

12444 venice

Russell Howes

Aug 22, 2017 6:03 AM

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

I am writing to oppose the planning commission's recent action to approve the proposed development at 12444 Venice and to support councilman Bonin's motion to veto the project as currently proposed.

Mar Vista needs more development, but this development must be in line with the characteristics of the neighborhood: height, density, etc. or the standard of living in Mar Vista will be irreparably damaged by a new precedent. The changes proposed by the councilman are modest and would, at least, bring the height of the project to a level appropriate to the neighborhood.

Please examine the developer's claims more closely than the planning commission has done, and please don't take the city planner department reports as gospel truth. For example, the developer has falsely claimed that a nearby intersection is a 'major transit stop' by misapplying that definition in evaluating the frequency of the Big Blue Bus line that serves that street. The city planners have gone along with this, ignoring the judgments of the Southern California Association of Governments in favor of their own judgement--without support or authority--that the route has frequent service throughout peak commute times.

This project is overwhelmingly opposed by residents. Most vocal supporters are either employees of the applicant, benefactors of the art walk she financially supports, school colleagues from Harvard, or members of the same professional networking organization (Ivy). They know little or nothing about the project details or the neighborhood, other than the claim (which I agree with) that the city needs more housing. The opponents have studied this project for over a year and many of their concerns and arguments have merit. Yes we need housing, but housing that has good transit access and that won't further clog our already overtaxed streets.

Thank you for your consideration in this matter,
Russ Howes

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

1 message

Christopher McKinnon <chrispm@afewgoodideas.com>
To: connie.chauv@lacity.org
Cc: zina.cheng@lacity.org

Tue, Aug 22, 2017 at 7:50 AM

Please downsize 12444 Venice (DIR-2016-304-DB-SPR)

This building is too tall and completely out of character with the surrounding community. Please vote to negate its affect.

Christopher McKinnon
11837 North Park Avenue
Los Angeles, CA 90066

12444 Venice Blvd File # 17-0537

1 message

sealnbear@aol.com <sealnbear@aol.com>

Tue, Aug 22, 2017 at 8:08 AM

To: rhubarb999@aol.com, zina.cheng@lacity.org, connie.chauv@lacity.org

File No. 17-0537 12444 Venice Blvd.

To The Planning Department:

I support Mike Bonin's efforts to reduce the size of this building. The cumulative effect as predicted by LA City Planning Department, if 12444 is approved as proposed, of multiple 7 story or taller buildings along Venice Blvd is completely out of character with the area and the Great Street Project. I have fought to improve the business, living, and mobility along Venice Blvd., and this project goes against everything the Mar Vista Community Council has fought for for many years.

I can only truly speak for myself, but as former co-chair of the MVCC PLUM Committee, and current co-chair of the MVCC T/I Committee, this project should be stopped and reduced as per the will of both the Councilmember and the greater Mar Vista community.

Sincerely,

Kenneth S. Alpern

12444 Venice: DIR-2016-304-DB-SPR

1 message

Joel D Sender <jdsender@verizon.net>
To: zina.cheng@lacity.org

Tue, Aug 22, 2017 at 9:15 AM

Dear Zina Cheng,

Please reconsider your approval of the development at 12444 Venice Boulevard.

The development will be the tallest building on Venice Blvd, creating a dangerous precedent.

The neighborhood infrastructure, including roads, water & sewer and parking cannot handle this development.

Nor the additional project across Venice Blvd, nor the flood of development that will follow.

The exemption cited by the developer assumes that the intersection of Venice Blvd. And Centinela Avenue is a 'Travel Hub'.

Apparently, this is not the case.

Furthermore, traffic at that intersection is at a standstill during extended rush-hours.

The planned developments will only make a bad situation worse.

If a 'planning' department wants to encourage more housing, the supporting infrastructure, including improved public transportation, should be in place BEFORE constructing the housing.

Creating pressure to develop the infrastructure to support these projects does not guarantee that the needed improvements will occur.

It does, however, create problems for current and future residents.

Uncontrolled development is THE problem that the Planning Department is supposed to PREVENT.

Your failure to protect us from this threat is a serious violation of your charter.

