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- **“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.
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SECONDARY SUBMISSIONS



Planning APC West LA <apcwestla@lacity.org>

2308-2310 Pisani

1 message

Brian Silveira <silveira.brian@gmail.com>
To: Planning APCWestLA <APCWestLA@lacity.org>
Cc: Ira Brown <ira.brown@lacity.org>

Wed, Oct 14, 2020 at 4:13 PM

Hi James,

Can you please move Pisani to the first meeting in November? We need more time to work with the appellants.

Thanks, Brian
310-753-1090



WLA 10-21-20 Agn Final (rm, jo, ib, om).pdf
157K

AMANDA M. SEWARD, ESQ.

October 19, 2020

West Los Angeles Area Planning Commission
apcwestla@lacity.org
c/o James Williams
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Re: 1021-1051 South Abbot Kinney Boulevard; CF 20-1024 – ZA 2012-3354-CUB-
CDP-SPR-SPP-MEL-WDI-1A (“Venice Hotel Project” or the “Project”)

Dear Honorable Members:

I am writing on behalf of Appellants, Citizens Preserving Venice and Sue Kaplan. As you know, on August 25, 2020 the City Council unanimously adopted a motion presented by Councilmember Mike Bonin to assert jurisdiction over the Project on the grounds that the Project was “an unprecedented project in North Venice that may pose significant impacts on the community” and raised “substantial concerns related to traffic and pedestrian safety, historic-cultural preservation, affordable housing, neighborhood compatibility in a coastal zone, and potential precedent for the Venice Specific Plan.” On September 15, the City Council adopted a Motion to Veto and Remand the matter to you for your *de novo* consideration of the Project.

This letter responds to the supplementary submissions by the Planning Department in support of the Determination and summarizes some of the remaining concerns about the applicant’s community outreach efforts, the various descriptions of the Project ever changing by the applicant in an attempt to work around restrictions that apply to a designation and to avoid seeking a variance, the interpretation of what projects will qualify as “mixed-use” projects in the Coastal Zone of Venice, our challenges to the Statement of Overriding Consideration that would allow the demolition of three historic resources, and the lack of emphasis on the provision of housing and the failure to properly implement and follow the Mello Act in this case.

We hope that in making these determinations you will consider the legal issues and request guidance on them from the City Attorney’s office. Councilmember Bonin said it best in the City Council meeting of September 15, the zoning code is “confusing, at best.” It is acknowledged that you have an attorney on the

Commission, but his role on the Commission is not to give you legal advice.

1. **Community Outreach.** The Project applicant, Wynkoop Properties, LLC argues that the company has been working on this so long, it is not fair to for them to have to go through this scrutiny. What they do not acknowledge is that they are largely to blame for the length in time that the Project has been under consideration. For many years, the applicant insisted on trying to ram through this unprecedented Project with a simple mitigated negative declaration, rather than agreeing to a full environmental impact report that the appellant and many others in the community strenuously argued was required. The applicant finally was forced to prepare an environmental impact report. The Draft Environmental Report for the Project was released January 10, 2019.

The applicant's representatives talk about all of their outreach; yes, they seem to have successfully lobbied the Venice Chamber of Commerce and its members, for example. The applicant also relies on a support letter from the Venice Neighborhood Council from February, 2014. But this letter did not consider the Coastal Act issues, the CUB, parking or Mello Act issues, and pre-dated the EIR.

In a letter dated October 12, 2020, the applicant's representative Elisa Paster relegates the opposition to a "small group of vocal opponents." More than 1150 opposition letters have been submitted, a 2016 Change.org petition garnered 1,072 petition signatures in opposition to the Project, and other petitions from 2016, 2019 and 2020 included at least 655 petition signatures opposing the Project. These represent the overwhelming opposition to the Project, and it can hardly be said they represent a "small group of vocal opponents." The opposition letters and petitions have been resubmitted to you in the submission of Ms. Deidre Samuels dated October 12, 2020.

2. **"Apartment Hotel" or "Hotel"/ A Hotel Can Only Have One Dwelling Unit.** Up through the approval of the Project by the Zoning Administrator on March 12, 2020, the Project had been described as an "Apartment Hotel." But many of the appellants pointed out that short term rentals were prohibited in apartment hotels. Presumably in response and immediately before an appeal of the Project was to be heard before the West Los Angeles Area Planning Commission ("WLAAPC") on July 15, 2020, its Letter of Determination was revised to eliminate references to the term "Apartment Hotel" and to replace it with "Hotel." The change apparently was prompted because finally, the applicant had to acknowledge that it could not allow short term stays at the Project if it were an "Apartment Hotel."

But the designation of the Project as a “Hotel” that included dwelling units posed another problem; a “Hotel” cannot include more than one dwelling unit. A “Hotel” is defined as a “residential building designated or used for or containing six or more guest rooms, or suites of rooms, which ***may also contain not more than one dwelling unit...***” (LAMC section 12.03.) (emphasis supplied.) This Project proposed includes four dwelling units.

To avoid this problem, no doubt now there will be some attempt to say the “dwelling units” are not part of the hotel. But this is inconsistent with the applicant’s representation of the Project. In the Title Sheet/General Info. Sheet of the Project plans, the applicant states that “[t]he four dwelling units are intended to be operated as guest room suites.” Further, throughout the approval process the Project had consistently been described as an apartment hotel “with four dwelling units and 78 guest rooms.” (Notice of Public Hearing for Zoning Administrator Hearing for August 1, 2019; Notice of Public hearing for WLAAPC Hearing for July 15, 2020.) In its September 9, 2020 Feasibility Study, the applicant’s representative continues to state that the four rental units would be hotel-serviced with full access to onsite amenities. (See Robert Charles Lesser & Co. “RCLCO” September 9, 2020 Report, page 6.)

Moreover, the Revised Findings approved by the WLAAPC July 15, 2020 included the finding that the Project is “a hotel with “four dwelling units and 78 guest rooms.” (Revised Findings July 15, 2020, page F-1.) Although the Zoning Administrator has made additional revisions to his Findings, the hotel continues to be described as a “hotel (four dwelling units and 78 guest rooms).” (Revised Findings October 21, 2020, page F.1.) As the Findings permit the hotel with four dwellings, they cannot stand, as the applicant has not applied for a variance that would allow this deviation from code requirements.

It should be noted that at the July 15 hearing of this matter at the WLAAPC, Commissioner Newhouse stated that his understanding was that a hotel could contain more than one dwelling unit and he cited the example of the Ritz Carlton Hotel at LA LIVE. But the Ritz Carlton Project Hotel and the Condominium residences are completely separate. The management is separate, there are separate entrances and elevators, and they are not commonly owned, as the individual condominium residences are separately owned.

3. **Mixed-Use.** Is this a mixed-use project? This is a central question with important ramifications, as mixed-use projects are accorded important benefits under applicable land use provisions. For example, if this is a mixed-use project the Project can be permitted to deviate from the requirements of Commercial

Corner/Mini Shopping Center, outlined in LAMC Section 12.22-A.23, and limitations for Lot Consolidation outlined in Section 9.A.1.e. of the Specific Plan.

LAMC Section 12.22-A.23(d) provides that the Project is exempt from the requirements for Commercial Corner Development if it is a "Mixed Use Project as defined in Section 13.09 B.3. that consists of predominantly residential uses..." So, if it is not a mixed-use project as defined in Section 13.09 B.3, it is not entitled to this exemption.

Section 13.09 B.3. provides that "Mixed Use Project means a Project which combines one or more Commercial Uses and multiple dwelling units in a single building or in a Unified Development." It further states that hotels are a commercial use. It provides, "Commercial uses means those uses as first permitted in the CR, C1, C1.5, C2, C4, or C5 zones, including guest rooms and hotels..." Accordingly, for purposes of Section 13.09 B.3. a hotel is a commercial use.

Section 12.03 of the LAMC, which provides definitions for the terms used in Section 13.09, defines "dwelling" as "Any residential building, other than an Apartment House, Hotel or Apartment Hotel." As the applicant acknowledged, the four so-called dwelling units are to be made available to hotel guests seeking longer term stays. Accordingly, for purposes of the mixed-use designation in section 13.09, the four longer term stay dwelling units are not "dwellings" to qualify for mixed-use status under section 13.09.

When this is pointed out, the response has been that the definition of mixed-use under section 13.09 is not relevant because it deals with a mixed-use "district," rather than an individual project. If the project is not a mixed-use project under section 13.09, then it is not entitled to an exemption from the requirements for Commercial Corner Development under LAMC Section 12.22-A.23(d).

Further, under the Land Use Plan ("LUP"), a hotel would not qualify as a mixed-use project. In Policy I.B.6 of the LUP, it is recognized that commercial visitor-serving uses such as hotels are distinct from residential dwelling units. It provides, in pertinent part: "The areas designated as Community Commercial...will accommodate the development of community serving commercial uses and services, with a mix of residential dwelling units and visitor-serving uses." It goes on to specify that visitor-serving commercial uses include "hotel" uses.

The applicant responds, well the hotel parking requirements for hotels in the Venice Coastal Zone Specific Plan (“VSP”) are listed under a broader category of residential parking requirements. This argument, though, is not helpful to the applicant for two reasons. If the applicant wants to rely on the VSP to find that the hotel is a “residential” use, it should note FAR requirements for residential units in a commercial zone. Section 10.F.2.b of the VSP provides that no residential project in a commercial zone shall exceed the R3 zone-permitted density. Consequently, if the hotel rooms and dwellings are residential units as stated by the applicant, the project can only contain two units. Certainly, the hotel far exceeds this.

All we can concede is that for some purposes hotels can be viewed as residential rather than commercial, but for the purpose of determining whether a project qualifies as a mixed-use project under the LUP, it is not a residential use and it is not a “dwelling,” but a visitor serving commercial use.

Even if the four dwelling units are separated from the hotel, the issue becomes whether an immaterial number of residential units, in this case representing only 3.68% of the total square footage of a 70,000 plus square foot project should qualify for all the benefits of a mixed-use project, when we are in the middle of a severe housing shortage. The WLAAPC decision on 601 Ocean Front Walk (ZA-2015-102-CDP-SPP-1A) is instructive. Then president Donovan said when rejecting a proposed mixed-use project with negligible housing “I know mixed use when I see it and I don’t see it here today.” He stated that if that project were approved as proposed, it would prejudice the LCP and set bad precedent. Here, to approve this Project similarly prejudices the LCP and sets bad precedent by setting a low bar for housing in mixed-use projects, when the LCP allows so many benefits to a mixed-use project because of the offering of much needed housing.

4. **Lot Consolidation.** The important question is whether the Project qualifies as a mixed-use project pursuant to the VSP and LUP, as it is under these land use policies that the applicant is able to consolidate eight lots, something the applicant would not otherwise be able to do. The approval by the WLAAPC sets dangerous precedent because it allows a major consolidation when the Venice land use policies – the VSP and LUP – restrict lot consolidation unless certain specified community benefits are achieved by doing so. While the VSP and LUP have no specific definition of mixed-use, they set forth the policy goals to be achieved with mixed-use projects, and these are not consistent with the proposed Project, as currently contemplated.

LUP Policy I.B.1 describes mixed-use projects as follows: “Mixed-use development provides an on-site mix of housing, retail, jobs and recreational opportunities consistent with the character of the Venice commercial areas, the City’s General Plan Framework Element and Coastal Act Policy Section 30252...” (LUP, Policy I.B.1.) The whole idea of encouraging and conferring certain benefits on mixed-use projects is to “increase opportunities for employees to live near jobs and residents to live near shopping. (LUP, Policy 1.B.6.) This is not achieved by a luxury hotel that allows some extended visits by wealthy hotel guests via the hotel’s four dwelling units.

The issues regarding lot consolidation were not analyzed by either the ZA or the WLACC, although the Planning Department acknowledges in the Staff Response 4.1 in the Appeal Recommendation Report dated Oct. 21, p. A-16, that the lots are being tied. There has been a hint of an argument that attaching the buildings with bridges avoids a lot consolidation analysis. Interestingly, the architect for this Project, David Hertz, used bridges for another project at 2420 McKinley Avenue (ZA-2002-2166 (ZAA), but in that case argued exactly the opposite of what we believe is being argued here. Here, the applicant suggests that bridges connect the buildings on different lots, but the bridges do not tie the lots together. In the previous case, where Mr. Hertz designed the project, he represented that a project, consisting of three two-bedroom units joined by bridges, was a single-family dwelling. In any event a bridge is a structure and under the VSP and the LUP, “Lot Consolidation occurs when: (1) one or more structures are built over a lot line that divided two existing lots...”

5. **Historic Resources.** The EIR, and as a result, the ZA and WLACC Determinations, did not adequately consider in any meaningful way Project Alternative 4, which would permit the development of the Project mostly as currently contemplated, but at the same time would preserve three historic buildings that the Project proposes to demolish. Alternative 4 would reduce the hotel use by 1 room and reduce the hotel room rentable square footage by 800 square feet, as compared to the Project. (Letter of Determination, F-53.) Otherwise, the Project would seemingly meet the stated objectives of the Project and it is now acknowledged by the Planning Department that Alternative 4 would offer an Environmentally Superior Alternative. (Planning Dept. letter to City Council dated 8/27/2020, pg. 5.

With respect to a project for which significant impacts are not avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives, a public agency, after adopting proper findings based on substantial evidence, may nevertheless

approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's benefits rendered acceptable its unavoidable adverse environmental effects. (CEQA Guidelines section 15093, 15043[b].)

Here, the Planning Department argued that CEQA did not require the lead agency to select the environmentally superior alternative, arguing there were overriding considerations. In its August 27, 2020 letter to the City Council, the Planning Department stated that the lead agency found that Alternative 4 would reduce the economic feasibility of the Project and that it was not known whether the relocation of the three historic buildings would compromise their integrity, although no evidence was submitted that the buildings could not be moved successfully.

This response was legally insufficient and did not meet the requirements of CEQA. Guidelines section 15126, subdivision (d)(3) provides that "[t]he discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly." CEQA defines "feasible" as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors." (Pub. Resources Code, § 21061.1.) The fact that an alternative may be more expensive or less profitable is not sufficient to show that the alternative is financially infeasible. What is required is evidence that the additional costs or lost profitability are sufficiently severe as to render it impractical to proceed with the project. (See *Citizens of Goleta Valley v. Board of Supervisors of Santa Barbara County* (1988) 197 Cal. App.3d 1167, 1180-81; *Sierra Club v. Contra Costa County* (1992) 10 Cal. App.4th 1212, 1222.) This standard has not been met.

In response to this, the applicant submitted a feasibility report dated September 9, 2020 prepared by RCLCO, its real estate advisors. But the opinions expressed in the report were not based on facts, in some instances, and in others assumed facts that were not established. Basically, the RCLCO analysis found that Alternative 4 had a return that was below the target of 8.00%, the threshold alternative that they speculated would apply to hotel investments since the coronavirus pandemic. It reported that the total yield on cost respecting Alternative 4 was 7.31%, while the return for the Proposed Project would produce a yield on cost of 8.06%. This is based on, they say, significantly higher costs for Alternative 4, relying on the applicant's representation that Alternative 4 would require the applicant to build a deeper subterranean parking lot due to the preservation of the historic bungalows, and would cost an additional \$1

million in construction costs. There is no explanation as to why they would have to build a deeper parking lot, or confirmation from a third party of the amount of any additional construction costs, or even a breakdown of the additional costs.

The difference in profitability increases significantly in soft costs, not based on additional soft costs for Alternative 4, but only because the soft costs are calculated as a percentage of the hard costs. So, it is the hard costs that are presumed to be higher that need to be reviewed in this case to determine whether there is a factual basis to the opinion rendered by the real estate advisors. Again, the report acknowledges that they are relying on the representation made by the applicant in concluding the hard costs for Alternative 4 are higher and there is no factual basis for these numbers. It was acknowledged that the revenue generated from Alternative 4 was only slightly diminished.

The other problem with the analysis is that it did not consider the additional costs of \$750,000 that the applicant has agreed to pay into a housing fund in exchange for city approval of the Project. This cost should be factored in and if so, would reduce significantly the difference in costs between the Project and Alternative 4.

Another problem with the analysis is that it acknowledges that the market cap rate for this product type in “core neighborhoods of Los Angeles averages approximately 5.50%,” not the higher yield now said to be required. The report acknowledges that “there is a notable lack of hotel transaction data in Los Angeles to inform current cap rate assumptions,” a candid comment that shows the cap rate they say is required now is speculative, and not based on substantial evidence. Also, there is no distinction made between leisure travel and business travel, there being several reports that hotels such as the Venice Hotel Project relying on leisure travel would better recover from the pandemic as opposed to business travel, which is seeing a bigger hit due to the COVID-19 pandemic.

