR						
12. JOB ADDRESS	685 Westminister Ave.				DISTRICT OFFICE WIA				
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING									
14. PURPOSE OF BUILDING Church									
15. TYPE I									
16. BLDG. AREA 11,000 sq. ft.									
17. DRAFT UNITS									
18. SPECIMENS REQUIRED									
P.C. No. AD 3078									
P.C. 14651	S.P.C. 71	G.P.I.	B.P. 33540	I.F. 105	C/O	TYPIST tev			

CASHIERS ONLY	OCT-5-66	24102	A - 3 CK	146.51
OCT 21 66	5561 W.			
	OCT-21-66	25305	A - 3 CK	71.50
	OCT-21-66	25306	A - 1 CK	335.40

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed	Name	Date
George R. Williams	DAN	10/4/66
	DAN	10/4/66
	DAN	10/5/66
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED COMPLETED	
Conservation	FLOOD CLEARANCE APPROVED	
	APPROVED FOR ISSUE FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	10-20-66
Traffic	APPROVED FOR	

Address of Building 685 Westminster Avenue



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 1-22-71 Permit No. and Year WLA65561/66

Two story, Type V, 102' x 105', church building,
maximum occupancy in sanctuary-480 and in social hall-78.
SANCTUARY AND ASSEMBLY ROOM NOT TO BE USED AT THE SAME
TIME. 96 parking spaces required, 65 parking spaces
provided at the premise and 31 parking spaces provided
at 688 Westminster Avenue, B-2/J-1/G-1/G-2 occupancy.
ZA 18151; Parking Aff. 3246.

EXCEPT FOR DEVIATION APPROVED PER SECTION 98.0403 L.A.M.C.
Owner First Baptist Church of Venice
Owner's Address 688 Westminster Avenue
Venice, California 90291

Form B-95b—6M Sets—8-70 (C-10)

By A. R. MENDENHALL:wm

Site Address	685 E WESTMINSTER AVE
ZIP Code	90291
PIN Number	108B145 159
Lot/Parcel Area (Calculated)	8,320.6 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4239019021
Tract	OCEAN PARK VILLA TRACT
Map Reference	M B 4-23
Block	L
Lot	23
Arb (Lot Cnt Reference)	None
Map Sheet	108B145
► Jurisdictional	
► Planning and Zoning	
▼ Assessor	
Assessor Parcel No. (APN)	4239019021
Ownership (Assessor)	
Owner1	
Address	
Ownership (Bureau of Engineering, Land Records)	
Owner	
Address	
APN Area (Co. Public Works)*	0.666 (ac)
Use Code	7100 - Institutional - Church - One Story
Assessed Land Val.	\$8,262,000
Assessed Improvement Val.	\$408,000
Last Owner Change	02/16/2017
Last Sale Amount	\$6,300,063
Tax Rate Area	67
Deed Ref No. (City Clerk)	192254
Building 1	
Year Built	1967
Building Class	DX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	12,311.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

2.

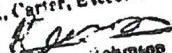
¹ Horace Allen and First Baptist Church of Venice, Inc. are the originally named "defendants" on the petition filed on 12/15/15. Defendant Kenneth Holmes was named as Doe 1 on 1/29/16 concurrent with the filing of the first amended petition. Plaintiffs later added Does 2-10 on 6/2/16 and Samuel Crutchfield as Doe 11 on 1/26/17. By order on 2/23/17, leave to amend was granted, with the pleading now denominated the second amended complaint, retaining the same case number notwithstanding the change from "petition" to "complaint."

BS 159555- Superior Court of the State of California, County of Los Angeles: Feb 27, 2017

1 Lottie Cohen, Attorney at Law State Bar # 94674
2 Law Office of Lottie Cohen, A Professional Law Corporation
3 2288 Westwood Boulevard, Suite 216
4 Los Angeles, CA 90064
5 Phone (424) 273-1069
6 Fax (424) 273-1404
7 Email: lottie.cohen@gmail.com
8 Attorney for Plaintiffs, HERMAN CLAY,
9 individually, and as Deacon and Trustee
10 on behalf of FIRST BAPTIST CHURCH
11 OF VENICE, INC.; and SHARON MOORE-CHAPPELL,
12 individually, and as Minister on behalf of
13 FIRST BAPTIST CHURCH OF VENICE, INC.

