

File 17-0537: 12444 Venice Blvd

1 message

Lara Nicole Wojahn <lara@wojahn.com>
To: zina.cheng@lacity.org
Cc: connie.chauv@lacity.org

Wed, Aug 16, 2017 at 7:07 AM

Dear Planning Commission,

The development in question is a by-right development and will create much-needed housing on a major boulevard close to employers. There is no question in my mind that the proposed building is suitable for the location, and there are no environmental drawbacks to its existence.

Los Angeles is required by state law - the Housing Accountability Act - to approve projects such as this, that do not require spot zoning or General Plan amendments.

Some of my neighbors, and members of the Mar Vista Community Council, are more concerned with the idea that there will be more people driving and parking on public thoroughfares than they are concerned about compliance with state law or providing much-needed housing for the generations that come after them. Please do not succumb to their pressures to prioritize the wants of a few privileged homeowners over the needs of those just trying to make it.

I would urge you to APPROVE this project, just as you have approved it twice before.

All the best,

Lara Wojahn

Opposed to 12444 Venice Blvd. Development (DIR-2016-304-DB-SPR)

1 message

minorkey <minorkey@gmail.com>

Wed, Aug 16, 2017 at 7:43 AM

To: zina.cheng@lacity.org, connie.chauv@lacity.org

Dear Ms. Cheng and Ms. Chauv,

I live at 12507 Appleton Way and I strongly oppose the newly proposed multi-floor building on Venice. We do not want a building of six or seven stories in our neighborhood, especially one with woefully inadequate parking. The traffic along Centinela Blvd. has already become very congested due to Playa Vista developments and this new building will make it worse. The lack of planned parking is also a huge concern, since the erroneous assumption is that each unit will be occupied by one person, with one car, which we know is not a realistic assumption for that proposed-size units.

We were promised that Playa Vista would not affect traffic and it has tripled in the last two years. And once the new building is finished and all of the apartments and office buildings are populated, all of the north/south streets will be virtually impassable, not to mention Venice Blvd., which is already adversely affected by the Great Streets initiative and the removal of one driving lane in each direction in that stretch.

I am completely opposed to this project. I implore you not to approve something so large. This must be downsized to something more in reason and scaled to the area. Once this is approved and built there will be precedent, and the zoning will be changed and these huge buildings will spring up all over the area.

I am strongly urging you to take action against this development.

Sincerely,
Lucy McQuillan

12444 Venice (DIR-2016-304-DB-SPR).

1 message

Michael Mansour <mikemansour1@gmail.com>
To: zina.cheng@lacity.org, connie.chauv@lacity.org

Wed, Aug 16, 2017 at 10:27 AM

I unfortunately will not be able to attend the PLUM meeting on August 22nd, so I am writing today to lend my support for the development @ 12444 Venice Blvd (DIR-2016-304-DB-SPR). I am hopeful that the city will approve this project in its current scope ASAP. As a longtime resident (7 years) and employer in district 11, I urge you to recognize the changing needs of the community and approve this by-right project. The westside needs more housing to REDUCE traffic and make the westside friendlier to those wishing to walk or bike to work.

The westside needs more multifamily housing to accommodate the growing economy of the area.

Thank you.

Michael Mansour
District 11 resident

12444 Venice Blvd

1 message

John Tapia <john.tapia@mac.com>
To: zina.cheng@lacity.org

Wed, Aug 16, 2017 at 12:59 PM

I'm property owner at 12623 Venice Blvd.
I support the project.

Thanks

Sent from my iPhone

Opposition to the 12444 Venice Blvd. Project.

Hal Printup

Aug 16, 2017 2:05 PM

Posted in group: **Clerk-PLUM-Committee**

Dear City Clerk:

Re: Appeal of the 12444 Venice Blvd Project.

As a 60 year resident and property owner in the Mar Vista neighborhood, I offer these vigorous thoughts:

While approving the project, CPC improperly found that the proposed project was compatible with the adjacent and neighboring properties. In addition, CPC failed to condition the proposed project to mitigate impacts on the surrounding properties and community.

At over 60,000 square feet, effectively seven stories, and 83 feet tall, this proposed project is dramatically taller and larger than other buildings in the surrounding neighborhood.

The project locates parking above ground, which subjects the surrounding properties to the noise and light disturbances associated with a grade-level parking lot.

The project orients parking in a manner that is incompatible with the pedestrian flow of the neighborhood.

Thus, I strongly oppose it as presented. I do not to oppose any development at the site but prefer a project that enhances the quality of life and safety in the neighborhood.

Sincerely,

Hal Printup
3608 Ashwood Ave.
Los Angeles, CA 90066

Hal Printup
h.printup@verizon.net

Mar Vista Citizen

1 message

Carol Hile <carol@santamonicaescrow.com>

Wed, Aug 16, 2017 at 3:55 PM

To: zina.cheng@lacity.org

Mar Vista has always been a “nice” little sub-berb of L.A. and if one were to drive thru the Streets of M.V. a continuity is immediately noticed.....but all that will change with a 7 story building right smack in the middle of town and why I ask? What about 4,5, stories, which is still higher than any other construction in the neighborhood but 7? I for one am at a loss.....more revenue for the builder, higher taxes for the city, “My dad can beat up your dad” mentality? Oh forgot, Good for the neighborhood and the citizens????? I DON'T THINK SO! Greed is Greed and 7 stories is Greedy. Re Think and listen to the citizens.

Thank you.

Carol Hile, Mar Vista, California