Notably, if the applicant had submitted a feasibility report prior to the pandemic, when it was supposed to as part of the EIR, there would not even be an argument that Alternative 4 was infeasible. In any event, the fact that the applicant attempts to submit a speculative feasibility report now, establishes the original EIR was faulty in that it did not meet the legal standards for rejecting the environmentally superior Alternative 4. This would have required a showing that any additional costs or lost profitability were sufficiently severe as to render it impractical to proceed with the project.

6. **Housing and the Mello Act.**

Basically, there are three types of projects that trigger Mello Act, the statewide law which seeks to preserve housing for persons and families with low or

moderate incomes in California's Coastal Zone: 1) the demolition of a residential unit that was occupied by a person with low or moderate income or that was affordable under certain standards; 2) the conversion of a residential unit to a commercial use; or 3) a new development that includes housing. Here, the Planning Department, City decision makers and the applicant dance around the exceptions that may apply to the triggering events to find that the applicant is not required to provide any affordable units and is exempt from the requirements of the Mello Act.

At best, the City has only determined that rent for the three cottages operating as a school was not affordable, after the Los Angeles Housing + Community Investment Department ("HCID") reviewed the rents of the commercial establishment and determined they were not affordable. Assuming, *arguendo* without conceding, this satisfied the first triggering event as stated above, as discussed above, the Mello Act is also triggered if a residential use (the last authorized use of the applicable parcel) is being converted to a commercial use. The Mello Act states that the demolition or conversion of residential structures for purposes of a non-coastal-dependent, non-residential use is prohibited, unless the local jurisdiction first finds that a residential use is no longer feasible at that location.

The question then becomes is the new use coastal dependent. Coastal dependent means a use that is dependent on the sea to be able to function. There is no evidence that the commercial use contemplated by the Project is coastal dependent and therefore the commercial use is prohibited.

The decision makers in this case avoid this analysis by determining the four dwelling units of the Project replace those units and therefore there is no conversion to commercial. First, there is no provision in the Mello Act that allows the applicant to rely on residential replacement units on different lots. Further, the proposed Project is the construction of a mixed-use commercial project, in which four residential units are included. These residential units are not being constructed separately, as a separate use from the hotel and other commercial uses. The four new residential units are part of the overall mixed-use development, are no longer stand-alone residential uses and do not maintain their identity. In this Project the four new units are incorporated into the overall hotel and would lose their separate identity. They are there to provide an opportunity for hotel guests for longer term stays in Venice. The cumulative impact of demolishing residential units and supposedly replacing them by including at least the same number of units in mixed use commercial

projects in the Venice Coastal Zone would cause a material and unacceptable loss of housing in this case.

Finding No. 19 relates to the Mello Act and the City's implementing Interim Administrative Procedures for Complying with the Mello Act's requirements that new housing developments constructed within the coastal zone include, where feasible, housing units for persons and families of low or moderate income. Although the Interim Procedures specify that "it is generally feasible" for new housing developments consisting of ten or more residential units to provide affordable units, it has become the practice in Los Angeles that it is generally infeasible for new housing developments consisting of fewer than ten residential units to provide affordable units. While this is probably true when developments are on limited lots and the entire project is a residential structure this presumption is not necessarily valid for a mixed-use project covering 70,000+ square feet. Under the Mello Act, if it is feasible to include inclusionary housing for any project including any housing, the developer must do so. Therefore, Finding No. 19 is a violation of the Mello Act in that it assumes without any evidence that it is infeasible for the applicant to include affordable units. This Project includes 70,310 square feet of construction over eight lots and while only four units are identified as dwelling units, there is no basis for the assumption that might apply to other typical residential developments of less than 10 units that it is infeasible to include affordable units. To allow this in this time of a housing crisis, is unacceptable and a violation of the Mello Act.

Finally, it is noteworthy, for the purposes of the Mello inclusionary housing requirements, the applicant makes the argument that the hotel rooms are not residential and that therefore there are only four units and the Project is exempt from these housing requirements. Well if they are residential in order to satisfy the requirements for making this a mixed-use project, then there is no reason to exclude them from being residential for the purpose of the Mello inclusionary housing requirements and the applicant should have to account for all of the units, including the short term hotel rooms and the dwelling units of the Project.

In conclusion, we urge you to deny the Project. Thank you for your consideration of our issues. We appreciate your review.

Sincerely,



Amanda Seward

Cc: Councilmember Mike Bonin
Citizens Preserving Venice



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Brian Finney <bhfinney@bhfinney.com>

Sun, Oct 18, 2020 at 1:56 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, Mike Bonin <mike.bonin@lacity.org>, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, Sue Kaplan <preservingvenice@gmail.com>

Honorable West LA Area Planning Commissioners:

Like many residents of Venice, I am disappointed that commissioners at the last meeting failed to listen to us residents and favored this outsized project that we who live here stand strongly opposed to.

In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing.

You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Bonin's attempt to blame the laws instead of the lawbreaker.

You have the opportunity to have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing.

You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits. You have the same power.

This is a discretionary project. You are not required to accept the developer's terms.

This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial.

The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has receive from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community.

Signed

Brian Finney
Rialto Avenue, Venice, CA 90291



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Brandon halverson <brandonhalverson23@hotmail.com>

Sun, Oct 18, 2020 at 12:22 PM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>, "Jason.p.douglas@lacity.org" <Jason.p.douglas@lacity.org>, "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "krista.kline@lacity.org" <krista.kline@lacity.org>, "milena.zasadzien@lacity.org" <milena.zasadzien@lacity.org>, "juliet.oh@lacity.org" <juliet.oh@lacity.org>, "len.nguyen@lacity.org" <len.nguyen@lacity.org>, "preservingvenice@gmail.com" <preservingvenice@gmail.com>

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Signed,
Brandon Halverson
Mar Vista Resident
Former Venice Resident
Parent of VHS and MTMS Students
Concerned Community Member



Planning APC West LA <apcwestla@lacity.org>

Hotels Are Not Housing, Don't Set this Terrible Precedent (CF #20-1024 / ZA-2012-3354)

1 message

Cynthia Strathmann <cstrathmann@saje.net>

Thu, Oct 15, 2020 at 8:09 AM

Reply-To: cstrathmann@saje.net

To: apcwestla@lacity.org

Honorable West LA Area Planning Commissioners,

Please reject the Venice Place Project. Your vote on Venice Place will set the precedent about whether hotels can be considered residential, and receive the bonuses that are intended for housing/residential projects. This is a terrible precedent not just for Venice, but for Los Angeles during our terrible housing crisis.

Hotels are not residential. Hotels are not housing. Please oppose the Venice Place Project.

Cynthia Strathmann

cstrathmann@saje.net

152 W. 32nd Street

[Los Angeles, California 90007](#)



I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Chris Teuber <chrsteuber@earthlink.net>

Mon, Oct 19, 2020 at 8:33 AM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

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In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing.

You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Bonin's attempt to blame the laws instead of the lawbreaker.

You have the opportunity to have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing.

You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits. You have the same power.

This is a discretionary project. You are not required to accept the developer's terms.

This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial.

The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has receive from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community. The Developer's lawyer has chosen to mischaracterize the opposition to the project and belittle our efforts. The developer and his lawyer, architect, and others working for him on this project have shown their disdain for the community and the regulations and rules that keep the community safe and livable.

The project is dangerous to the community and the neighboring school:

1. It allows unregulated liquor sales in room. Any person in the room can access the liquor, as much as they want.
2. The stacked parking system does not work as they claim. There is no data showing it will operate as claimed. This will cause traffic and parking issues for the neighborhood and school, as well as other businesses on Abbot Kinney Blvd.
3. The merging of lots is a violation of the planning code.
4. The taking of city streets for deliveries is a violation of city code.
5. The traffic study supplied by the City Traffic Department is false. The first traffic report supplied for this project was shown to be false. Given the history of bad acts by the City Traffic Department, their studies can not be trusted.

The developer has spent an enormous amount of money on "public relations", appealing to the City Council and others.

In the past I have asked for a list of all meetings between with the developer and his staff with the Planning Board and planning staff, City Council members and staff and others working for the City of Los Angeles.

I have had no response.

Has the developer or his staff met with the Planning Board or Staff, City Council members or staff to discuss this project?

What was stated in those meetings?

What was promised?

Was and compensation, gifts or things of value given or promised by the developer or his representatives?

Given the recent history of the planning process in the City of Los Angeles these are questions that need be answered prior to moving forward.

Signed,
Christopher Teuber
40 year resident of Venice

Oct 19, 2020

CASE NO. ZA 2012-3354-(CUB)(CU)
(CDP)(SPR)(SPP)(MEL)(WDI)
1011 Electric Avenue & 1021-1051

Dear Honorable Commissioners,

On October 12, Elise Paster, lawyer and lobbyist for the developer, Wynkoop Properties LLC, submitted to you a letter that spins fast and loose with the facts and warrants response.

First, she claims we're a small group of vocal opponents. Yet opposition letters and signatures outnumber supporters'.

Now let's dispense with Ms. Paster's deliberately misleading overall statement about the purpose of this *de novo* hearing. She says:

"There is no new information related to the Project appeals before you that has not already been exhaustively vetted by the APC and by the City Council to warrant any reconsideration of the validity of any of the appeals, and thus they must be denied again."

Nothing could be more misleading. The reason this case has been remanded to the WLAAPC is specific and legally mandated: it is in order for you to hear the case *de novo*, because the City Council determined that the original hearing was flawed. Please do not repeat that error by acting on Ms. Paster's bad advice to do so. In the eyes of the law, this case has not yet been heard. You have a mandate to hear it from the ground up without prejudice.

We are grateful to have the opportunity to demonstrate where some of those flaws occurred, both in the original hearing and in the work product of the Planning Department upon which the Commission relied in that hearing. We hope we can get a fair hearing, untainted by misdirection by the applicant's counsel, who should know better.

Thorough Vetting?

The truth is, and the record clearly shows, that at each stage of this project's progress through the system, the community has raised issues that required the ZA to add requirements or amend reports, and in fact, the Appeal Recommendations had to be amended twice in the two days prior to the original APC hearing. That hardly describes a project that had been "thoroughly vetted." In fact it describes a Planning Department caught off guard and making last minute attempts to catch up with the community's corrections

In the original APC hearing, legal issues central to the CPV appeal and others were given only cursory examination, and the Commission did not avail itself of opportunities to consult the Deputy City Attorney for clarifications.

The Letter of Determination and the Appeal Recommendations contained numerous contradictory statements, some apparently due to multiple authorship, that were not addressed at the initial APC Hearing. Also not adequately vetted were the many changes/amendments that had been made by City Planning at the last minute, without proper review to approve the changes, and without timely public notice

the PLUM hearing did not allow for sufficient time for a careful scrutiny and vetting. [*no leased lots (no signed agreements), consequences of malfunction of parking system,*]
The EIR is incomplete and an amended EIR must be required.

The project's EIR Is Incomplete

Ms Paster is incorrect when she says that no new information has been received. Her client, in fact, submitted new information just prior to the City Council's 245 hearing, and too late to allow the City or the Appellants adequate time to fully review it. Late in the afternoon of Sept. 14, 2020 – the day before the City Council hearing – the applicant entered a missing Feasibility Report on one of the required CEQA alternatives into Council File 20-1024 for. Not only was this new information late for the City Council hearing, but it was over a year late for the EIR (which is therefor incomplete). It was not available for the PLUM hearing. And it was certainly not available for the APC Hearing. That this filing was made at all was not because the project had been “thoroughly vetted” by the APC or the Planning Dept., nor was it the result of the applicant's “extensive outreach.” It was because appellants from the community did our own vetting.

“Trust Me” Conditions (II. p.2 Conditions 15 and 16)

Condition 16: “Collect and maintaining collect and maintain data on the peak hour function of the automated parking system to determine whether it meets the performance levels imposed by TRANS-PDF-9 of the Mitigation Monitoring Program.”

“Provisions will ensure that the automated parking garage and the valet program are operating as planned, that no unreasonable queuing occurs and that impacts to the community are minimized.”

If, as Ms. Paster claims, Revised Project Conditions were arrived at by “working cooperatively with Councilmember Bonin's office,” then they exemplify what's wrong with that process.

Conditions 15 &16 make the applicant responsible for monitoring his own compliance with project conditions to protect the community from any problems arising from inadequate provisions for parking, traffic management, alcohol use and commercial loading. Please keep in mind that this applicant has a record, on this very property, of prolonged illegal use that he failed to report. He bought the parcel in 2011 with the three residential, rent-stabilized, bungalows and leased them out for a non-residential use. That use continued for nearly a decade without a change in the certificate of occupancy. Then he got HCID to give him of Mello Act clearance because they found no residential tenants on the property! And he's using that clearance as evidence in his application for this mixed-use project. Is this really someone who should be trusted with monitoring and reporting on his own compliance with project conditions?

Furthermore, the first report isn't due for a year and a half, and the follow-up report isn't due for three years. That's a long time to wait.

Self-monitoring has not proved to be effective to prevent violations. It is the fox guarding the hen house. There is no way for the community to be protected if the City is not involved in performing the monitoring.

And if there's a problem...?

Even if the applicant were to diligently comply with the data collection and reporting requirements of the new conditions, they wouldn't correct the problems they identified. The conditions lack sufficient, timely backup plans, or procedures to correct failures.

There's no emergency plan should the parking system malfunction, and automated systems generally require an "optimization period" before reaching full operating capacity. In the case of the West Hollywood City Hall garage, the allotted period was six months, but the operator said that in actuality the process took nearly a year.

The only thing in the conditions to address a malfunction is a directive that off-site parking be obtained. There is no requirement that leased parking must be secured with a signed contract. There is therefore no assurance that such alternative spaces would be available.

And there are no plans in the EIR for how to deal with correcting any resulting violations.

There is a provision in the Venice Coastal Land Use Plan (LUP) that if any public land used for valet parking, the entire valet parking system must be available for public parking on the same basis as it is for its private clientele. In this case, that would mean the entire garage as well as the offsite lot, since it's all valet. We bring this up because the offsite parking that was offered by the applicant at an earlier stage was on Westminster School property and would thus subject the hotel parking system to this requirement. This requirement was overlooked in the EIR's parking & traffic study, which relied on the availability of the Westminster School for overflow parking.

Condition 17.

According to Ms. Paster:

"In our conversations with the community, we heard concerns that the proposed on-street loading on Broadway had been eliminated, and that the extent of the Project's loading activities could not be efficiently handled in a singular loading area within the building. Modified language is proposed to Condition 17 that would allow commercial loading on Broadway, in addition to the proposed on-site loading location" (p.3)

This is disingenuous and self-serving. Our concern was not that on-street commercial loading had been eliminated, but that the onsite loading that replaced it was inadequate to handle the needs of the project and would therefore result in additional on-street loading.

Here is Entitlement Condition #17 in the Zoning Administrator's Letter of Determination dated March 12th 2020:

17. loading. Pursuant to LAMC Section 12.21 C.66, all required loading areas shall be provided onsite. Commercial loading shall be prohibited along Broadway. Passenger loading shall be prohibited along Abbot Kinney Boulevard,, which aside from our own concerns is also illegal.

If this requirement is per LAMC, then any on-street commercial loading should require a variance, which would need to be requested in the project application.

We showed how the designed onsite loading dock is infeasible. Ms. Paster is asking that the condition be changed to allow street deliveries. The project cannot be approved unless the dock is adequate to meet the demands of delivery and trash pickup. This ignores all the discussion about school, pedestrian safety in jeopardy about offsite deliveries. Offsite on Westminster is not the solution and will exacerbate the problem about safety around the project. Deliveries and pickup should be halted until 1 hour after end of school at 6pm (to protect those children in after school programs).

1. Alcohol Service. Condition 22 (p.3, third bullet point). This does not adequately address the problem of the extent that alcohol service will bear on the school. Alcohol will be served throughout the school day. This does nothing to prevent the impact on school and community. Starting at 9 am is a start but alcohol serving will continue through the school day and continue through the end of the school day. Our concerns about the hours included in our Appeals and subsequent documents were not considered. Hours to stop alcohol should also be until one hour after end of school.

Who has the support of the Community? (III. Widespread Community Support, p.4)

“An important consideration in both the APC and Zoning Administrator’s approvals earlier this year was the level of support the Project enjoys from the Venice Community. At the APC hearing in July, those who spoke in favor of the Project called exclusively from the Venice community, and noticeably outnumbered Project opponents. This support mirrored the overwhelming support the Project has generated in the Community...” “

On the contrary, the community has shown widespread opposition to the project. The developer have the money and resources to gather letters but still refused to do extensive outreach to ALL of Venice. We are a grassroots roots volunteer organization, yet we have done their work going to the neighborhoods, esp. Oakwood. Their support base was not representative of the ethnic and economic diverse population that is Venice (especially not Oakwood’s black and brown population), but are business people, wealthy homeowners. Also, many were NOT residents of Venice. As Ms. Samuels noted in her email to you with attached documents, We garnered 1151 opposition letters, and from the school and surrounding blocks around the school, 655 petition signatures from 2016, 2019 and 2020, as well as 1072 in the change.doc petition from 2016. Opposition against the hotel has been consistent from the first announcement of the project.