FILED
Superior Court of California
County Of Los Angeles

FEB 27 2017

Herr R. Carter, Executive Officer/Clerk
By  Deputy
Gloria A. Robinson

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

D-73

13 HERMAN CLAY, individually, and as)
14 Deacon and Trustee on behalf of FIRST)
15 BAPTIST CHURCH OF VENICE, INC.; and)
16 SHARON MOORE-CHAPPELL, individually,)
17 and as Minister on behalf of FIRST)
18 BAPTIST CHURCH OF VENICE, INC.,)
19 Plaintiffs,)
20 v.)
21 HORACE ALLEN, an individual; FIRST)
22 BAPTIST CHURCH OF VENICE, INC.; all)
23 persons unknown, claiming any legal or)
24 equitable right, title, estate, lien or interest in)
25 the property described in the complaint)
26 adverse to Plaintiffs' title, or any cloud on)
27 Plaintiffs' title thereto, and DOES 1 through)
28 25, inclusive,)
29 Defendants.)

CASE NO. BS 159555

**SECOND AMENDED VERIFIED
COMPLAINT:**

I. COMPEL INSPECTION OF
CORPORATE RECORDS
PURSUANT TO
CORPORATIONS CODE § 9514;
II. CONVERSION;
III. BREACH OF FIDUCIARY
DUTY;
IV. QUIET TITLE AND
DECLARATORY RELIEF
V. FRAUD AND THE REMOVAL
OF HORACE ALLEN, KENNETH
HOLMES AND SAMUEL
CRUTCHFIELD AS DIRECTORS

3.

MVI 5824- APPEAL HEARING for FIRST BAPTIST CHURCH of VENICE- JUNE 20TH, 2018

<https://youtu.be/L35vdmlQTTM>

Public comment: Christopher Quintal of Century City Realtors was broker for the buyer & seller of the historic First Baptist Church property in Venice. The APPEAL HEARING for FIRST BAPTIST CHURCH of VENICE was at West Los Angeles Planning Commission on JUNE 20TH, 2018.

MVI 5825- APPEAL HEARING for FIRST BAPTIST CHURCH of VENICE at WLAPC on JUNE 20TH, 2018.

<https://youtu.be/V8GGjkoVclK>

Public comment: Christopher Quintal of Century City Realtors.

4.

MVI 5826a- APPEAL HEARING for FIRST BAPTIST CHURCH of VENICE at WLAPC on JUNE 20TH, 2018.

https://youtu.be/pKBX0x_U3EA

Public comment: Antoinette Reynolds spoke on behalf of Horace Allen. Ms. Reynolds spoke about the formerly homeless people who were living in the church. She stated that she personally referred them to housing when the church was sold.

25

² See "Dual Alignment" in church bylaws. (Ex. 104, Article XII, Section 1)

26

³ The Venice church seated 500. In 2006 Allen counted 14 members. Plaintiff Chappell said there used to be a core of 20 people, but the church was down to less than 15 with a transient homeless population at times increasing membership to 40-50 people.

27

28

5

DEPT. 73
RAFAEL ONGKEKO,
JUDGE PRESIDING

STATEMENT OF DECISION RE MONETARY ISSUES

5.

Case Number: DIR-2017-2506-VSO Search Format: AA-YYYY-1234 Example: ZA-2011-3269 Advanced Search Help

Case Number: DIR-2017-2506-VSO
Case Filed On: 06/23/2017
Accepted for review on: 07/27/2017
Assigned Date: 06/23/2017
Staff Assigned: JULIET OH
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: APPROVED WITH CONDITIONS
DIR Action Date: 07/27/2017
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
685 E WESTMINSTER AVE 90291	Venice	11

[View All Addresses](#)

Project Description: CHANGE OF USE FROM A CHURCH TO A SFD, EXTERIOR AND INTERIOR IMPROVEMENTS TO REMOVE AND REBUILD SECOND STORY
Requested Entitlement: VENICE SIGN OFF (VSO)
Applicant:
Representative:

0 Case Documents found for Case Number: DIR-2017-2506-VSO		
Type ↑	Scan Date	Signed
No Documents were found		

6.