Thank you for your consideration,

Joel

Joel D Sender * JDSENDER@VERIZON.NET * 310 829 5552



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AGAINST the Proposed Development at 12444 Venice (DIR-2016-304-DB-SPR)

1 message

Hanttula <hanttula@gmail.com>
To: zina.cheng@lacity.org
Cc: connie.chauv@lacity.org

Tue, Aug 22, 2017 at 2:38 PM

Hello,

I am writing to voice concern AGAINST the proposed development at 12444 Venice (DIR-2016-304-DB-SPR).

This development:

- is grossly out-of-scale with the surrounding neighborhood
- uses the proximity of a bus stop for justification that it's within a travel corridor (even though the inhabitants of the highly-priced homes are not likely to take mass transit)
- introduces density to an already over-taxed community

More housing is welcome; but the infrastructure for roads (and other services) along with a reasonable expansion of growth is needed first – not this oversized, abusive development.

Thank you.

-Mike

Council File 17-0537 DIR-2016-304-DB-SPR-1A

1 message

Mary Husks <busdisora@aol.com>

Tue, Aug 22, 2017 at 4:51 PM

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

Dear Ms Cheng and Ms Chauv,

I am a resident of Mar Vista and am contacting you concerning the proposed development at 12444 Venice Blvd (the relevant ID numbers are listed in the Subject of this email).

I urge you to move to downsize this development. There are both general and specific arguments to be made.

The general reasons are many: it is not in keeping with the size and scope of Mar Vista and the adjoining neighborhoods which will be impacted by it.

The specific reasons I will list for you now:

By allowing this development to proceed, the city is in violation of:

- 1) State Law 65300
- 2) Palms/Mar Vista-DelRey Community Plan, Goal 14, page III-20
- 3) Palms-Mar Vista-DelRey-Community Plan Policy 16-1.1, part 1

Violation # 1 relates to the City of Los Angeles being required by the State of California to create and abide by it's published General Plan.

Violations #s 2 and 3 relate to the specific General Plan traffic mitigation polices that the city is not adhering to by approving the development in question.

I can be more specific if you wish.

Thank you for listening,

Mary Hruska

Council File 17-0537 (DIR-2016-304-DB-SPR-1A)

2 messages

stepanovich sonya <sonyastep@gmail.com>
To: zina.cheng@lacity.org, connie.chauv@lacity.org

Tue, Aug 22, 2017 at 8:04 PM

Dear Zina Cheng and Connie Chauv:

I'm writing to voice my opposition to Venice (DIR-2016-304-DB-SPR). The project is too tall for the area and will tower over adjacent and nearby one-, two-, and three-story buildings.

Our community has asked for a meaningful reduction in the project's height, as well as, ample parking spaces, which is not in the current proposal.

I realize that, in order to encourage more housing, the State has given developers the ability -- under certain circumstances -- to get exemptions from City rules regarding height, density, and parking. The developer here has applied for a project that takes advantage of these State rules. Nevertheless, our community believes that the project is too tall for the proposed location, given that project could end up being one of the tallest buildings on Venice Boulevard from downtown to the ocean.

I do not want this building in my neighborhood.

Sincerely,

Sonya Stepanovich
13012 Appleton Way
Los Angeles, CA 90066

stepanovich sonya <sonyastep@gmail.com>
To: zina.cheng@lacity.org, connie.chauv@lacity.org

Tue, Aug 22, 2017 at 8:05 PM

Dear Zina Cheng and Connie Chauv:

I'm writing to voice my opposition to Venice (DIR-2016-304-DB-SPR). The project is too tall for the area and will tower over adjacent and nearby one-, two-, and three-story buildings.

Our community has asked for a meaningful reduction in the project's height, as well as, ample parking spaces, which is not in the current proposal.

I realize that, in order to encourage more housing, the State has given developers the ability -- under certain circumstances -- to get exemptions from City rules regarding height, density, and parking. The developer here has applied for a project that takes advantage of these State rules. Nevertheless, our community believes that the project is too tall for the proposed location, given that project could end up being one of the tallest buildings on Venice Boulevard from downtown to the ocean.

I do not want this building in my neighborhood.

Sincerely,

Tom Stepanovich
13012 Appleton Way
Los Angeles, CA 90066