We went door to door in the Oakwood community and the Lost Canal neighborhood. Members of Save Venice, a non-profit in the Oakwood neighborhood, also canvassed the Oakwood neighborhood. Approximately half we talked with had no idea – after 8 years! – that this Hotel development was in the works.

The addressed concerns and the changes they offer are inconsequential and do not address the Appellants’ legal points. The developer also refused to address the design stretching like a wall along Electric, reinforcing the historic message that the Oakwood residential neighborhood an historic neighborhood of color, should be effectively walled off from the rest of the Venice Coastal Zone to the west, including Abbot Kinney Blvd. In decades past, this was accomplished by policing, but in the past few decades, it has been done largely with physical symbolism.

Yes, there were lengthy conversations with the Appellants, but the developer stated outright that he was not willing to consider our suggestions to make it a better project. It would have been in his own interest to work together to make a project that could be acceptable to the Venice community. We participated in all the meetings we agreed upon even after the first one, which predicted the eventual outcomes.

We willingly met two times in one day to give the developer and his team time to consider the its impact on the Oakwood community and to offer more housing, including affordable. They came back that evening to state unequivocally that they were not going to even consider it. They were not interested even after a well thought-out request by representatives from the Oakwood neighborhood. He was not moved to respond.

The developer reached out to us 2 days before the first APC hearing and then again two days before the PLUM hearing. We all rearranged our schedules to accommodate him. A week before the Council Office asked if we would be willing to meet with Dan Abrams and his team. We replied that we would, and that it had to come from Dan. That did not happen.

“As a result of this sustained outreach, the Project has modified operational and architectural elements to be consistent not only with local planning documents, but also the Councilmember’s vision for the community and the community’s vision for itself.” (p.4, 3rd complete paragraph)

The developer would not agree to our conditions nor even discuss them; the three concessions they made were inconsequential to the basic problems of the project – mass and scale, definition of mixed-use and impacts on the neighborhoods, especially the negative impacts, both culturally, physically and racially, on the Oakwood community. Their design turns its back on this sensitive historical community.

All in all, the points made by his well-compensated lawyer are false, denigrating to the thousands of community members who took the time to write in or called in to the hearings and expressed their opposition to the hotel.

We hope this Commission will hear this project anew with open minds and awareness of the community for which it is being proposed. This is a discretionary project. You are not required to accept the developer’s terms.

You now have a new opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities and power Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits.

Yours truly,

David Ewing
1234 Presto Way
Venice



Planning APC West LA <apcwestla@lacity.org>

I oppose the AK Place hotel. ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Debra Levitt <djlevitt@me.com>

Fri, Oct 16, 2020 at 5:17 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Councilmember Bonin and the Commissioners of the APC,

Here are the concerns that the Councilmember raised in his original 245 Motion:

This is an unprecedented project and may pose significant impacts on the community.

The project raises substantial concerns related to traffic and pedestrian safety.

The project does not preserve historic-cultural resources.

The project does not have the required housing and affordable housing.

The project is not compatible in mass, scale or character with the surrounding residential neighborhoods.

This project would set an unacceptable precedent for the Venice Specific Plan.

The project requires further public engagement, particularly with the surrounding residential neighborhoods.

Ask yourselves, have these concerns been addressed in the Letter of Determination, the Staff Response? You have an opportunity to honestly deliberate at the Hearing on October 21 and to address them in your motions.

Please deny this project and grant the Appeal.

Signed,

October 12, 2020

Direct Dial
310.556.7855
Direct Fax
310.843.2655

Email
epaster@glaserweil.com

VIA E-MAIL

West Los Angeles Area Planning Commission
President, Mr. Michael Newhouse
c/o James Williams
200 N. Spring Street, Room 272
Los Angeles, California 90012

apcwestla@lacity.org

Re: **Case No. ZA 2012-3354-(CUB)(CU)(CDP)(SPR)(SPP)(MEL)(WDI)**

Dear President Newhouse:

I am writing on behalf of my client, Wynkoop Properties, LLC ("Applicant"), owner of the property located at 1021-1033 and 1047-1051 South Abbot Kinney Boulevard and 1011 Electric Avenue ("Project Site"). This letter incorporates by reference the correspondence sent to the West Los Angeles Area Planning Commission (APC) on July 6, 2020, July 13, 2020, and July 15, 2020. On March 12, 2020, the Zoning Administrator (ZA) issued a Letter of Determination (LOD) regarding the above-referenced case, approving a mixed-use project consisting of a hotel, apartment units, restaurants, office, and retail ("Project"). The Project was approved by the APC on July 15, 2020.

I. City Council Action on the Project

Subsequent to the APC's decision, the City Council assumed jurisdiction of the Project and remanded it back to the APC for consideration. Significantly, the City Council action remanding the Project did not include a rejection of the Project or even substantive changes to it. Indeed, Councilmember Bonin stated it was his intent to approve the Project. However, because Councilmember Bonin proposed additional conditions of approval for the Project in a motion on the last day for the City Council to act, the City Attorney opined that any consideration of those potential modifications to the conditions required a noticed hearing, and that the prudent action was a remand to APC. Accordingly, the project before the APC is exactly the same project that this body approved in mid-July during an exhaustive 5-hour public hearing after carefully considering the testimony and arguments of dozens of members of the public and fellow commissioners. There is no new

information related to the Project appeals before you that has not already been exhaustively vetted by the APC and by the City Council to warrant any reconsideration of the validity of any of the appeals, and thus they must be denied again.

II. Revised Project Conditions

In the spirit of those additional suggested items in the motion, and working cooperatively with Councilmember Bonin's office, the Applicant agrees to modification of several conditions previously approved by the APC or new conditions that address particular community concerns.

- **Parking and Valet Operations (Conditions 15 and 16):** To avoid any unintended impacts on the community, new language is proposed to Condition 15 that requires Applicant to submit two condition compliance reports focused on parking and valet operations to the City, the first within 18 months after issuance of the certificate of occupancy and the second within three years of the certificate of occupancy. The reports will demonstrate the extent to which the parking and valet operations comply with the standards set forth in the conditions of approval and as analyzed in the Environmental Impact Report (EIR). Should operations not be consistent with the standards imposed by the City, any operational modifications necessary to comply with the conditions will be implemented to the satisfaction of the Department of City Planning, in consultation with the Department of Transportation (LADOT). Also, new language is proposed to Condition 15 that would require the use of off-site parking if the Project's valet operations and/or on-site queuing location are unable to accommodate the service levels identified in the EIR and if the community is subjected to frequent queuing backup onto the neighboring streets. These new monitoring provisions will ensure that the automated parking garage and the valet program are operating as planned, that no unreasonable queuing occurs and that impacts to the community are minimized.

Related to the changes to Condition 15, new language is proposed to Condition 16 that would require the hotel operator to collect and maintain data on the peak hour function of the automated parking system to determine whether it meets the performance levels imposed by TRANS-PDF-9 of the Mitigation Monitoring Program. If the parking system does not meet those criteria, an off-site parking location must be identified to maintain the required level of service. Moreover, if the parking system chronically malfunctions, a Plan Approval by the Zoning Administrator could be triggered and additional restrictions may be placed on the Project.

- **Loading (Condition 17):** In our conversations with the community, we heard concerns that the proposed on-street loading on Broadway had been eliminated, and that the extent of the Project's loading activities could not be efficiently handled in a singular loading area within the building. Modified language is proposed to Condition 17 that would allow commercial loading on Broadway, in addition to the proposed on-site loading location, subject to the approval of LADOT and the Coastal Commission. Loading activities shall be coordinated with vendors and trash companies so that these activities are not conducted within one-hour prior to and 15 minutes after the start of Westminster Elementary School or within 15 minutes prior to and one hour after the end time of regular school hours, similar to all other loading and delivery activities for the Project.

This on-street loading zone was part of the Project Description and application plans and programming analyzed in the EIR for the Project, and thus does not present any new information or change to the Project not already analyzed by the EIR.

- **Wider Sidewalk on Electric (Condition 19):** In accordance with the APC's previous action, new language is proposed to Condition 19 to reflect the 2.5 foot-wide ground floor public sidewalk easement along Electric Avenue. We agree this is an important addition to enhancing the pedestrian experience along Electric Avenue.
- **Hours for Alcoholic Beverage Service (Condition 22):** New language is also proposed to Condition 22 to delay the start of service of alcohol at the restaurants at the Project until 9:00 am on weekdays when school is in session.

In addition, we ask the APC to modify Condition 10 (Height). The Project fully complies with the express terms of the Venice Coastal Zone Specific Plan's height limit of 30 feet. Since the height limit derives from the language of the Specific Plan, not from the Zoning Code, it is appropriate to simply reference the applicable sections (Sections 9 and 10) of the Specific Plan in limiting the height and defining how height shall be measured. However, as written, Condition 10 imposes a more stringent height requirement than is imposed by the Specific Plan, with no explanation or justification regarding the necessity of a more stringent application of the plan provision for this project than any other project. Instead of simply referencing a 30 foot height limit as set forth in Sections 9 and 10, it *interprets* these rules. This results in an uneven and unfair application of the rules for this project, and one that has not been imposed on any other project. We request that Condition 10 be modified to read: "10. Height. The project shall be limited to a maximum flat roof height limit of 30 feet, to the top edge of the roof parapet, as defined by Sections 9 and 10 of the Venice Coastal Zone Specific Plan ~~as measured from the midpoint of the centerline of Electric Avenue or Abbot Kinney Boulevard, whichever street is lowest in elevation, to the top edge of the roof~~

parapet.”

Other proposed changes to the conditions reflect clean-ups and technical edits to ensure consistency and accuracy of the conditions.

III. The Project Continues to Maintain Widespread Community Support

An important consideration in both the APC and Zoning Administrator’s approvals earlier this year was the level of support the Project enjoys from the Venice Community. At the APC hearing in July, those who spoke in favor of the Project called exclusively from the Venice community, and noticeably outnumbered Project opponents. This support mirrored the overwhelming support the Project has generated in the Community: almost 1,200 individuals receive regular email updates from the project (with a similar number following the Project on Facebook), over 1,000 letters of support for the Project have been submitted to the City, and the Project has received support from organizations including the Venice Neighborhood Council and the Venice Chamber of Commerce. Significantly, the Project, as defined with the changes to conditions outlined above, now also has the support of Councilmember Bonin.

As a result of this sustained outreach, the Project has modified operational and architectural elements to be consistent not only with local planning documents, but also the Councilmember’s vision for the community and the community’s vision for itself. As the Project concept has been developed over eight years, including a full EIR for construction of 63,891 square feet of net new square footage across over an acre of land, it has been the subject of extensive scrutiny by Los Angeles City Planning and the community, and thoroughly vetted by the Zoning Administrator in two public hearings, by the APC in one public hearing and by the City Council in two public hearings.

As detailed in previous letters, we have consistently responded to concerns from a small group of opponents and have substantially modified the Project. We have also had lengthy conversations with all of the appellants in an effort to reach some compromise. Although we were not able to come to an ultimate agreement with the small group of vocal opponents, we agreed to the proposed conditions which address many of the issues raised.

Given the comprehensiveness of the environmental documentation, extensive technical analysis on all issues, and obvious commitment to creating a community-driven project, we respectfully request you again deny all of the appeals to the Project and uphold your prior position regarding this project.

West Los Angeles Area Planning Commission
October 12, 2020
Page 5

Sincerely,

Elisa Paster

ELISA L. PASTER
of GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO LLP

ELP:eg

Cc: Krista Kline, Council District 11, krista.kline@lacity.org
Len Nguyen, Council District 11, len.nguyen@lacity.org
Jason Douglas, Council District 11, jason.p.douglas@lacity.org
Milena Zasadzien, Department of City Planning, milena.zasadzien@lacity.org
Juliet Oh, Department of City Planning, Juliet.oh@lacity.org
Dana Sayles, AICP, three6ixty, dana@three6ixty.net



Planning APC West LA <apcwestla@lacity.org>

I oppose the AK Place hotel. ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Gina Maslow <gina.maslow@gmail.com>

Sat, Oct 17, 2020 at 12:52 PM

To: apcwestla@lacity.org, +Jason.p.douglas@lacity.org, +mike.bonin@lacity.org, +krista.kline@lacity.org, +milena.zasadzien@lacity.org, +juliet.oh@lacity.org, +len.nguyen@lacity.org, +preservingvenice@gmail.com

Councilmember Bonin and the Commissioners of the APC,

Here are the concerns that the Councilmember raised in his original 245 Motion:

- This is an unprecedented project and may pose significant impacts on the community.
- The project raises substantial concerns related to traffic and pedestrian safety.
- The project does not preserve historic-cultural resources.
- The project does not have the required housing and affordable housing.
- The project is not compatible in mass, scale or character with the surrounding residential neighborhoods.
- This project would set an unacceptable precedent for the Venice Specific Plan.

The project requires further public engagement, particularly with the surrounding residential neighborhoods.

Ask yourselves, have these concerns been addressed in the Letter of Determination, the Staff Response? You have an opportunity to honestly deliberate at the Hearing on October 21 and to address them in your motions.

Please deny this project and grant the Appeal.

I am a long time Venice resident and I decry the overtly commercial changes that are happening. They do not comply with the Venice Plan.

Signed,

Gina Malsow
[234 Bernard Ave, Venice 90291](#)
310-387-2152.



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Judy Esposito <judy.esposito@msn.com>

Sat, Oct 17, 2020 at 9:21 AM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>, "Jason.p.douglas@lacity.org" <Jason.p.douglas@lacity.org>, "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "krista.kline@lacity.org" <krista.kline@lacity.org>, "milena.zasadzien@lacity.org" <milena.zasadzien@lacity.org>, "juliet.oh@lacity.org" <juliet.oh@lacity.org>, "len.nguyen@lacity.org" <len.nguyen@lacity.org>, "preservingvenice@gmail.com" <preservingvenice@gmail.com>

Honorable West LA Area Planning Commissioners:

In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing.

You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Bonin's attempt to blame the laws instead of the lawbreaker.

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This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial.

The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has receive from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community.

As we all know... **WHEN DEVELOPERS TAKE TOO MUCH, THEY TAKE AWAY FROM ALL OTHERS !**

Signed,

Judith Esposito
Pamela Harbour Venice residents



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Jeff Gafner <jeffrey.gafner@gmail.com>

Fri, Oct 16, 2020 at 5:02 PM

To: apcwestla@lacity.org, +Jason.p.douglas@lacity.org, +mike.bonin@lacity.org, +krista.kline@lacity.org, +milena.zasadzien@lacity.org, +juliet.oh@lacity.org, +len.nguyen@lacity.org, +preservingvenice@gmail.com

Honorable West LA Area Planning Commissioners:

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Signed,

Jeff Gafner - 15 year Oakwood area Venice Resident

LAW OFFICE OF JOHN P. GIVEN
2309 Santa Monica Blvd., #438
Santa Monica, CA 90404
john@johngivenlaw.com
(310) 471-8485

October 17, 2020

VIA EMAIL ONLY to apcwestla@lacity.org

West Los Angeles Area Planning Commission
Department of City Planning
200 N. Spring St., Suite 525
Los Angeles, CA 90012

RE: Venice Place Mixed Use Apartment Hotel Project; Oct. 21, 2020 Agenda Item 6
ZA-2012-3354-(CUB)(CU)(CDP)(SPR)(SPP)(MEL)(WDI)/ENV-2016-4321-EIR
1011 Electric Avenue, 1021-1051 S. Abbot Kinney Boulevard

Dear President Newhouse and Commissioners:

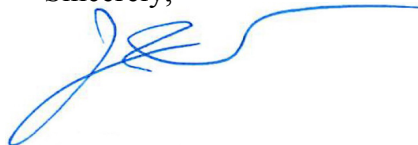
I represent Appellant Keep Neighborhoods First (“KNF”) in the above-captioned matter, scheduled for hearing on Wednesday, October 21 before the West Los Angeles Area Planning Commission (“West LA APC”). Unfortunately, neither I nor another representative of KNF is available to participate in the hearing.

The Los Angeles City Council asserted jurisdiction over the Venice Place project under Los Angeles City Charter section 245 because the “unprecedented project . . . raises substantial concerns related to traffic and pedestrian safety, historic-cultural preservation, affordable housing, neighborhood compatibility in a coastal zone, and potential precedent for the Venice Specific Plan . . .” (Los Angeles City Council motion, CF 20-1024, August 8, 2018; unanimously adopted September 15, 2020.)¹ Those concerns and many others are detailed in the multiple appeals filed against the project. The West LA APC and City Council heard compelling testimony from appellants and many community members concerned about project impacts. These concerns have yet to be adequately addressed.

