

Communication from Public

Name:

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Council File No: 20-1074-S5

Comments for Public Posting: I am writing as an owner of a Venice area restaurant with a temporary alfresco permit planning to apply for permanent alfresco. The Report and Recommendations on P-CDP correctly points out that P-CDP will take too long, and most applicants will still have to apply for their own CDP. The recommended alternate strategies will help greatly, including - Using Fund 447 for an updated Venice parking study that can be used by individual CDP applicant - Grants and staff resources to help individual applicants - Re-authorize LANow funding plus additional funding for evening and weekend hours in Venice - BlueLA Car Share zones in Venice - Metro Bike installations in Venice - Bicycle parking corrals in Venice - use TIA fees to fund any of the above I also recommend some additional measures: - authorize a mitigation fee program specifically for coastal alfresco applicants to be used for the above as well as for new parking facilities - Use the in-lieu fee funds that have previously been collected from developers to actually build parking structures. While we are waiting for a parking study to be completed, it seems clear that CCC will require some parking in addition to other traffic management improvements - Specifically, the city-owned site on Main street currently occupied by A Bridge Home-Venice (600-612 Pacific Ave) will be developed pursuant to an RFP for market-rate housing plus a small amount of affordable housing and a small amount of public parking. A more meaningful amount of public parking can be provided with a contribution of city funds from the in-lieu fees previously collected and/or new mitigation fees from coastal applicants. The 'Bridge Home' location has long been designated as parking in the Venice land use element. It is near the beach, as well as the Main St., Abbot Kinney Blvd., Rose Ave and Windward Ave commercial zones. It is also imperative that the Planning department rationalize the City of LA portion of the CDP process for alfresco applicants. Specifically, if an alfresco permit application exactly follows the as-of-right guidelines in the Alfresco Ordinance, without any additional requests such as amplified music, the planning department should either: - Approve the CDP as of right and send it on to CCC without requiring a public hearing with a zoning administrator ("ZA"). The Alfresco Ordinance specifically allows the non-Coastal areas of LA to skip this step. Coastal-zone applicants should enjoy this

same privilege as to the City of LA review process. If that can't be done, then - provide a memorandum to ZAs stating that they shall allow and hear public comment, but they cannot disallow any of the grants specified in the alfresco ordinance such as zero parking required for indoor restaurants less than 3,000 sf; or the right to operate until 2 AM if not abutting or across an alley from a residential zone. - Also, provide the resources and staffing needed to expedite a ZA hearing. If we are to have any hope of obtaining CCC approval of a CDP by 2026 we need this help. - If an alfresco applicant applies for and finalizes an Alfresco Permit, but for the completion of a CDP, and if the applicant timely applies for a CDP but fails to obtain the CDP by 2026, there is a risk that a code enforcement action could close the alfresco dining facility through no fault of the applicant. Please provide guidance or a process for code enforcement to allow the alfresco operation to extend past the 2026 deadline if the applicant can demonstrate timely and consistent effort to obtain the CDP. Thank you for your consideration.