Case Number: DIR-2017-1895-CDP-MEL
Case Filed On: 05/11/2017
Accepted for review on: 06/09/2017
Assigned Date: 06/09/2017
Staff Assigned: JULIET OH
Hearing Waived / Date Waived : No /
Hearing Location: WEST LA
Hearing Date / Time: 08/07/2017 10:00 AM
DIR Action: APPROVED WITH CONDITIONS
DIR Action Date: 03/28/2018
End of Appeal Period: 04/11/2018
Appealed: Yes
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
685 E WESTMINSTER AVE 90291	Venice	11

[View All Addresses](#)

Project Description: CHANGE OF USE FROM A CHURCH TO A 11,000+ SQ.FT. SINGLE FAMILY RESIDENCE, INCLUDING PARTIAL DEMOLITION OF 2ND FLOOR WITHIN EXISTING STRUCTURE.
Requested Entitlement: PURSUANT TO LAMC SECTION 12.20.2 TO REQUEST A COASTAL DEVELOPMENT PERMIT FOR THE CHANGE OF USE FROM A CHURCH TO A SINGLE FAMILY RESIDENCE & ASSOCIATED CONSTRUCTIONS LOCATED WITHIN THE SINGLE PERMIT JURISDICTION OF THE COASTAL ZONE; PURSUANT TO LAMC SECTION 11.5.7 TO REQUEST A PROJECT PERMIT COMPLIANCE REVIEW FOR THE CHANGE OF USE FROM A CHURCH TO A SINGLE FAMILY RESIDENCE & ASSOCIATED CONSTRUCTIONS; AND MELLO COMPLIANCE REVIEW.
Applicant: [Company:685 WESTMINSTER HOLDINGS, LLC]
Representative: ROBERT THIBODEAU [Company:DU ARCHITECTS]

0 Case Documents found for Case Number: DIR-2017-1895-CDP-MEL		
Type ↑	Scan Date	Signed
No Documents were found		

#5

August 10, 2018

To the West Los Angeles Area Planning Commission members,

I am writing to oppose the decision of the Planning Dept in approving the conversion of the First Baptist Church of Venice into an 11,000 sq ft home. Besides the fact that a home of this size is dramatically out of scale and mass with the surrounding homes and the fact that this approval ignores the major importance of this building in Venice's cultural history, I'm especially concerned about the City's use of the VSO (Venice Sign Off) as a tool for randomly approving development proposals.

The case of the First Baptist Church of Venice highlights the danger of the VSO approval process. A case in the Court of Appeals [Court of Appeal No. B285295] alleges that "the City of Los Angeles engages in an illegal pattern and practice that violates the California Coastal Act when it approves development in the Coastal Zone through exemptions or its so-called local Venice Sign-Off process." And:

- 1) The public is routinely denied due process because the city does not provide notice of those (VSO) exemptions to allow for timely appeals – and public participation is an essential tenant of the Coastal Act. (In fact, in a July 30, 2018, email Juliet Oh said VSO decisions cannot be appealed at all!)
- 2) The Coastal Commission agrees with Appellants that the City's process with respect to the exemptions is dysfunctional, and the Commission has expressed great frustration over the City's lack of a fully certified LCP (Local Coastal Plan).
- 3) The City should not be permitted to continue to use an uncertified specific plan for decision-making, making the VSOs discretionary in nature.
- 4) The city's illegally granting of exemptions from the coastal act for development in Venice is a triable issue;

So again, Venice residents have been denied due process resulting from the City's illegal issuing of development approvals using the VSO.

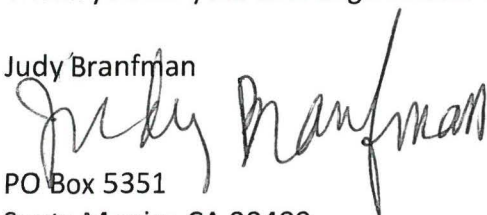
VSOs are being used to smooth the development process for some egregious projects. The fact that Juliet Oh and the Planning Department discriminatingly used the VSO approval to bypass Mello and other issues and avoid legitimate community discussion on a very controversial project – and that the community has to work late-night hours, hire lawyers, and attend endless meetings to address the City's disrespectful and likely illegal treatment - is reason enough to rescind the approval.