KNF continues to support the co-appellants and countless community members opposed to the project and join them in urging the commission to grant the appeals and deny the project. KNF continues to reserve all rights with respect to the matter, including the right to adopt additional arguments and evidence presented at the October 21, 2020 hearing.

Thank you for your consideration.

Sincerely,



John Given

¹ The motion is available at https://clkrep.lacity.org/online/docs/2020/20-1024_mot_08-18-2020.pdf.



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

jlandau a-r-t.com <jlandau@a-r-t.com>

Fri, Oct 16, 2020 at 5:58 PM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>, "Jason.p.douglas@lacity.org" <Jason.p.douglas@lacity.org>, "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "krista.kline@lacity.org" <krista.kline@lacity.org>, "milena.zasadzien@lacity.org" <milena.zasadzien@lacity.org>, "juliet.oh@lacity.org" <juliet.oh@lacity.org>, "len.nguyen@lacity.org" <len.nguyen@lacity.org>, "preservingvenice@gmail.com" <preservingvenice@gmail.com>

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Signed,
Jeff Landau mar vista

Sent from my iPhone



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR1 message

Joan Miner <joanjminer@gmail.com>

Sat, Oct 17, 2020 at 7:42 AM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

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Signed,

Sent from my iPhone



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Joan Miner <joanjminer@gmail.com>

Mon, Oct 19, 2020 at 8:56 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Honorable West LA Area Planning Commissioners:

We have written an requested numerous times that you consider the serious nature of the hotel impact on our community. We live in the Oakwood adjacent neighborhood for over 40 years and this project being forced upon us is unconscionable. PLEASE listen to reason.

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Signed,
Joan and Bill Miner
830 Milwood Ave.

Sent from my iPad



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Jeremy Yoshioka <jeremy@yoshioka.com>

Sun, Oct 18, 2020 at 6:02 PM

To: +Jason.p.douglas@lacity.org, +juliet.oh@lacity.org, +krista.kline@lacity.org, +len.nguyen@lacity.org, +mike.bonin@lacity.org, +milena.zasadzien@lacity.org, +preservingvenice@gmail.com, apcwestla@lacity.org

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Jeremy Yoshioka
Venice Resident
Venice High School class of 2015



Planning APC West LA <apcwestla@lacity.org>

I oppose the AK Place hotel. ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Jeremy Yoshioka <jeremy@yoshioka.com>

Sun, Oct 18, 2020 at 6:03 PM

To: +Jason.p.douglas@lacity.org, +juliet.oh@lacity.org, +krista.kline@lacity.org, +len.nguyen@lacity.org, +mike.bonin@lacity.org, +milena.zasadzien@lacity.org, +preservingvenice@gmail.com, apcwestla@lacity.org

Councilmember Bonin and the Commissioners of the APC, Here are the concerns that the Councilmember raised in his original 245 Motion: This is an unprecedented project and may pose significant impacts on the community. The project raises substantial concerns related to traffic and pedestrian safety. The project does not preserve historic-cultural resources. The project does not have the required housing and affordable housing. The project is not compatible in mass, scale or character with the surrounding residential neighborhoods. This project would set an unacceptable precedent for the Venice Specific Plan. The project requires further public engagement, particularly with the surrounding residential neighborhoods. Ask yourselves, have these concerns been addressed in the Letter of Determination, the Staff Response? You have an opportunity to honestly deliberate at the Hearing on October 21 and to address them in your motions. Please deny this project and grant the Appeal. Signed,

Jeremy Yoshioka



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Kelly Adams <kellyrud1@me.com>

Fri, Oct 16, 2020 at 5:56 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, Planning Deputy Len Nguyen <len.nguyen@lacity.org>, preservingvenice@gmail.com

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Signed,
Kelly Adams
Venice Resident



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Kamille Rudisill <karudisi@me.com>

Fri, Oct 16, 2020 at 6:18 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

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Signed,
Kamille Rudisill
Venice Resident



Planning APC West LA <apcwestla@lacity.org>

I oppose the AK Place hotel. ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Kathleen U. Whitney <kathleenwht@me.com>

Mon, Oct 19, 2020 at 12:39 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Councilmember Bonin and the Commissioners of the APC,

I may know my neighborhood better than you ever will and I can tell you from this knowledge that this plan is something this neighborhood cannot survive.
It will overturn a neighborhood that has already weathered numerous changes that have been disastrous for many and turned a profit for a few.

This kind of development reminds me of a man who was arrested some years ago for taking part in a gang rape. When asked why he did it he said -" why shouldn't I, all the other guys were doing it".

This plan is inherently destructive : Please don't rape our neighborhood and try to pass it off as being for the common good.

Here are the concerns that the Councilmember raised in his original 245 Motion:

This is an unprecedented project and may pose significant impacts on the community.

The project raises substantial concerns related to traffic and pedestrian safety.

The project does not preserve historic-cultural resources.

The project does not have the required housing and affordable housing.

The project is not compatible in mass, scale or character with the surrounding residential neighborhoods.

This project would set an unacceptable precedent for the Venice Specific Plan.

The project requires further public engagement, particularly with the surrounding residential neighborhoods.

Ask yourselves, have these concerns been addressed in the Letter of Determination, the Staff Response? You have an opportunity to honestly deliberate at the Hearing on October 21 and to address them in your motions.

Please deny this project and grant the Appeal.

Signed,
Kathleen Whitney
Resident since 1980 at 919 Palms Blvd, Venice CA.



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Mary Hruska <busdisora@aol.com>

Sat, Oct 17, 2020 at 7:37 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

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Signed,

Mary Hruska
(Mar Vista resident, and Venice Stakeholder)

Sent from my iPhone

October 19 2020

Dear Commissioners,

The applicants for ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A are property owner Dan Abrams with architect David Hertz.

I oppose The Venice Place in its entirety for the following reasons.

Black History

On September 30, 2020, representatives of the Save Venice community group and senior members of the Department of City Planning (DCP) had in a meeting on “Oakwood Preservation.” There was mutual agreement that Survey LA Venice and Survey LA African American Context failed to recognize and protect Black history in Venice. Additional research and revised findings must be done to recognize that important history, especially in the Oakwood community. Save Venice gave examples of developers and city staff using those documents to justify demolitions and more in Oakwood. Faisal Roble, the newly-appointed Chief Equity Officer for DCP, suggested that there needs to be a two-year moratorium on development in Oakwood to stop this destruction.

Venice is home to the only intentional Black coastal enclave on the west coast of the United States. Black families arrived from southern states at the start 1900’s and built Venice from the ground up. Because of restrictive covenants the Black community were limited to living in the ten-square-block area known today as Oakwood. California Public Record request documents show that Black history was more pronounced in drafts of Survey LA Venice than in the final document published in 2015. The “Oakwood Residential Planning District” and the home of “Arthur Reese” were in several drafts of Survey LA African American Context but not in the 2018 publication. Thus far, follow up CPRA requests have not produced clarification on why this happened.

Oakwood would suffer almost all of the negative impacts if the Venice Place development was approved, causing irreversible damage to this community.

This impact is not addressed at all in the planning approval. On July 15, 2020, at the West Los Angeles Planning Commission (WLAPC) appeal hearing for ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A, senior city planner Milena Zasadzien stated on the record that there is “no adjacent historic district”.

This is not acceptable.

Children

For over one hundred years, young children have walked on Broadway Avenue going back and forth between their homes in the Oakwood community and Westminster Elementary School on Abbot Kinney. Westminster Elementary is directly opposite this proposal. The wellbeing of these children and the Oakwood residential community must come first.

Children cross Abbott Kinney Boulevard at Broadway heading home from Westminster Elementary School.



1. Generations of Venice children have attended Westminster Elementary School. The developer seeks a 70,310 square foot development with a full line alcohol license operating from 7am to 1am 7 days a week through a series of restaurants and a boutique hotel that would consume the block opposite this neighborhood elementary school. The proposed location is fundamentally wrong.

Every month, the Venice Neighborhood Council (VNC) meets in the auditorium at Westminster Elementary School. 86% of the children who attend this public school are low income. I have raised the issue many times and never understood why VNC never talks about these children and their families. As developers and the Venice Chamber of Commerce, who overlap entirely with the VNC, set their sights on an unprecedented proposal such as the Venice Place, representing the needs and aspirations of these children and the multi-generational Black and Brown community in Oakwood is not their priority.

Below are LAUSD statistics for our Venice public schools. The majority of Venice children attending these schools qualify as low income. The Venice Chamber of Commerce and the Venice Neighborhood Council rarely address these children or their families, and their concerns.

LOS ANGELES UNIFIED SCHOOL DISTRICT

Title I, Part A (Title I) of the Elementary and Secondary Education Act, as amended (ESEA) provides **financial assistance to** local educational agencies (LEAs) and **schools with high numbers or high percentages of children from low-income families** to help ensure that all children meet challenging state academic standards.

LOS ANGELES UNIFIED SCHOOL DISTRICT
FY 2018-19
TITLE I RANKING
As of February 22, 2018

Cost Center	Legacy Location Codes	CDS school code	2018-19 Ranking	Name of School	School Type	Local District	Board Dist	Prov 2/CEP /Pricing Status	Total Enrollment: Ages 5-17 CALPADS or Ecast	Adjusted Low Income Students	Adjusted % of Low Income with Prov 2 and CEP Status
1769901	7699	6019913	518	WESTMINSTER EL	Elem	W	4	CEP	403	341	84.64%
1842501	8425	6058135	633	MARK TWAIN MS (ISIC)	Middle	W	4	Pricing	660	488	73.94%
1890701	8907	1939040	648	VENICE SH	Senior	W	4	Pricing	1975	1404	71.09%

Monica Studier, an administrator at Venice High School provided statistics for students who live in 90291 and 90292. There are 1958 students enrolled in Venice HS and the two magnets combined. 1739 live in Venice. 71% are low income under Title 1.

All of this is to say, tech California Coastal Commission must consider the demographics and needs of the entire community and formulate planning tools to support the entire community,

Undue Influence

In 2016, current WLAPC president Mike Newhouse was president of the VNC and a board member of the Venice Chamber of Commerce. Mr. Newhouse was vice-president of The Venice Chamber of Commerce

From: Nicole Alberca
Sent: Wednesday, June 15, 2016 8:18 AM
To: carl@lambertinc.com
Subject: Re: Venice wins!!! FINAL

It made me smile

Sent from my iPhone

On Jun 14, 2016, at 7:48 PM, Carl Lambert <carl@lambertinc.com> wrote:

Nicole, Sorry for the late night text. I was so great to win big, I wanted to be the one to tell you. George, Mike Newhouse and I, really worked hard for this one. The public safety platform was very well received.

All challenges were dismissed as frivolous!!!! There can be no appeal.

Thank YOU for your help in making Venice strong again. A coalition* of moderate residents swept the Venice Neighborhood Council election, winning five of the seven executive offices and ten of the 14 community officer positions. This is a Super Majority.

There may be a change in the CO position, but we won by a clear margin. Now the work begins. Thank you, to all who helped bring it home. Carl

Below is an official list of results which will be verified in the next couple days. * indicates friendly

President - Ira Koslow

Vice President - George Francisco*

Secretary - Melissa Diner*

Treasurer - Hugh Harrison

Outreach - Matt Kline*

Communications - Evan White*

Land Use and Planning - Matt Royce*

Community Officer - Top 13 elected

1 - 219 - Matt Shaw*

2 - 121 - Robert Thibodeau*

3 - 119 - Will Hawkins*

4 - 103 - Ilana Marosi

5 - 92 - John Reed *

6 - 89 - Steve Livigni*

7 - 87 - Sunny Bak*

8 - 76 - Erin Darling

9 - 75 - Cayley Lambur*

10 - 74 - Colleen Saro

11 - 73 - Jim Murez*

12 - 72 - Michelle Meepos*

13 - 69 - Gina Maslow

Community Interest Community Officer - Lauri Burns* (founder and executive director of the Teen Project)

For so many reasons this proposal is wrong. Would you want your children or grandchildren exposed to this?

Appreciatively,

Margaret Molloy

LAMC 49.5.6(D): *Members of City boards and commissions are required to...recuse themselves due to an actual or apparent conflict of interests.*

LAMC 149.5.5(A) *states in part that "City officials, agency employees, ...shall not misuse or attempt to misuse their positions...to create or attempt to create a private advantage, financial or otherwise for any person."*

California Political Reform Act, Sections 87100; 87102.5; 87102.6; 18703.3.

PLEASE SHARE WITH COMMISSIONERS

October 15, 2020

Hello all,

Mike Newhouse, president of the West Los Angeles Planning Commission (WLAPC), must recuse from the ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A appeal hearing for The Venice Place scheduled for October 21, 2020.

Dan Abrams is the owner/ applicant for The Venice Place proposal. The architect is David Hertz. Mr. Abrams and Mr. Hertz have worked in the Venice business community for many years and are members of the Venice Chamber of Commerce. The Venice Chamber of Commerce is a business entity. The VCOC website states: "At heart, our Chamber exists simply to make Venice inviting for people to do business."

The Venice Place project is the largest commercial planning application ever in the coastal zone area of Venice with a proposal to consolidate eight lots encompassing an entire block on Abbot Kinney Boulevard. The Venice Chamber of Commerce is actively supporting the Venice Place application.

The WLAPC appeal hearing for ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A was on July 15, 2020. Chamber executive board member Nancy Singular made an official statement of support on behalf of the Chamber. Executive Director Donna Lasman submitted the official letter of support from the Chamber. Strikingly, Dan Abram's PowerPoint presentation at that appeal hearing had the Venice Chamber of Commerce logo on every slide.

LAMC 49.5.6(D): requires members of City boards and commissions to "recuse themselves due to an actual or apparent conflict of interests."

On January 30, 2020, Pascal Nyby, a lawyer at Newhouse Law Group, Mr. Newhouse's law firm, was listed on legal documents for the Venice Chamber of Commerce. This is an actual conflict of interest. (Exhibit 1)

Mike Newhouse has served as general counsel for the Venice Chamber of Commerce while a WLAPC commissioner. (Exhibit 2) Mr. Newhouse was appointed to the West Los Angeles Planning Commission on October 6, 2016. (Exhibit 3) Mr. Newhouse was the vice president of the Venice Chamber of Commerce at that time (Exhibit 4). He has been a board member since at least 2014.

Newhouse Law Group website states: "...a significant part of Mike's practice is real estate related, and focuses on representing developers, landlords, tenants, property managers and financial institutions in all aspects of commercial and residential real estate litigation and transactions. Transactions and litigation involve shopping centers, office and industrial buildings, residential subdivisions, residential and commercial condominiums, hotels, and golf courses."

"Mike also dedicates a significant part of his practice to government and regulatory matters..."

Venice is a residential community with an area of three-square miles. Mr. Newhouse is a land use lawyer and planning commissioner.

Councilman Mike Bonin stated about the Venice Place Project: "...this is an unprecedented project in North Venice that may pose significant impacts on the community. This project raises substantial concerns related to traffic and pedestrian safety, historic-cultural preservation, affordable housing, neighborhood compatibility in a coastal zone, and potential precedent for the Venice Specific Plan..."

City Councilman Marqueece Harris-Dawson, Chair of the City Council's Planning and Land Use Committee (PLUM), described the Venice Place Project as: "...a very sensitive project in one of the most impacted neighborhoods in the United States, frankly, the Venice Beach community, the historic Oakwood neighborhood, certainly Abbot Kinney, anybody who's been on that thoroughfare in the last ten of fifteen years recognizes the aggressive nature of the change there."

Mr. Newhouse was already the subject of recusal reviews by the Ethics Commission in February 2018, December 2018, and June 2020. Item #10 on the Ethics Commission agenda for June 23, 2020 was "Review of Recusals by Michael Newhouse, the president of the West Los Angeles Planning Commission."

<https://ethics.lacity.org/wp-content/uploads/20200623-Agenda.pdf>

An analysis on Page 14 of 17 states: "Based on discussions with the Planning Department staff, we understand that other items involving Vice President's clients may appear before the WLAAPC in the future. In addition, Vice President Newhouse has indicated that he expects to continue his role with the Newhouse Law Group. As a result, we believe that this conflict is likely to continue and that Vice President Newhouse may be required to recuse himself again in the future."

To quote Councilman Bonin, "this is an unprecedented project..." For all of these reasons, Mr. Newhouse must recuse.

Please confirm receipt of this email.

Appreciatively,

Margaret Molloy

Exhibit 1:

From: Michael Newhouse <mnewhouse@newhouselawgroup.com>

Subject: Venice Chamber TMs

Date: January 30, 2020 at 9:35:51 PM PST

To: Donna Lasman <donnalasman@sbcglobal.net>

Cc: [REDACTED], Pascale Nyby <panyby@newhouselawgroup.com>

We were just checking and it looks like the Venice Chamber marks still have Pascale listed as the attorney of record.

