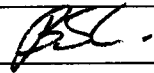


to		from	
name:	James Murez	name:	Bill Lukehart 
co. name:	Venice Farmers Market	from:	City of L.A./Architectural Division
tel:		tel:	(213) 847-5316
fax:		fax:	(213) 847-5300
date:	October 14, 1998	no. pg.	1
subject:	Venice Off-Street Parking Lot 701		

Ben Chan from LADOT requested that I send you a copy of the improvements for the Off-Street Parking Lot. Please refer to attached plans and the following design summary below.

1. Landscaped buffer areas ranging in width from eight feet to thirty two feet wide including low garden walls and earth mounding. (Recommendation no. 1 from Venice Action Committee report dated 12-29-95)
2. Landscape plant types chosen from the Venice Boulevard between Pacific and Lincoln project. See attached plant list. (Recommendation no. 2 from Venice Action Committee report dated 12-29-95)
3. Generous tree planting to provide shade covering to paved surfaces. (Partial compliance with recommendation no. 3 from Venice Action Committee report dated 12-29-95)
4. Best storm water management practices to include nine storm water collection and filtration units designed to comply with the City standard and per the Coastal Commissions requirement for a reduction of run off by **20% of a 10-year storm**. (Recommendation no. 4 from Venice Action Committee report dated 12-29-95)
5. Surface lighting to provide adequate lighting with considerations toward adjacent properties. (Recommendation no. 7 from Venice Action Committee report dated 12-29-95)
6. Pedestrian access at all corners. (Recommendation no. 15 from Venice Action Committee report dated 12-29-95)
7. All unused driveways to be removed and new gutter and curb installed. (Recommendation no. 16 from Venice Action Committee report dated 12-29-95)
8. Removal of all abandoned utilities. (Recommendation no. 17 from Venice Action Committee report dated 12-29-95)