Thank you for your thorough review of these issues,

Judy Branfman

PO Box 5351

Santa Monica CA 90409



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#5

RE: DIR-2017-1895-CDP-MEL-1A & ENV-2017-1896-CE

**CONCERNS ABOUT THE CUMULATIVE CULTURAL IMPACT TO THE HISTORIC
VENICE AFRICAN- AMERICAN COMMUNITY AND WORLD FAMOUS VENICE, CA
CULTURE.**

This is testimony regarding the disrespectful acts against the historic First Baptist Church of Venice location on July 1st, 2018 and concerns regarding the attitude it reflects toward the historic African-American community of Venice and their current and future social well-being.

Keeping in continuity with the community spiritual gathering spirit of the 108 year old historical location known as E.L. Holmes Square which is the intersection of 7th Avenue and Westminster Avenue, our congregation of multi-generational Venetians, recent Venice families, and our many friends gather every Sunday afternoon in front of the First Baptist Church building (685 Westminster Ave.) in E.L. Holmes Square.

On July 1st we were not able to do this due to a "block party" called Sam Jam. This Sam Jam event had the perimeter of Oakwood Park blocked off as well as the entirety of E.L. Holmes Square which exclusively designated as a "Vodka Garden."

The entirety of what is known as E.L. Holmes Square, of which Mr. Jay Penske/685 Westminster Holdings LLC, gave permission for, was set up as an alcoholic playground for a mostly homogenous, out of town crowd. I make the note on homogeneity because it helps highlight the pattern of disregard for the spirit of diversity of the influential and world renown Venice, CA culture.

Alcoholic dispensing booths were set up in front of the First Baptist Church of Venice building and a playground for drunken festivities was set up in the parking lot across the street where the old church edifice once stood.

I don't think I need to highlight that this historic location, the First Baptist Church of Venice in E.L. Holmes Square on 7th and Westminster Avenues, is a culturally and religiously sensitive location whose current plight evokes very real and current pains for the African -American and traditional peoples of Venice.

If the Penske family and their associates once claimed ignorance over the beautiful history and active cultural and spiritual legacy that inhabits that

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AREA PLANNING COMMISSION**

location, surely after the last hearing on June 20, 2018 and the massive amount of local and statewide media coverage this issue has garnered, they are now very conscious of its significance and the heartfelt role it plays for the culture and well-being of the historic African-American community of Venice.