Please make sure he updates the record, and just shoot us a confirmation once done.

Thanks.

Michael R. Newhouse

Attorney

N E W H O U S E | law group PC

1800 Century Park East, 6th Floor

Los Angeles, CA 90067

tel 310.684.3162 (ext. 1)

fax 310.694.3076

www.NewhouseLawGroup.com

EXPERIENCED | ENGAGED | EFFICIENT

CONFIDENTIALITY NOTICE: This e-mail constitutes an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 USC 2510, and its disclosure is strictly limited to the recipient intended by the sender of this message. This communication may contain confidential and privileged material for the sole use of the intended recipient and receipt by anyone other than the intended recipient does not constitute a loss of the confidential or privileged nature of the communication. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender by return e-mail and delete all copies of this communication.

Exhibit 2:

----- Forwarded message -----

From: **Donna Lasman** <donnalasman01@gmail.com>

Date: Fri, Jul 20, 2018 at 2:12 PM

Subject: Re: Follow Up

To: Brian Wilson <brian@redcloudent.com>

Cc: <becker@beckerlegal.com>, Mike Newhouse <mnewhouse@newhouselawgroup.com>

Greetings:

I'm copying in Michael Newhouse, general counsel for the Venice Chamber.

Brian:

In our phone conversation pertaining to the transfer of \$17,000, I confirmed that you were fully aware that this money, as well as the earlier contribution of \$10,000 was a sponsor contribution. You provided the funds to cover the entertainment contracts you made on behalf of your company, Cosmic Haze, with the full knowledge and understanding that we would not return the money until your sponsors delivered on their pledges. You said that you understood the risks involved and you confirmed that you were aware that the money would only be returned once all event expenses had been settled.

In accordance with the attached pledge letter, repayment of any funds would be made first to to you after all festival expenses have been paid. Currently, production is showing a \$6,900 deficit and we owe an additional \$3,500 to the City. Furthermore, sponsor funding for the entertainment was never received, therefore the only sponsor contribution we had to cover the outrageous expenditure of \$47,000 was yours, along with the \$20,000 that the Chamber contributed from the production budget.

Additionally, there is a point of clarification that needs addressing. In the first sentence of your pledge letter you considered yourself co-founder of Venice FlowerFest. This is not correct. As a major sponsor, you were credited as co-host for the event, along with our community partners, Councilman Mike Bonin and Los Angeles County Supervisor Sheila Kuehl.

In fact, the Venice Chamber, under the direction of the MEM committee (membership, events and marketing) had been discussing concepts for a springtime music, art and food event for Venice for quite a while, and long before you were invited to be a part of the event committee. During the early MEM meetings, George further developed and refined this concept where he also introduced the name, FlowerFest since the event was to be held on Rose Avenue. Once a decision was made to proceed, the MEM's transitioned to the FlowerFest event team, and it was at this point you were invited to join the committee, in large part because you stated that you had pledges from sponsors that would cover most of the cost of the entertainment.

Therefore, the event as well as all intellectual property associated therewith is Chamber property and you have no authority to use it. And, as a member of the planning team, any content and assets that you helped create belongs to the Chamber.

At this time, anyone from the team that has incurred expenses relating to this event is not getting reimbursed. And, as per our agreement, once all event expenses have been paid, and at that time when your sponsors follow through on the pledges that you made on their behalf, it would be my pleasure to reimburse you first, prior to making any other reimbursements.

Donna Lasman
CEO - Venice Chamber of Commerce
O: 310.822.5425

+++++

EXHIBIT 3:



October 6, 2016

Honorable Members of the City Council
c/o City Clerk
City Hall, Room 395

Honorable Members:

Subject to your confirmation, I have appointed Mr. Michael Newhouse to the West Los Angeles Area Planning Commission for the term ending June 30, 2017. Mr. Newhouse will fill the vacancy created by Thomas M. Donovan, who has resigned.

I certify that in my opinion Mr. Newhouse is qualified for the work that will devolve upon him, and that I make the appointment solely in the interest of the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Garcetti', is written over a light blue rectangular stamp. The stamp contains the text 'CITY OF LOS ANGELES' and 'OFFICE OF THE MAYOR'.

ERIC GARCETTI
Mayor

EG:dlg

Attachment

EXHIBIT 4:

07/14/2016: VENICE CHAMBER OF COMMERCE INSTALLATION OF OFFICERS:

Vice President: Mike Newhouse – Newhouse Law Group

 <https://www.venicepaparazzi.com/2016/07/14/2017chamberinstallation/>

HOME NEWS PHOTOS INTERVIEWS SUPPORT LOCAL BUSINESSES

**Here is a list of the 2016-17 Venice Chamber of
Commerce Board of Directors:**

Executive Committee:

President: George Francisco - Compound Entertainment

Vice President: Mike Newhouse - Newhouse Law Group PC

Treasurer: Carol Tantau - Just Tantau

Secretary: Nancy Singular - Engel & Volkers

Immediate Past President: Carl Lambert - Venice Breeze Hotel

Board Members:

Audrey Salzburg - A Window Between Worlds

Carl Lambert - Venice Breeze Hotel

Don Novack - Hal's Bar & Grill/CasaLinda

Edizen Stowell - Venice Paparazzi/

VisitVeniceCA.com

Elysa Voshell - Venice Arts

Evan White - Beach Mobile, Inc.

Heith Rogers - Google

Board Members (continued)

Jill Prestup - Venice Historical Society

Joelle Dumas - Ecole Claire Fontaine

Jeffrey Solomon - Venice Beach Walking Tours

Karen Papazian - Boys & Girls Club of Venice

Kate Willson - Live Light Lotus

Kelly Layne - Kelly Layne Consulting

Laura Gonyaw - Taxes/Insurance Consultant

Melissa Sachs - moltaria.com

Mike Newhouse - Buchalter Nemer

Nancy Singular - Engel & Volkers

Sandie West - Creative Chakra Spa/MPCC

Sheelagh Cullen - HCH, Inc.

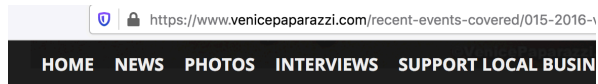
Steve Vulin - Vulin Construction

Sunny Bak - Sunny Bak Studio

TJ Montemer - Yo! Venice

Trina Kaye - The Trina Kaye Organization

07/22/2015: VENICE CHAMBER OF COMMERCE INSTALLATION OF OFFICERS: **Mike Newhouse – Buchalter Nemer – Board Member**



Click [here](#) to view all 07.22.15 Chamber Installation mixer photos!

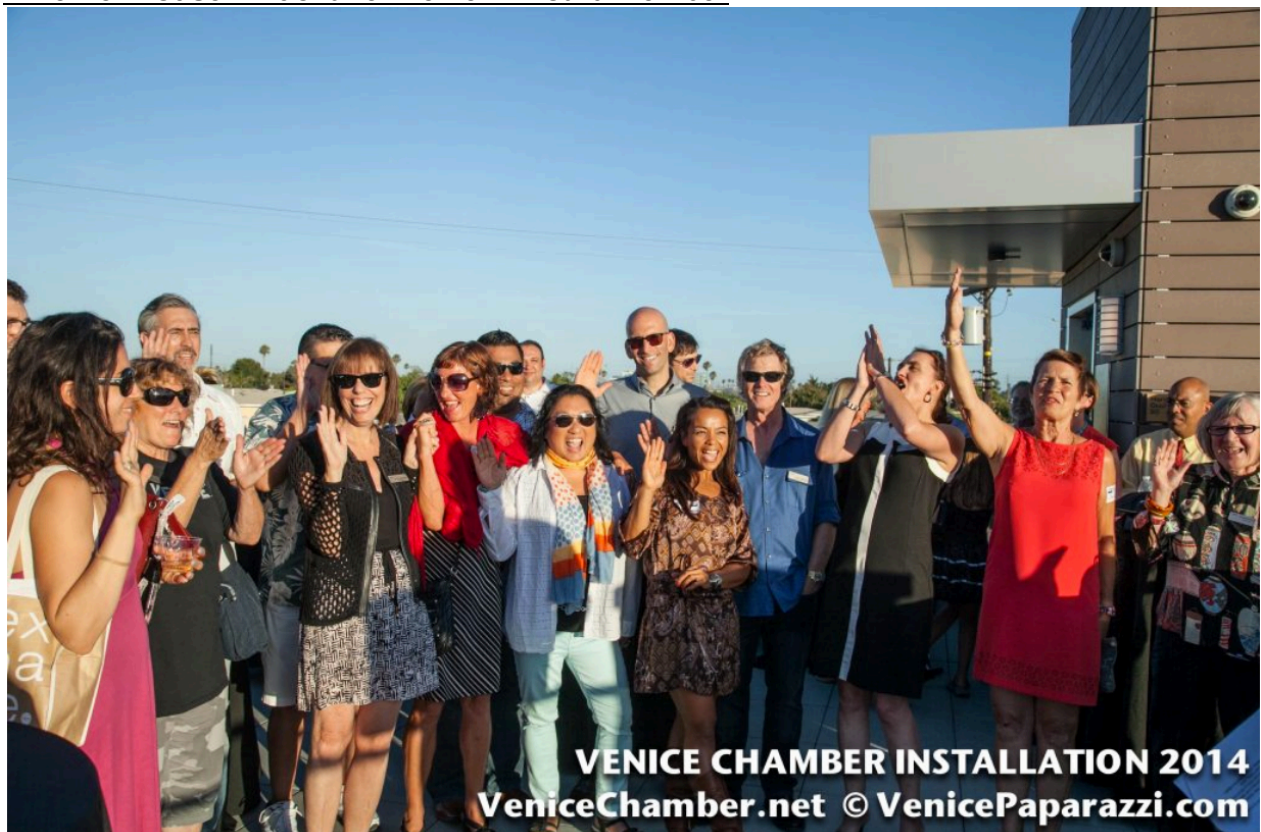
Officers:

President: Carl Lambert, [Venice Breeze Suites](#)
Vice President: George Francisco, Southside Filmworks
Executive Director: Donna Lasman
Treasurer: Carol Tantau, [Just Tantau](#)
Secretary: Jill Prestup, [Venice Historical Society](#)
Past President: Catherine Chevalier, [Not Maurice, Marketing, Branding and Advertising Agency](#)

Members:

Sunny Bak, Sunny Bak
Andrea Castellanos, [Boys & Girls Clubs of Venice](#)
Sheelagh Cullen, HCH Inc.
Joelle Dumas, [Ecole Claire Fontaine](#)
Laura Gonyaw, Tax/Insurance
Greg Horos, [Locali Conscious Convenience Venice](#) Locali
Trina Kaye, The Trina Kaye Organization
David Kramer, Kramer Productions
Kelly Layne, Kelly Layne Consulting
TJ Montemer, [Yo Venice](#)
Mike Newhouse, Buchalter Nemer
Don Novack, [Hal's Bar and Grill](#)
Diana Robles, TIMBUK2 on Abbot Kinney
Audrey Salzburg, [A Window Between Worlds \(AWBW\)](#)
Nancy Singular, [The Agency](#)
Edizen Stowell, Venice Paparazzi
Elysa Voshell, [Venice Arts](#)
Sandie West, [Creative Chakra Spa](#)
Evan White, Beach Mobile, Inc. – [Boardwalk App](#)
Kate Willson, Exhale Center for Sacred Movement
Julie Wiskirchen, [Google L.A.](#)

2014 VENICE CHAMBER OF COMMERCE INSTALLATION OF OFFICERS: **Mike Newhouse – Buchalter Nemer – Board Member**



Meet the 2014-2015 Venice Chamber Board of Directors

Officers:

President: Catherine Chevalier, Not Maurice
Vice-President: Carl Lambert, Venice Breeze Suites
Executive Director: Donna Lasman
Treasurer: Carol Tantau, Just Tantau
Secretary: Jill Prestup, Venice Historical Society
Immediate Past President: Alex Rosales, Control Printing

Members:

Sunny Bak, Sunny Bak Studio
Sheelagh Cullen, HCH Inc.
Armando Diaz, Boys & Girls Club of Venice
Joelle Dumas, Ecole Claire Fontaine
George Francisco, Venice Symphony Orchestra
Laura Gonyaw, Tax/Insurance
Trina Kaye, The Trina Kaye Organization
Andy Layman, Venice Beach Suites & Hotel
Kelly Layne, Kelly Layne Consulting
Jessica Miller, Coldwell Banker Residential Brokerage
Mike Newhouse, Buchalter Nemer
Don Novack, Hal's Bar and Grill
Audrey Salzburg, A Window Between Worlds
Daniel Samakow, James' Beach
Jeffrey Solomon, Venice Beach Walking Tours
Edizen Stowell, Venice Paparazzi
Elysa Voshell, Venice Arts
Kate Willson, Exhale Center for Sacred Movement
Julie Wiskirchen, Google

EXHIBIT 5:

June 11, 2014: Email exchange between Carl Lambert, then vice-president of the Venice Chamber of Commerce and Council District 11 Westside Director Debbie Dyner Harris regarding the proposed property owners Venice Beach Business Improvement District. Recipients include "Newhouse, Michael R." and The AK Hotel Team, nor renamed The Venice Place project.

On Wed, Jun 11, 2014 at 3:47 PM, Carl Lambert <carl@lambertinc.com> wrote:

We have over 50 properties that have signed up. Not bad for 48 hours...

From: Debbie DynerHarris [mailto:debbie.dynerharris@lacity.org]

Sent: Wednesday, June 11, 2014 3:33 PM

To: Carl Lambert

Cc: Mark Sokol; Chad Molnar; Cecilia Castillo; mark grant; Clabe Hartley; ann@generalrealestate.net; sheumann@sidewalkent.com; jgoodfader@sidewalkent.com; dansinvenice@aol.com; Bryan Dror; ksbriski@aol.com; Jack V. Hoffmann; Mr. Albert Elzas; Anthony O'Carroll; BRIAN JOHNSON; jweinstein@nsbinc.com; Erwin Sokol; HEIDI ROBERTS; Sris Sinnathamby; Brad Neal; Tony Bill; Scott Spector; bunge, Jose (bungejose@yahoo.com); Ottonel Popesco (ottonel.popesco@gmail.com); georgeb@anotek.com; Jeff Harris; Brian Dror; Alexandria; Rick Macaya (rickmacaya@westcapinc.com); Robert Seaver (manager@venicesuites.com); Newhouse, Michael R.; Donna Lasman (donnalasman@sbcglobal.net); Catherine Chevalier (catherine@notmaurice.com); VeniceAleHouse (tom@venicealehouse.com); The AK Hotel Team; Lance Robbins; David Fradin; Laurie Holyoake; Alex

Subject: Re: Ocean Front Walk BID Signed petitions.

That is fantastic! I will send this on to Miranda right away,

Debbie

On Wed, Jun 11, 2014 at 3:20 PM, Carl Lambert <carl@lambertinc.com> wrote:

Everyone, we have a majority of owners in favor of a BID. Thanks for everyone's prompt response. The attached petitions comprise about 30 lots. Some are entire blocks. We are now ready for the next step. Thanks, Carl

Please sign and return the attached petition in support of the bid. Please get another signature or two. If you have any questions, please give me a call or send me an email. A scan or fax is fine. Thanks for everyone's support.

Carl

Carl J. Lambert

Attorney At Law

Carl@Lambertinc.com

2 Breeze Avenue, Suite 101

Venice, California 90291

(310) 453-6030 FAX (310) 829-6288

EXHIBIT 6:

From: margaret molloy <mmmolloy@earthlink.net>

Subject: Commissioner Newhouse Recusal Request - July 15, 2020 - CASE NO. ZA 2012-3354-(CUB)(CU)(CDP)(SPR)(SPP)(MEL)(WDI); ENV-2016-4321-EIR

Date: July 15, 2020 at 9:07:55 PM PDT

To: "mayor.garcetti@lacity.org Garcetti" <mayor.garcetti@lacity.org>, City Attorney Mike Feuer <mike.n.feuer@lacity.org>, Terry Kaufmann Macias <Terry.Kaufmann-Macias@lacity.org>, "oscar.medellin@lacity.org" <oscar.medellin@lacity.org>, Alan Yochelson <AYochelson@da.lacounty.gov>, mike bonin <mike.bonin@lacity.org>

Cc: ethics.enforcement@lacity.org, "Alpert, Emily" <emily.alpert@latimes.com>, Robin Abcarian <robin.Abcarian@latimes.com>, Save Venice <savevenice.me@gmail.com>

Hello Mayor Garcetti, Mr. Feuer, Ms. Kaufmann Macias, Mr. Medellin, Mr. Yochelson, Mr. Bonin,

We are at 9.06pm in this hearing. Mr. Newhouse has now started to argue to convince Commissioner Waltz Morocco to vote for this project. He is not a neutral party. Why is he allowed to do this?

Please all recipients confirm receipt of this email.

Appreciatively,

Margaret Molloy



Planning APC West LA <apcwestla@lacity.org>

Request Newhouse recusal - CASE NO. ZA 2012-3354-(CUB)(CU)(CDP)(SPR)(SPP)(MEL)(WDI); ENV-2016-4321-EIR

1 message

margaret molloy <mmmollo@earthlink.net>
To: James Williams <apcwestla@lacity.org>

Fri, Oct 16, 2020 at 4:29 PM

LAMC 49.5.6(D): *Members of City boards and commissions are required to...recuse themselves due to an actual or apparent conflict of interests.*

LAMC 149.5.5(A) states in part that "City officials, agency employees, ...shall not misuse or attempt to misuse their positions... to create or attempt to create a private advantage, financial or otherwise for any person."

California Political Reform Act, Sections 87100; 87102.5; 87102.6; 18703.3.

-

PLEASE SHARE WITH COMMISSIONERS

Please confirm receipt of this email.

Appreciatively,

Margaret Molloy

**A-6-CII-10-043 (Goetz & Perell) project history SPadilla 021819 Disclosure.pdf**
31K



Planning APC West LA <apcwestla@lacity.org>

Re: Proposed Venice Hotel on Abbott Kinney

1 message

margaret molloy <mmmolloy@earthlink.net>

Tue, Oct 20, 2020 at 12:00 AM

To: James Williams <apcwestla@lacity.org>

Cc: Vince Bertoni <vince.bertoni@lacity.org>, Faisal Roble <faisal.roble@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, mike bonin <mike.bonin@lacity.org>, Terry Kaufmann Macias <Terry.Kaufmann-Macias@lacity.org>, Ethics Enforcement <ethics.enforcement@lacity.org>, Alan Yochelson <AYochelson@da.lacounty.gov>, Jason Douglas <jason.p.douglas@lacity.org>, Mike Bravo <miguel@bravo1.la>, Eileen Archibald Save Venice <eileenbarchibald@aol.com>, Naomi Nightingale <nightingalenaomi@yahoo.com>

PLEASE SHARE WITH COMMISSIONERS

HELLO COMMISSIONERS, AND ALL,

PLEASE LISTEN TO THIS AUDIO CLIP:

On July 15, 2020, at the West Los Angeles Planning Commission (WLAPC) appeal hearing for ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A, senior city planner Milena Zasadzien stated on the record that there is "no adjacent historic district".

For these substantial reasons, we are asking that you, senior Department of Planning personnel, request that ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR be sent back to the Zoning Administrator for a rehearing. It must not be heard at WLAPC on October 21.

Appreciatively,

Naomi Nightingale
Eileen Archibald
Miguel Bravo
Margaret Molloy

2 attachments **Juliet oh comments on historic district.m4a**
1956K **Opposition - ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A_October 19 2020.pdf**
2617K



Planning APC West LA <apcwestla@lacity.org>

I oppose the AK Place hotel. ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Mojdeh Memarzadeh <mojmem@gmail.com>

Fri, Oct 16, 2020 at 5:04 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Councilmember Bonin and the Commissioners of the APC,

Here are the concerns that the Councilmember raised in his original 245 Motion:

This is an unprecedented project and may pose significant impacts on the community.

The project raises substantial concerns related to traffic and pedestrian safety.

The project does not preserve historic-cultural resources.

The project does not have the required housing and affordable housing.

The project is not compatible in mass, scale or character with the surrounding residential neighborhoods.

This project would set an unacceptable precedent for the Venice Specific Plan.

The project requires further public engagement, particularly with the surrounding residential neighborhoods.

Ask yourselves, have these concerns been addressed in the Letter of Determination, the Staff Response? You have an opportunity to honestly deliberate at the Hearing on October 21 and to address them in your motions.

Please deny this project and grant the Appeal.

Signed,

Mojdeh Memarzadeh
Venice Resident since 2001



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Mojdeh Memarzadeh <mojmem@gmail.com>

Fri, Oct 16, 2020 at 5:04 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Honorable West LA Area Planning Commissioners:

In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing.

You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Bonin's attempt to blame the laws instead of the lawbreaker.

You have the opportunity to have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing.

You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits. You have the same power.

This is a discretionary project. You are not required to accept the developer's terms.

This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial.

The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has receive from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community.

Signed,

Mojdeh Memarzadeh
Venice resident since 2001



I Oppose Abbot Kinney Place hotel

1 message

MICHAEL OZIER <expozier@me.com>

Fri, Oct 16, 2020 at 5:35 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, Citizens Preserving Venice <preservingvenice@gmail.com>

Hello West LA Area Planning Commissioners:

I bought my house in the oakwood area on Milwood 24 years ago...I love Venice so i am sending you this form letter because i believe in it and don't want a more crowded neighborhood. Lets clean up the trash and solve the homeless problem first before this Hotel happens

In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing.

You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Bonin's attempt to blame the laws instead of the lawbreaker.

You have the opportunity to have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing.

You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits. You have the same power.

This is a discretionary project. You are not required to accept the developer's terms.

This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial.

The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has receive from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community.

Signed, michael j ozier



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Petra Rudisill <pkarmina@me.com>

Sun, Oct 18, 2020 at 5:59 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Honorable West LA Area Planning Commissioners:

In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing.

You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Bonin's attempt to blame the laws instead of the lawbreaker.

You have the opportunity to have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing.

You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits. You have the same power.

This is a discretionary project. You are not required to accept the developer's terms.

This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial.

The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has received from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community.

Signed,

Petra Rudisill



Planning APC West LA <apcwestla@lacity.org>

URGENT re. AK Hotel--important submissions missing from the record

1 message

Robin Rudisill <wildrudi@me.com>

Sat, Oct 17, 2020 at 9:47 PM

To: Planning APC West LA <apcwestla@lacity.org>, James Williams <james.k.williams@lacity.org>, Juliet Oh <juliet.oh@lacity.org>

Cc: Amanda Seward <amandaseward@artvista.net>, Sue Kaplan <sueakaplan@gmail.com>

James and Juliet,

It's just now come to my attention that the exhibits to Citizens Preserving Venice's July 6, 2020 UPDATED Justification/reason for appeal are not included in the 248-page Commissioner staff report packet for the October 21st hearing. We submitted them back in July and you acknowledged receipt (see screen shots of three emails below). Also, they were included in the Commissioner staff report/packet for the July 15th hearing (pages 714-759).

Much of our updated justification report that is included in the packet for the October 21st hearing, particularly the CUB section, cannot be fully understood without those exhibits. Those exhibits contain very important substantial evidence/expert information that it is extremely important for the Commissioners to see.

As this is a De Novo hearing, even if the exhibits were in the July packet we feel very strongly that these exhibits need to be seen by all of the the Commissioners for this October hearing, along side the related justification write up.

I have a proposed solution—I am putting together a stand alone write up on the CUB (no more than 10 pages). I will submit it on Monday together with the missing exhibits that must be provided to the Commissioners.

Can you please give me your assurance that you will accept that?

Otherwise, if you add the exhibits separately to the package, they would need to be read along with the related justification such that you would need to also issue the entire 48-page July 6, 2020 justification again; otherwise the exhibits are not meaningful issued separately, on their own.

Please let me know as soon as possible.

Thank you so much!

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343

From: Robin Rudisill <wildrudi@icloud.com>

Subject: Citizens Preserving Venice--Updated Appeal Justification 1 of 2

Date: July 6, 2020 at 3:49:34 PM PDT

To: Planning APCWestLA <apcwestla@lacity.org>, Juliet Oh <juliet.oh@lacity.org>

Cc: Amanda Seward <amandaseward@artvista.net>, Sue Kaplan <sueakaplan@gmail.com>, David Ewing <moreseriousbus@gmail.com>, "Deidre Samuels >" <djsamuels@ca.rr.com>

James and Juliet,

Attached is the UPDATED APPEAL JUSTIFICATION. As noted at the beginning of the update document:

THIS APPEAL JUSTIFICATION IS BEING RE-SUBMITTED ON JULY 6, 2020 WITH ADDITIONAL APPEAL POINTS AS AN UPDATE TO THE APPEAL JUSTIFICATION FILED ON MARCH 26, 2020.

SEE ATTACHED EXHIBIT A FOR EMAILS FROM CITY PLANNING AUTHORIZING THE SUBMISSION OF ADDITIONAL APPEAL POINTS SUBSEQUENT TO THE INITIAL APPEAL FILING DATE.

THIS SUBMISSION MUST BE PLACED IN THE APPEAL JUSTIFICATION SECTION OF THE STAFF RECOMMENDATION REPORT, PREFERABLY BEFORE THE MARCH 26, 2020 INITIAL APPEAL JUSTIFICATION, AND NOT IN THE CORRESPONDENCE SECTION, AS IT CONTAINS NEW APPEAL POINTS.

THE EXHIBITS MUST IMMEDIATELY FOLLOW THE UPDATED APPEAL JUSTIFICATION IN THE STAFF RECOMMENDATION REPORT.

ALSO, PLEASE INCLUDE THE UPDATED APPEAL JUSTIFICATION AND EXHIBITS IN THE COMMISSIONER PACKET IN COLOR IN ORDER TO BE EFFECTIVE. Thank you!

Thank you so very much, and please let us know if you have any questions.

NOTE: The EXHIBITS are being sent to you in the next email.



CPV APPEAL UPDATE
July6,2020.pdf
4.2 MB

Please confirm receipt, thank you!

From: Robin Rudisill <wildrudi@icloud.com>

Subject: Citizens Preserving Venice--Updated Appeal Justification 2 OF 2 (EXHIBITS)

Date: July 6, 2020 at 3:50:07 PM PDT

To: Planning APCWestLA <apcwestla@lacity.org>, Juliet Oh <juliet.oh@lacity.org>

Cc: Amanda Seward <amandaseward@artvista.net>, Sue Kaplan <sueakaplan@gmail.com>, David Ewing <moreseriousbus@gmail.com>, "Deidre Samuels >" <djsamuels@ca.rr.com>

James and Juliet,

These EXHIBITS immediately follow the Updated Appeal Justification in the Staff Recommendation Report.



CPV APPEAL UPDATE--
EXHIBITS...y6,2020.pdf
9.6 MB

Please confirm receipt, thank you!

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343

Planning APC West LA

Inbox - ...bin Rudisill July 7, 2020 at 7:58 AM



Re: Citizens Preserving Venice--Updated Appeal Justification 2 OF 2 (EXHIBITS)

To: Robin Rudisill

Thank you Robin!

On Mon, Jul 6, 2020 at 3:51 PM Robin Rudisill <wildrudi@icloud.com> wrote:

James and Juliet,

These EXHIBITS immediately follow the Updated Appeal Justification in the Staff Recommendation Report.

Please confirm receipt, thank you!

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343

From: Robin Rudisill <wildrudi@icloud.com>

Subject: Citizens Preserving Venice--Updated Appeal Justification 2 OF 2 (EXHIBITS)

Date: July 6, 2020 at 3:50:07 PM PDT

To: Planning APCWestLA <apcwestla@lacity.org>, Juliet Oh <juliet.oh@lacity.org>

Cc: Amanda Seward <amandaseward@artvista.net>, Sue Kaplan <sueakaplan@gmail.com>, David Ewing <moreseriousbus@gmail.com>, "Deidre Samuels >" <djsamuels@ca.rr.com>

James and Juliet,

These EXHIBITS immediately follow the Updated Appeal Justification in the Staff Recommendation Report.



CPV APPEAL UPDATE--
EXHIBITS...y6,2020.pdf
9.6 MB

Please confirm receipt, thank you!

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343

Planning APC West LA

Inbox - ...bin Rudisill July 7, 2020 at 7:58 AM



Re: Citizens Preserving Venice--Updated Appeal Justification 2 OF 2 (EXHIBITS)

To: Robin Rudisill

Thank you Robin!**On Mon, Jul 6, 2020 at 3:51 PM Robin Rudisill <wildrudi@icloud.com> wrote:****James and Juliet,****These EXHIBITS immediately follow the Updated Appeal Justification in the Staff Recommendation Report.****Please confirm receipt, thank you!***For the Love of Los Angeles
and our precious Coast,*
**Robin Rudisill
(310) 721-2343**



Planning APC West LA <apcwestla@lacity.org>

I oppose the AK Place hotel. ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Petra Rudisill <pkarmina@me.com>

Sun, Oct 18, 2020 at 6:00 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Councilmember Bonin and the Commissioners of the APC,

Here are the concerns that the Councilmember raised in his original 245 Motion:

This is an unprecedented project and may pose significant impacts on the community.

The project raises substantial concerns related to traffic and pedestrian safety.

The project does not preserve historic-cultural resources.

The project does not have the required housing and affordable housing.

The project is not compatible in mass, scale or character with the surrounding residential neighborhoods.

This project would set an unacceptable precedent for the Venice Specific Plan.

The project requires further public engagement, particularly with the surrounding residential neighborhoods.

Ask yourselves, have these concerns been addressed in the Letter of Determination, the Staff Response? You have an opportunity to honestly deliberate at the Hearing on October 21 and to address them in your motions.

Please deny this project and grant the Appeal.

Signed,

Petra Rudisill



Planning APC West LA <apcwestla@lacity.org>

AK Hotel hearing, October 21, 2020--ZA-2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A

3 messages

Robin Rudisill <wildrudi@me.com>

Mon, Oct 19, 2020 at 4:15 PM

To: James Williams <james.k.williams@lacity.org>, Planning APC West LA <apcwestla@lacity.org>

Cc: Juliet Oh <juliet.oh@lacity.org>, Amanda Seward <amandaseward@artvista.net>, Sue Kaplan <sueakaplan@gmail.com>, Raoul Mendoza <raoul.mendoza@lacity.org>, David Ewing <moreseriousbus@gmail.com>, "Deidre Samuels >" <djsamuels@ca.rr.com>

Attached is my 10-page submission re. the CUB, for the Wednesday, October 21st hearing for the Abbot Kinney Hotel.

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343



AK Hotel, Item 6, CUB Letter October19,2020.pdf
243K

Robin Rudisill <wildrudi@me.com>

Mon, Oct 19, 2020 at 4:23 PM

To: James Williams <james.k.williams@lacity.org>, Planning APC West LA <apcwestla@lacity.org>

Cc: Juliet Oh <juliet.oh@lacity.org>, Amanda Seward <amandaseward@artvista.net>, Sue Kaplan <sueakaplan@gmail.com>, Raoul Mendoza <raoul.mendoza@lacity.org>, David Ewing <moreseriousbus@gmail.com>, "Deidre Samuels >" <djsamuels@ca.rr.com>

In addition to the prior email, attached is my 10-page submission re. the CUB, for the Wednesday, October 21st hearing for the Abbot Kinney Hotel, together with the related exhibits, attached here because of the due process error in the October 21st Staff Report provided to the Commissioners, as further explained in the emails below.

Please provide this email to the Commissioners so that they know of the errors, thank you.

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343

On Oct 19, 2020, at 12:03 PM, Robin Rudisill <wildrudi@me.com> wrote:

Hi James,

First, it's too late to put together a power point presentation to address this as these errors as the deadline was Friday.

We aren't worried about the Commission being confused by the work, but rather all of the errors and omissions in presenting the documentation to them.

It wouldn't be unfair to the applicant to correct the errors made. How is correcting these significant errors being biased?

Also, to have to discuss/explain this mess would take precious minutes away from our presentation that should be unnecessary to discuss if the documents were presented to the Commission correctly. But mainly, they need this fixed now, while they are reviewing the documents, and not at the hearing when it will be too late.

This is a "de novo" hearing and as such must include all of the documents submitted for the original appeal. Again, we should not have to resubmit everything. You cannot pick and choose what to present in the staff report as you did here in including only partial documents for us, for example.

The submission of our appeal justification document in an incomplete manner is an error and certainly must be corrected and doing so would definitely not be a bias issue for the applicant.

Also, the applicant would not be prejudiced if you fix the errors in the indexing and our appeal documents in the correct section, under "Exhibit A Appeals."

We strongly disagree that this would constitute a change of the rules.

It would be simply reissuing/reposting the 248 page Staff Report with the indexing and ordering corrected and adding the complete appeal document for Citizens Preserving Venice. The same day submissions from the July 15th hearing must also be included or at least referenced.

Please help and fix this, or else there will be a strong bias AGAINST the appellants and violation of our due process, which should really be unnecessary as this is so easy to fix.

Please try to understand this problem from our point of view. I know you to be a reasonable man and we hope you will see that making these corrections is the not only the best but the only option.

Thank you James.....

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343

On Oct 19, 2020, at 11:45 AM, James Williams <james.k.williams@lacity.org> wrote:

Good day Robin,

If we change the rules for your situation, wouldn't that be doing the same thing to the applicant? We are walking a fine line and want to remain unbiased in our service to both applicants and appellants. I find that our Commission, which includes attorneys and educators, is seldom confused by this work they have been doing for some years now. If there is some clarification that your ten paged document can not address, there is also an opportunity for you to do a powerpoint presentation or to address it when you come before the Commission.