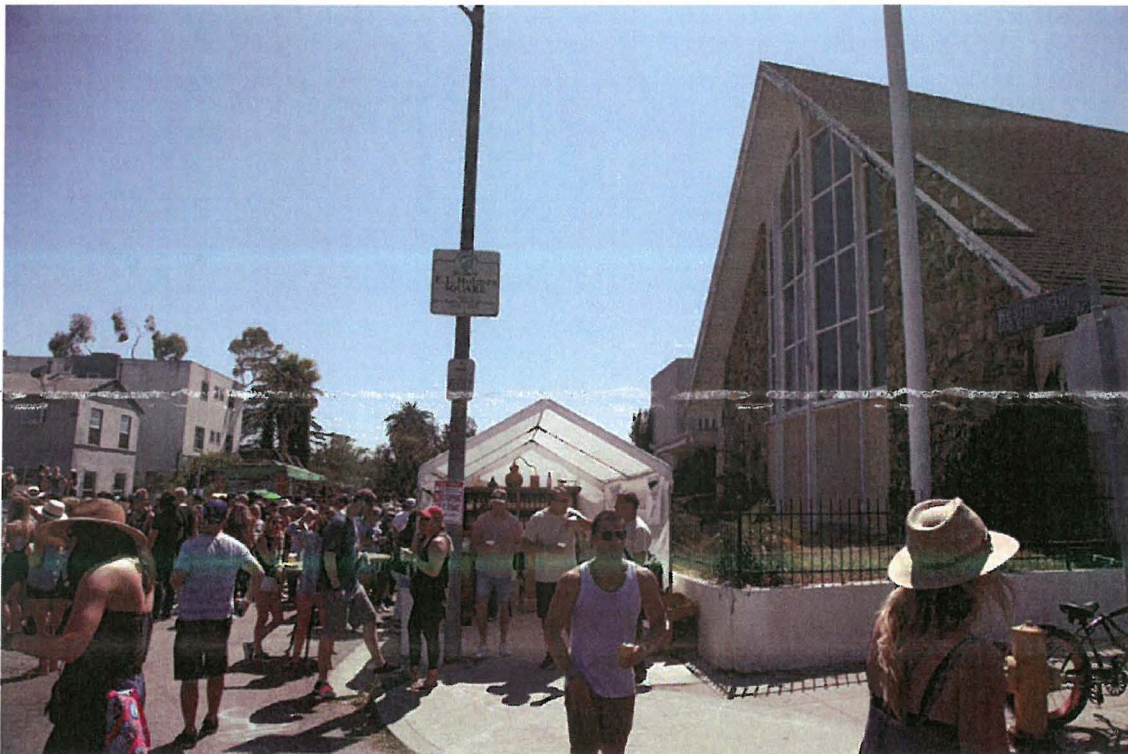
With no excuse for ignorance about the Church's legacy, consciously allowing this blatant disrespect and disregard for the African-American community of Venice illustrates the added danger you will be putting on the present and future well-being of their community. The Black community of Venice, CA is also an active pillar and element in the chemistry of our world famous and appreciated town.

Please deny the change of use.

Sincerely,

Mike Bravo

miguel@bravo1. la









#6

PO Box 49427 □ Los Angeles, California 90049 □ (424) BHA-8765 □ info@brentwoodhomeowners.org

August 15, 2018

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To: West Los Angeles Area Planning Commission
c/o: Cecilia Lamas, Commission Executive Assistant
apcwestla@lacity.org

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Re: ZA-2017-3654-CUB-ZAD-DRB-SPP-1A
11777 West San Vicente Boulevard (Katsuya)

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Dear Commissioners,

**CITY PLANNING DEPT.
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In addition to similar prior complaints over the years, in the past week, Brentwood Homeowners Association received the following complaints from our members:

"I have major complaints about the valet parking. When I drive home at night, there are regularly cars double parked, there are cars lined up waiting for the valet to take their cars (blocking up the right lane of the two lanes on San Vicente heading west) and the valets will drive excessively fast away from the curb, cutting off other cars and pulling in front of cars that are trying to drive on San Vicente. I have seen them cut off pedestrians legally crossing in the cross walk, from both directions, and they also will cut in front of cars when they are bring cars back to customers of the restaurant trying to leave. The bad driving is not limited to the valet parkers, I have seen customers just cut in front of other cars driving on San Vicente as they are leaving the restaurant. I'm surprised there are not more accidents here. It's complicated further by the construction going on right next door, on the corner."

"Traffic around this restaurant at peak times (early evenings) is horrible. The double parking is a nuisance and the flow of traffic is substantially altered by the valet service. San Vicente is already a nightmare in the early evenings and we do not see how more valet people would help. Parking is also a serious problem. More restaurant space will only produce more traffic jams. Brentwood residents should not have to be subjected to more and more traffic like this."

"The parking is inadequate, causing the valet guys to park cars on both sides of Westgate Avenue and Chenault. The parking employees can be seen in their uniforms running up and down the street. Some of them text when they find an open parking space. The Homeowners are unable to park in front of their homes.

The employees wearing black shirts park their cars in the neighborhood and walk to the restaurant.

The parking is a serious problem for all owners in the area."

The proposed project includes a significant 31% increase in the interior space, plus additional outdoor patio space. That is a large project.

The seating for the expanded restaurant is described as accommodating 301 patrons. If approximately 1/3 are additional patrons, that is a lot of additional cars.