Best regards,

James

James K. Williams
Commission Executive Assistant II
Cultural Heritage Commission
West LA Area Planning Commission
South Valley Area Planning Commission



james.k.williams@lacity.org
T: (213) 978-1295

Los Angeles City Planning
200 N. Spring St., Room 272
Los Angeles, CA 90012
Planning4LA.org



On Mon, Oct 19, 2020 at 11:23 AM Robin Rudisill <wildrudi@me.com> wrote:

Hi James and Juliet,

Thank you for your suggestions.

However, the problem is that this will be extremely confusing and a great inconvenience to the Commissioners as they will not only need to open the link but then wade through pages of irrelevant documents without page numbers which would take away time better used for studying all the relevant submissions.

And if we suggest that they download the document as a pdf, that is additional confusing, cumbersome work on their part.

Right now this is what I have in my 10 page document in order to reference the exhibits:

See **EXHIBIT C**, pages 734-750, at this link: <https://planning.lacity.org/odocument/b660a0e8-5cbe-4d60-afc2-3ec8a6e11e1b/ZA-2012-3354.pdf>

(Once the link opens you must "export as pdf" in order to get to the page numbers referenced here.)

The commissioners should not have to go to such great lengths in order to have a complete document. It really is wrong to include our UPDATED appeal justification in the packet without the exhibits. As is, the document is incomplete and misleading and omits our important substantial evidence. A document together with its exhibits is ONE document.

Also, the indexing in the staff report is erroneous and so even our partial UPDATED appeal justification (incomplete

without the related Exhibits) is included under a section called: Exhibit C.5: Supplemental Environmental Responses, Letter to PLUM, August 27, 2020 and is NOT under Exhibit A Appeals.

The Commissioners are going to be confused and have trouble understanding what each document is.

Also, all of our submissions within 48-hours from the July 15th hearing are not referenced for the Commissioners for this hearing. We strongly disagree that we should have had to resubmit everything. It is only right and reasonable to assume that you would provide the Commissioners everything that had been submitted for the July 15th hearing.

Unless you reissue the Staff report correctly and completely this will be a serious due process issue for our appeals and you are significantly prejudicing the appellants' chances in the appeal hearing.

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343

On Oct 19, 2020, at 11:08 AM, Juliet Oh <juliet.oh@lacity.org> wrote:

Dear Robin,

The July 6th letter is included as Exhibit E in the staff recommendation report. It includes a link to the Planning Dept. response to the July 6th/13th letters and includes the letter with attachments. The Attachments start on approx. pg 68 of the PDF file.

This is the link:

https://clkrep.lacity.org/online/docs/2020/20-1024_misc_3_08-26-2020.pdf

The Correspondence Exhibit also includes a link to the additional comment letters received during the APC and PLUM/Council review.

As James advised, you can also submit additional material within the time limits outlined in the hearing notice.

Let me know if you have any questions.

On Mon, Oct 19, 2020 at 7:45 AM James Williams
<james.k.williams@lacity.org> wrote:

Good morning Robin,

We share the items that are submitted for each meeting date. You should always submit any information that you want the Commission to consider at least 10 days before the meeting. Even if it is redundant. If this was submitted and posted on the website, that indicates that the Commission has read this information previously. You could simply write a letter highlighting the information and possibly include a link in case they would like to review the information again. The Commission generally reviews the audio and submissions of reoccurring cases so this should not be a challenge for them. Especially since it is posted where everyone has access to it.

Please submit a ten page or less letter by 4:30 p.m today. That way, I can share the information with the Commission ahead of the 48 hour cutoff and we can all remain within the guidelines of the Commission's rules and procedures.

Best regards,

James



James K. Williams
Commission Executive Assistant II
Cultural Heritage Commission
West LA Area Planning Commission
South Valley Area Planning Commission

james.k.williams@lacity.org
T: (213) 978-1295

Los Angeles City Planning
200 N. Spring St., Room 272
Los Angeles, CA 90012
Planning4LA.org



On Sat, Oct 17, 2020 at 9:47 PM Robin Rudisill <wildrudi@me.com> wrote:

James and Juliet,

It's just now come to my attention that the exhibits to Citizens Preserving Venice's July 6, 2020 UPDATED Justification/reason for appeal are not included in the 248-page Commissioner staff report packet for the October 21st hearing. We submitted them back in July and you acknowledged receipt (see screen shots of three emails below). Also, they were included in the Commissioner staff report/packet for the July 15th hearing (pages 714-759).

Much of our updated justification report that is included in the packet for the October 21st hearing, particularly the CUB section, cannot be fully understood without those exhibits. Those exhibits contain very important substantial evidence/expert information that it is extremely important for the Commissioners to see.

As this is a De Novo hearing, even if the exhibits were in the July packet we feel very strongly that these exhibits need to be seen by all of the the Commissioners for this October hearing, along side the related justification write up.

I have a proposed solution—I am putting together a stand alone write up on the CUB (no more than 10 pages). I will submit it on Monday together with the missing exhibits that must be provided to the Commissioners.

Can you please give me your assurance that you will accept that?

Otherwise, if you add the exhibits separately to the package, they would need to be read along with the related justification such that you would need to also issue the entire 48-page July 6, 2020 justification again; otherwise the exhibits are not meaningful issued separately, on their own.

Please let me know as soon as possible.

Thank you so much!

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343

<Screen Shot 2020-10-17 at 5.14.48 PM.png>

<Screen Shot 2020-10-17 at 5.15.12 PM.png>

<Screen Shot 2020-10-17 at 5.17.28 PM.png>

--



Juliet Oh
Senior City Planner
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA. 90012
Planning4LA.org
T: (213) 978-1186



2 attachments

 **AK Hotel, Item 6, CUB Letter October19,2020.pdf**
243K

 **CPV APPEAL UPDATE--EXHIBITS July6,2020.pdf**
9301K

Planning APC West LA <apcwestla@lacity.org>

Tue, Oct 20, 2020 at 8:08 AM

To: Robin Rudisill <wildrudi@me.com>

Cc: James Williams <james.k.williams@lacity.org>, Juliet Oh <juliet.oh@lacity.org>, Amanda Seward <amandaseward@artvista.net>, Sue Kaplan <sueakaplan@gmail.com>, Raoul Mendoza <raoul.mendoza@lacity.org>, David Ewing <moreseriousbus@gmail.com>, "Deidre Samuels >" <djsamuels@ca.rr.com>

Good morning Robin,

Thank you for your submission. Your attachment and email will be shared with the Commission.

Best Regards,

James

On Mon, Oct 19, 2020 at 4:15 PM Robin Rudisill <wildrudi@me.com> wrote:

Attached is my 10-page submission re. the CUB, for the Wednesday, October 21st hearing for the Abbot Kinney Hotel.

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343

Conditional Use Permit Alcoholic Beverage – CUB

October 21, 2020 hearing, Item 6

ZA-2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A

A. THE WLAAPC MUST FOLLOW ITS OWN PRECEDENTS AND DENY THE CUB

The question of approval of a CUB in this area of heavy alcohol concentration and near sensitive uses has already been answered by the West L.A. Area Planning Committee (WLAAC). On April 1, 2015, the WLAAPC (on which 2 of you were members) made findings and **DENIED** the CUB for a project just 3 blocks north on Electric/Hampton, in census tract 2134.02, which is adjacent to the project, across Abbot Kinney. The WLAAPC Commission found that (1) “the sale and dispensing of a full line of alcoholic beverages will not benefit the community. As stated by the LAPD, the immediate area has a high concentration of alcohol establishments and allowing another alcohol establishment **would** adversely impact the surrounding neighborhood.” There was also testimony/evidence provided, as is the case with this project (see below), that highlighted the correlation between alcohol sales and crime and other nuisances such as noise, traffic, and parking, (2) “the sales and dispensing of alcohol beverages **will not** be compatible with and **will** adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety,” (3) “...in response to concerns raised by residents, the surrounding land uses **will** be significantly impacted by the operation of the restaurant” (obviously mainly for reasons related to the alcohol licenses), (4) “the CUB **will** adversely affect the welfare of the pertinent community...” and “the area’s demand for parking far exceeds the existing supply and the proposal to expand the existing restaurant, while providing a full line of alcoholic beverages, will add to the parking demand and place an additional burden on the existing limited parking supply...” (5) “the CUB **will** result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages...” and “the subject request for a new license **will** result in a license count above the allocated threshold...” [it should be noted that the CUB requested here has a materially greater license count above the allocated threshold than the CUB you denied on April 1, 2015], and “...allowing another alcohol establishment would not reduce the crime rate in the immediate neighborhood,” and (6) “...the sale of a full line of alcoholic beverages for on-site consumption **will** detrimentally affect the neighboring residential properties or other sensitive uses in the area.”

The WLAAPC must be consistent with this prior decision with almost identical facts and issues. **If you are not consistent, that would be arbitrary and capricious and an abuse of discretion. Decisions re. which projects should receive approval of their CUB in the face of a significant over concentration of licenses and high crime should be based on convenience or necessity and not on the desirability of a given project or political pressure.**

If the Commission does not deny the CUB, at a **bare minimum** the impacts on all of the sensitive uses--the school, church, senior center, park, and residential neighborhoods--must be carefully considered and thoroughly analyzed, and for all of the reasons explained below **conditions must be added and decisions must be made in order to limit activities that are clearly not supported by a convenience or necessity finding**, including:

- Significantly more limited hours of alcohol consumption,
- Prohibiting certain areas where alcohol can be consumed, such as the common areas--hotel lobby (with an open site plan), outdoor courtyard, lounge areas and business rooms, and
- Denying the off-site alcohol license.

IT MUST ALSO BE NOTED THAT PLAN APPROVAL FOR THIS CUB AS LATE AS UP TO 36 MONTHS, AS PROPOSED BY THE APPLICANT, IS UNACCEPTABLE, ESPECIALLY WITH AN INCREASE IN OVER CONCENTRATION THIS LARGE AND ESPECIALLY BECAUSE OF THE MULTIPLE SENSITIVE USES, MOST OF WHICH ARE ADJACENT (see further details below).

We recommend a required Plan Approval for the CUB of 1 year or sooner.

B. OTHER REASONS FOR DENIAL OF THE CUB:

AS PER LAMC 12.24.E. AND W., IN ORDER TO APPROVE A CUB, THE DECISION-MAKER MUST FIND:

FINDING 1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.

FINDING 2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

FINDING 3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

FINDING 4. That the proposed use will not adversely affect the welfare of the pertinent community.

FINDING 5. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's (ABC) guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

FINDING 6. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The Zoning Administrator (ZA) erred and abused his discretion with respect to the CUB Findings in 3 major ways:

- (I) he did not address all six CUB Findings required by LAMC 12.24.E. and 12.24.W.,
 - (II) he did not provide adequate evidence in order to support the Findings, or the analysis is insufficient to bridge the analytic gap between the evidence and the Findings, making the Findings conclusory, and
 - (III) he made several errors of fact,
- The details of each are provided below.

I. The ZA did not address all six CUB Findings required by LAMC 12.24.E. and 12.24.W.:

ISSUE #1--Finding 1:

The ZA neglects to address this Finding with respect to the alcohol use, mentioning only the hotel use. There is no evidence or conclusion provided related to whether the Project will perform a function or provide a service with respect to the additional on- and off-site alcohol sales that is essential or beneficial to the community, city or region. **There is no evidence provided to support the conclusion that an increase in alcohol concentration would be a convenience to the surrounding community or is a necessity for the surrounding community.** In fact, logic alone informs a reasonable mind that it is not a convenience nor a necessity as the area is already over concentrated with alcohol licenses and premises. The sale and dispensing of a full line of alcohol throughout the hotel, including in the open site plan areas, and off-site sales of alcohol, will not benefit the community as the area is already saturated and there is no need for more. The immediate area has a high concentration of alcohol establishments and allowing another off-site license and a significant expansion of the on-site license for the entire hotel would likely adversely impact the surrounding neighborhood. Also, in addition to our below-mentioned studies by experts, testimony was supplied at the Public Hearings and in letters to City Planning that also highlighted the correlation/nexus between alcohol sales and crime and other adverse impacts.

NOTE: Since the July 15th appeal hearing, the ZA has added this statement to Revised Finding 1 in response to our appeal point above:

“As a normal course of business, hotels and restaurants associated with hotels commonly have alcohol service. The proposed mixed-use project, with its hotel and restaurant is no different. The proposed mixed-use project will revitalize the western segment of the Abbot Kinney Blvd commercial corridor and the on-site sale of alcohol in the hotel, restaurant and small market is essential to its revitalization of this segment of the business district.”

This statement does not support a finding that the alcohol license will perform a function or provide a service that is essential or beneficial to the community, city or region. This finding does not bridge the analytic gap to explain why on-site and off-site alcohol sales are essential to the revitalization of the Abbot Kinney commercial corridor. In fact, evidence has been provided hereunder in studies at the exhibits referenced and by others in their hearing testimony that makes it clear that additional alcohol service and sales would be detrimental to the surrounding community as there is a nexus between such a significant increase in the concentration of alcohol in this area and increases in crime and other adverse impacts. **Thus, the required Finding has still not been met and the CUB cannot be approved.**

ISSUE #2--Finding 2:

The ZA neglects to address this Finding with respect to the on-and off-site alcohol consumption. **There is no evidence or conclusion provided** that the Project will not harm the public health, welfare and safety of the adjacent properties, or that the quality of life and “right to quiet enjoyment” of the adjacent residential neighbors and the adjacent elementary school will be protected.

NOTE: Since the July 15th appeal hearing, the ZA has added this statement to Revised Finding 2 in response to our appeal point above:

“On-site alcohol sales within the proposed mixed project is a matter of convenience for visitors to the hotel, restaurants patrons, employees and others coming to the location. Without on-site alcohol sales within the proposed mixed project, its visitors, patrons and employees would be inconvenient and venture out along the Abbot Kinney Blvd corridor seeking alcohol-serving establishments. Their activities (leaving and returning to the site) could adversely impact the commercial corridor and nearby neighborhoods and so, the on-site sale of alcohol serves to contain the mixed-use developments activities within a confined area and limit the community’s exposure to the mixed-use development.”

This statement contains no evidence and does not support a Finding that the Project will not adversely affect or **further degrade the public health, welfare and safety** of adjacent properties and the surrounding neighborhood. First, it is incomprehensible that the City finds that alcohol sales are a matter of convenience for employees. Certainly, employees should not be consuming alcoholic beverages on the job. Also incomprehensible is the finding that visitors venturing out on the Abbot Kinney corridor would adversely impact this area and nearby neighborhoods and thus all activities should be contained within the mixed-use development. Also, this **new statement** (which is not a Finding) **does not mention the off-site sales of alcohol from the hotel store, and in fact it makes the case against the approval of that license** in saying that the on-site sale of alcohol serves to contain the mixed-use developments activities within a confined area and limit the community's exposure to the mixed-use development, **indicating that people coming on and off the site to buy alcohol could adversely impact the commercial corridor and nearby neighborhoods.**

We agree that the off-site license would be particularly egregious in its adverse impact on the surrounding and adjacent neighborhoods, elementary school, senior center, park and church. **Thus, the required Finding has still not been met and the CUB cannot be approved.**

ISSUE #3--Finding 3:

The ZA only addresses conformance with the applicable Plans with respect to commercial areas and neglects to address the relevant goals, objectives and policies of the residential portions of the Plans, that would serve to protect the quality of life and right to quiet enjoyment of the surrounding and adjacent neighborhoods, the adjacent elementary school, the senior center, the park and the church from the negative impacts of additional on-site and off-site alcohol sales. The required Finding has not been met and the CUB cannot be approved.

II. The ZA did not provide adequate evidence in order to support the Findings, or the analysis is insufficient to bridge the analytic gap between the evidence and the Findings, making the Findings conclusory:

"Abuse of discretion is established if...the findings are not supported by the evidence." (See Cal. Code Civ. Proc. 1094.5(b)), or if the analysis is insufficient to "bridge the analytic gap between the raw evidence and ultimate decision or order." (West Chandler Boulevard Neighborhood Assn. v. City of Los Angeles (2011) 198 Cal.App.4th 1506.)

ISSUE #4--Finding 4:

The ZA failed to adequately consider the impact of the CUB on the public welfare of the community.

In order to approve a license adjacent to a sensitive use such as a school, church or an adjacent residential neighborhood, Business and Professions Code 23958 requires an investigation of all matters that may affect the public welfare, including morals. A key component of the analysis of the effects on the welfare of the pertinent community is consideration of the impact of the significant increased alcohol use on morals of the area. The proposed on-site and off-site sale of alcohol on the premises during the hours of 7 a.m. to 1 a.m. (or even 9 am to 1 am, as in the updated condition) is contrary to the public welfare and morals, especially with respect to the students at Westminster Elementary School, across the street from the project.