Although Katsuya has offered certain Conditions to be added to the ZA Determination that help mitigate parking and traffic problems, follow-up and enforcement are important if the Conditions are going to be meaningful. Hence, the following should be added to the Conditions:

1. Six months after the issuance of the Certificate of Occupancy for expansion, the Applicant shall submit a Parking Compliance Report to the City Planning Department, LADOT, and the Council Office, that demonstrates compliance with the parking requirements. A copy of the Parking Compliance Report shall also be provided to the Brentwood Community Council, Brentwood Homeowners Association, and all residents on Westgate, north of the Applicant. The Applicant shall secure, at its own expense, an independent third party compliance monitor approved by the Department of City Planning who shall prepare the first annual Parking Compliance Report.

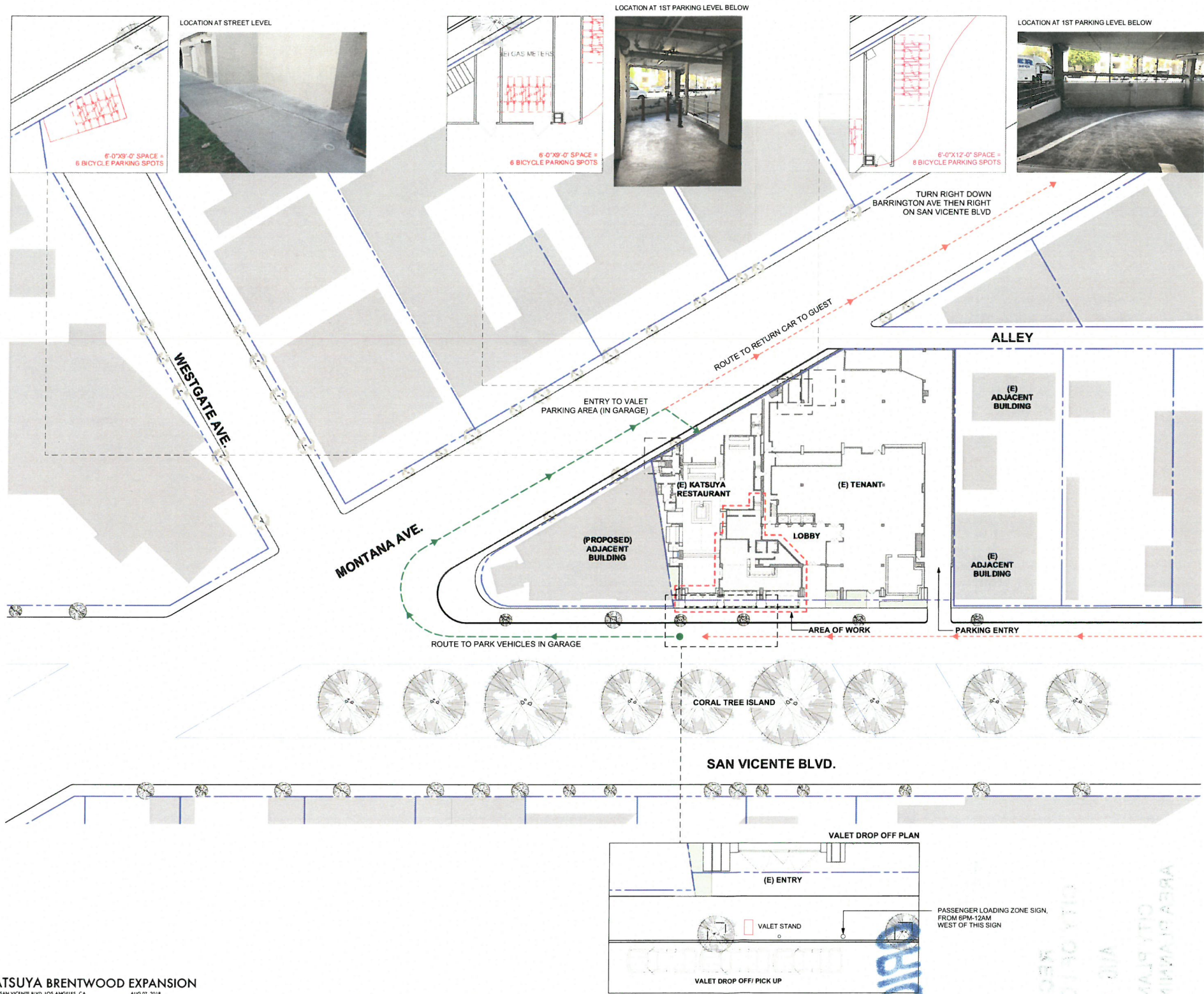
2. One year from the certificate of occupancy for the expansion, the Applicant shall file a Plan Approval application and associated fees, together with mailing labels for all property owners and tenants within 500 feet of the Property, as well as the Brentwood Community Council and the Brentwood Homeowners Association. The matter shall be set for public hearing with appropriate notice. The purpose of the Plan Approval shall be to review the effectiveness of, and the level of compliance with, the terms, and Conditions of the grant. Upon review of the effectiveness of and compliance with these Conditions, the Department of City Planning shall issue a determination. Such determination may modify the existing terms and conditions, add new terms and conditions, or delete one or more conditions, as deemed appropriate. The Department of City Planning may require one or more subsequent Plan Approval applications, as necessary. The application shall include, among other things, the Parking Compliance Report.

Thank you,



Raymond Klein, President
Brentwood Homeowners Association

cc: Mike Bonin
Krista Kline
Len Nguyen



PROJECT INFORMATION:

SCOPE OF WORK
ADDITION OF 2205 S.F. OF INTERIOR SPACE AND 756 S.F. OF OUTDOOR DINING AREA TO EXISTING RESTAURANT ON GROUND FLOOR OF TYPE I OFFICE BUILDING.

PROJECT ADDRESS
11777 SAN VICENTE BLVD.
LOS ANGELES CA 90049 v

LEGAL DESCRIPTION
ASSESSOR PARCEL NO. (APN) TRACT 4401017026
RESUBDIVISION OF BLOCKS 27 AND 28 AND A PORTION OF GRANVILLE STREET "WESTGATE"
MAP REFERENCE BLOCK 27 LOT 20 ARB (LOT CUT REFERENCE) MAP SHEET 129B145

PARKING REQUIREMENTS:
(PROJECT IS REQUIRED TO PROVIDE PER THE SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN)

(E) BUILDING: 187 REQUIRED STALLS (PER 99016-30000-12109)
(E) BUILDING: 195 PROVIDED STALLS (PER CDR)
(E) OPTOMETRIST SPACE: 9 REQUIRED PARKING STALLS
(E) NON-REQUIRED PARKING: 8 PARKING STALLS
CREDIT PER EXISTING USE & SURPLUS PARKING: 17 PARKING STALLS
(N) RESTAURANT (KATSUYA RESTAURANT EXPANSION): 22 REQUIRED STALLS
(E) PARKING CREDIT (FROM ABOVE): 17 PARKING STALLS
REQUIRED PARKING (NOT COVERED BY CREDIT): 5 STALLS
4 BICYCLE STALLS = 1 AUTO STALL
PROVIDED: 20 BICYCLE STALLS
5 AUTO STALLS REQUIRED =

AREA TOTALS:

TOTAL A-2 OCCUPANCY:

EXISTING GROSS TENANT AREA
4,998 S.F. GROUND FLOOR
1,140 S.F. SECOND FLOOR
939 S.F. KITCHEN
203 S.F. OUTDOOR PATIO

EXISTING TOTAL:
7,077 S.F. INDOOR
203 S.F. OUTDOOR PATIO

PROPOSED EXPANSION TENANT AREA
2,205 S.F. GROUND FLOOR
553 S.F. OUTDOOR PATIO

9,282 S.F. = TOTAL INDOOR
756 S.F. = TOTAL OUTDOOR

SEATING COUNT: EXISTING KATSUYA

INDOOR	
FUNCTION OF AREA	TOTAL
TABLE SEATING	142
BAR SEATING	36
OUTDOOR	
TABLE SEATING	10
TOTAL SEAT COUNT	188

SEATING COUNT: PROPOSED EXPANSION

INDOOR	
FUNCTION OF AREA	TOTAL
TABLE SEATING	74
BAR SEATING	13
OUTDOOR	
TABLE SEATING	27
TOTAL SEAT COUNT	114

TOTAL SEAT COUNT AFTER EXPANSION: 302



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