The sale of alcohol adjacent to a school not only advertises substance abuse but also glamorizes it. Per the California PTA resolution "REGULATION OF LIQUOR LICENSES NEAR SCHOOLS, adopted by Convention Delegates May 1997, reviewed and deemed relevant November 2017, "A

600-foot distance is inadequate for the protection of grade one through 12 schools from possible effects from such licenses.” Here, the school is a mere 65 feet away!!

There are many aspects of the sale of alcohol at this Project that will influence and negatively impact the students of Westminster School. **A hotel with alcohol service and an open site plan** right in the path of young children walking to their school, which is directly across Abbot Kinney Blvd does not show an intent to comply with the goals of responsible liquor licensing and protecting children’s safety.

The Project includes a roof deck, pool area and bar that face the school, in full view of the school children during lunch and recess. This design affords the hotel guests a perch to view the activities of elementary school students which is very concerning to the schoolteachers and parents of the students and disregards student privacy.

Also, the Project design includes rooms with balconies facing Broadway which is a main thoroughfare for parents walking their children to and from school. Hotel guests will have access to alcohol beginning at 7 a.m. (or even 9 a.m., as in the updated condition) or, for that matter, 24/7 in the hotel room. This creates a dangerous risk that guests will be partying on balconies in the view of students walking to school or walking home anywhere between 2:20 p.m. and 6 p.m., when after school activities end. Children are easily influenced by the adults around them. Viewing adults engaged in the consumption of alcohol near their school, a place where they need to feel safe, is impactful to young minds.

At this age their prefrontal cortexes aren’t developed enough to allow them to access the rational part of their mind. As cited on The Science of Psychotherapy website by Matthew Dahlitz, Neuroscience Magazine:

“The prefrontal cortex (PFC) is the cerebral cortex covering the front part of the frontal lobe. This brain region has been implicated in planning complex cognitive behavior, personality expression, **decision making**, and **moderating social behavior**. The basic activity of this brain region is considered to be orchestration of thoughts and actions in accordance with internal goals. The most typical psychological term for functions carried out by the prefrontal cortex area is executive function. Executive function relates to abilities to differentiate among conflicting thoughts, **determine good and bad**, better and best, same and different, future consequences of current activities, working toward a defined goal, prediction of outcomes, expectation based on actions, and social “control” (the ability to suppress urges that, if not suppressed, could lead to socially unacceptable outcomes). The frontal cortex supports concrete rule learning, while more anterior regions along the rostral-caudal axis of the frontal cortex support rule learning at higher levels of abstraction.” (adapted from Wikipedia)

As such, **children under the age of 25 are very impressionable and don’t have the cognitive ability to differentiate from good and bad behavior.**

The elementary school children will be walking past the hotel every day when going to/from school. There will be observations of public drunkenness and **there will be alcohol consumption in the common areas**, including the roof deck that oversees the elementary school. These observations will impact the morals of the children at a very young, impressionable age. **The ZA erred and abused his discretion as he did not consider the impact of the hours of operation for on- and off-site alcohol use on the adjacent elementary school or the adjacent neighborhood. Nor did he consider the impact of the extensive alcohol use on the morals of the elementary school children.**

The ZA does not make this finding but rather simply states that because he has imposed a condition requiring surveillance and that bar employees will be required to attend training, the sale of a full line of alcoholic beverages for off-site consumption will benefit the public welfare and convenience

because it would add another place to purchase alcoholic beverages. It is impossible to conclude that employee training and “other conditions” will effectively deter criminal activity, public drunkenness, disturbance of the surrounding residents’ right to quiet enjoyment, and loitering and thus not affect the welfare of the pertinent community. There are numerous studies performed by Los Angeles County Health and other credible institutions that prove that such nuisances and impacts cannot be effectively mitigated in an adjacent residential neighborhood, and they definitely should not be allowed to occur adjacent to an elementary school. (see evidence below)

In his October 21 Staff Report, the ZA added this statement: “To have patrons of the mixed-use project travel into the community to procure alcohol while at the hotel, would in fact adversely impact the community. Hence, offering on-site sale of alcohol beverages to patrons of the mixed project is deemed not to adversely impact the pertinent community.” However, this statement does not make sense. It is not at all clear how patrons traveling into the surrounding community to procure alcohol would adversely impact the community. Also, even if this was true, it would not necessarily mean that offering alcohol on site does not adversely impact the community, as there are many other reasons that alcohol would adversely impact the community, as explained in detail in both ISSUES #4 and #5.

Lastly, with respect to the impact of the CUB for purposes of this Finding, the ZA completely omitted an analysis on the impact on the adjacent neighborhoods, which are within 100 feet of the project, and on the elementary school, of the noise from alcohol being served in the open areas. There is no discussion of possible reduction of hours of alcohol use/sales or any mitigation measures for the impact of sound. The ZA also omitted an analysis of the impact of the extensive loading zone activity and increased traffic and parking demands on the neighborhood and school children, both of which would be significant adverse impacts.

ISSUE #5--Findings 4 and 5:

The ZA failed to consider readily available evidence from experts, as well as testimony from neighbors and parents at Public Hearings and in letters to City Planning, with respect to the adverse impacts of increased density of on- and off-site alcohol outlets (premises) when making his conclusions in Findings 4. and 5.

See **EXHIBIT C**, at pdf pages 734-750, at this link:

<https://planning.lacity.org/odocument/b660a0e8-5cbe-4d60-afc2-3ec8a6e11e1b/ZA-2012-3354.pdf>
(Once the link opens you must “export as pdf” in order to get to the page numbers referenced here.)

for a study prepared by Los Angeles County Department of Public Health, which states: “A high density of alcohol outlets increases alcohol consumption, motor vehicle crashes, alcohol-related hospital admissions, injury deaths, assaults and violent crime, suicides, drinking and driving, child maltreatment, and neighborhood disturbances.” The report found that a high density of alcohol outlets in a community increases rates of violent crime, alcohol-involved motor vehicle crashes, and alcohol-related deaths. It concluded that limiting the density of alcohol outlets is effective in reducing alcohol-related harms. The study’s findings indicate that having a high density of either on-premises or off-premises alcohol outlets was associated with significantly higher rates of alcohol-related harms. **Additional findings are that communities with a high density of either on- or off-premises outlets were:**

- 1) 9 to 10 times more likely to have increased rates of violent crime,**
- 2) 4 times more likely to have increased rates of alcohol-involved crashes, and**
- 3) 5 times more likely to have increased rates of alcohol-related deaths.**

Finally, the **study recommends that local governments highlight areas where on-premises or off-premises alcohol outlets are oversaturated and use their land use powers to limit the number of new alcohol outlets in those areas.**

See **EXHIBIT D**, at pdf pages 751-755, at this link:

<https://planning.lacity.org/odocument/b660a0e8-5cbe-4d60-afc2-3ec8a6e11e1b/ZA-2012-3354.pdf>
(Once the link opens you must "export as pdf" in order to get to the page numbers referenced here.)

or a briefing prepared by the Institute for Public Strategies entitled The Power of Local Municipalities to Control Alcohol Outlet Density. The briefing states that high alcohol-outlet density can threaten public health and safety and reduce the quality of life in surrounding neighborhoods. Their research shows that there is a **direct correlation or a nexus** between high alcohol availability and increases in drunken driving, sexual assault, crime and violence, underage drinking, health problems and economic decline, and **the relationship to the problems created is statistically significant**. In fact, for these reasons, the ABC has established guidelines for the acceptable level of alcohol outlet density in a given census tract. If the number of alcohol retailers exceeds the number recommended, that census tract is considered to be oversaturated, or an undue concentration of alcohol licenses. (See also Issue #6, below.)

In addition, the Institute for Public Strategies briefing document references a guide for local government, funded by the California Department of Alcohol and Drug Programs, that indicates that in areas of undue concentration of alcohol licenses [which go hand in hand with the related premises] that high crime and **proximity to sensitive land uses, i.e. schools, churches and residences, can be used as a basis to reject a public convenience or necessity waiver and thus cause denial of a license. Here we have both high crime and proximity to sensitive land uses, which is a very strong basis for denial.** (See also Issue #8, below.) This guide also urges local governments to have policies and procedures in place to prevent oversaturation of alcohol.

The above-mentioned documents and studies prepared by third party experts provide evidence that adding more alcohol, especially the significant amount of alcohol consumption that would be associated with a large hotel, to a census tract area that already has an "undue concentration of alcohol licenses" and "high crime" will escalate crime and other negative consequences in the surrounding area.

In addition, a significant amount of evidence has been provided through testimony of neighbors, parents, and other community members in Public Hearings and letters to City Planning that the surrounding area is already saturated with alcohol establishments and that adding even more will have a detrimental impact on the surrounding neighborhood and the residents' and the elementary school children's quality of life and right to quiet enjoyment.

ISSUE #6--Finding 5:

The ZA failed to consider the extent of alcohol licenses in the census tract in excess of the ABC-established limits, and he does not make any conclusions relative to the significant expansion of the on-site alcohol license.

As mentioned at Issue #9 below, there are 21 (not 17) active on-site licenses in the census tract, compared to 3 on-site licenses allocated to the census tract by the ABC. **There are SEVEN TIMES MORE LICENSES THAN ALLOWED, which is a serious over saturation of alcohol licenses in the area.** The number of alcohol licenses in the area **far exceeds** the amount allocated by the ABC and **the ZA fails to connect this substantial evidence to his conclusions!!**

Also, the significant expansion of the existing Type 47 license No. 345545, to cover all of the new areas in the entire hotel – including the hotel lobby (open site plan), the outdoor courtyard, the lounge areas, the business rooms, the new restaurants, as well as in-room service--is not a new license **but nonetheless, it would materially increase the concentration of alcohol in the surrounding area and the census tract.**

Although **the ZA** admits that the crime rate in the census tract where the subject site is located is higher than the City average and that the number of alcohol licenses in the area far exceeds the number allocated by the ABC, he **omits the relevant fact that this means that there is an undue concentration of alcohol licenses, as defined by the ABC, and therefore an undue concentration of premises in the area.** Instead, he uses the phrase “an over-concentration of licenses is suggested.” He is basing his finding (that the additional off-site license and significant expansion of the existing on-site license to cover the entire hotel will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages) on the fact that the ABC has discretion to approve an application for a license if there is evidence that normal operations will be contrary to public welfare and will interfere with the quiet enjoyment of property by residents. **However, there is no evidence provided by the ZA to support that statement, nor can the ZA rely on actions that have not been taken by the ABC in making the conclusions in his Findings.** The Finding requires that the ZA find that approval of the CUB will not result in an undue concentration of premises for the sale or consideration of alcoholic beverages. **Given that an undue concentration of alcohol licenses already exists, it simply follows that there is an undue concentration of premises, and adding one more, especially premises the size of this hotel, is only going to make the concentration and over saturation much worse.**

In addition, **the ZA cannot speculate or assume that the ABC will take certain actions in support of the Project’s public convenience and necessity. The ZA has a separate responsibility under City law, regardless of what the ABC may do. Whether and for what reasons the ABC approves an alcohol license is not directly related to the land-use related responsibilities of the ZA to determine whether an “undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages” will result from the granting of the application.**

The ZA mentions some conditions that have been placed on the CUB. However, there is no proof or studies that indicate that the conditions cited are effective in mitigating the adverse effects of additional alcohol licenses or that the conditions will in any way but nominally have an impact on those nuisances and other adverse impacts; in fact, the undersigned Appellants have had many experiences with CUBs in Venice where **the conditions imposed are ignored by the applicant and also not enforced by the City. This is a City-wide problem.** Also, given the extensive number of crimes in the Crime Reporting District reported in 2018, which is **significantly higher than the City average,** together with the overconcentration of licenses and related premises in the area, **the standard CUB conditions such as the ZA has imposed on this Project are not likely to be effective in protecting the welfare and safety of the surrounding community. There are no studies or proof or evidence provided that indicates that the conditions cited will in any way have an impact on the types of crimes and nuisances impacts in an area such as this.**

The ZA also does not address the portion of Finding 5. that states that consideration must be given to the number and proximity of premises for the sale or dispensing for consideration of alcoholic beverages within a 1,000-foot radius of the site; nor does the Finding indicate whether revocation or nuisance proceedings have been initiated for any use in the area.

ISSUE #7--Finding 5:

The ZA failed to adequately consider the significant statistics regarding crime in the area and omission of LAPD advice re. the crime rate.

According to the LAPD, the Crime Reporting District had a total of 528 crimes in 2018, as compared to a City-wide average of 185 and the High Crime Reporting District’s 222 crimes. **The Crime Reporting District of the proposed project has almost THREE TIMES the number of crimes of the City average! And it has 2.4 times the number of crimes of the high crime reporting district! There**

is no analysis by the ZA of this very significant evidence and the impact that would be caused by adding even more premises dispensing alcohol. The Finding goes on to provide detail of the 528 Part 1 and 2 crimes and states that conditions of approval are being imposed in order to prevent public drinking, public drunkenness, and driving under the influence. However, **even if those conditions were effective (and we contend that they clearly would not be), those conditions would only impact 4 out of the 528 crimes listed--the 3 for public drunkenness and the 1 for a DUI!**

In addition, the ZA does not include in the CUB Findings the advice of the Los Angeles Police Department, as has been the City's practice when considering the crime rate in issuing a conditional use permit to allow the sale of alcoholic beverages. In response, the ZA states (on page A-20 of the Staff Report) that "after the crime rate statistics were reviewed, it was determined that the number of reported alcohol related offenses (26) were relatively small compared to the total of 528 reported crimes." But the ZA fails to realize that the LAPD advice must be in consideration of all of the crimes in the reporting district, as is clear by the substantial evidence submitted hereunder, research shows that there is a **direct correlation or a nexus** between high alcohol consumption and not only alcohol-related offenses but also increases in sexual assault, crime and violence, health problems and economic decline, and the relationship to these problems created is statistically significant. See also pages 6 - 7 for more discussion. In addition, as noted in the Findings referenced on page 1, paragraph 1, the LAPD considers the high concentration of alcohol establishments. **The ZA erred in not obtaining the advice of the LAPD for purposes of the findings for the proposed CUB.**

ISSUE #8--Finding 6:

The ZA does not meet the requirements of Finding 6 as there is no evidence or analysis of the impact of additional on-site and off-site alcohol consumption on the adjacent Westminster Elementary School, the nearby church or the adjacent residential neighborhood. In this case, Westminster Elementary School is directly across the street on one side of the Project and a residential community is directly on the other side of the Project. Alcohol, hotel rooms, and strangers adjacent to a public elementary school do not mix well. Further, the application of off-site sales in an already over saturated neighborhood is especially tone deaf, given the problems associated with a longstanding and growing homeless population in this same neighborhood and a proliferation of street-level, illicit drug sales.

State Business and Professions Code 23789 does not allow for the approval of an alcohol license **for premises** within 600 feet of a school (the Westminster Elementary School is 65 feet from the Project site) or in the immediate vicinity of a church, and CCR 61.4 does not allow for the approval of an alcohol license for premises within 100 feet of a residential neighborhood (the adjacent neighborhood is 50 feet away from the Project site), unless public convenience or necessity is found. State law limits the issuance of new licenses in geographical areas defined as high crime and in areas of undue concentration of retail alcohol outlets. This can only be overridden by a determination that the license would serve public convenience or necessity, in other words, if it is proven that the outlet will provide a benefit to or satisfy an existing need of the surrounding community. **Here, there is no evidence that dispensing of additional alcohol on-site and off-site is a necessity or would be a convenience to the community.** The ZA errs in that, although he states that the residential neighborhood would be adjacent to the proposed Project, **he does not state that the Westminster Elementary School and the Church would be adjacent to the proposed Project or that the Senior Center or Park are close by!!** There has been significant public testimony in several Public Hearings and a significant number of letters to City Planning regarding the serious concerns about alcohol consumption adjacent to the residential neighborhood, church and elementary school. In addition, in order to approve a license adjacent to a sensitive use such as a school or church, Business and Professions Code 23958 requires an investigation of all matters that may affect the public welfare and morals, and **special conditions are required related to the sensitivities of the school or church and the impact on morals.** **According to the ABC, licenses within 600 feet of, let alone adjacent to,**

schools are usually only approved in more dense areas such as a downtown area.

The ZA states that **the project “will contribute to a neighborhood” but provides no evidence re. how it will contribute.**

In the Revised Findings, the ZA also added the same statement to this Finding as he added for Finding 2 (see page 3). Again, this statement contains no evidence and does not support a Finding that the Project will not adversely affect or **further degrade the public health, welfare and safety** of adjacent properties and the surrounding neighborhood. First, it is incomprehensible that the City finds that alcohol sales are a matter of convenience for employees. Certainly, employees should not be consuming alcoholic beverages on the job. Also incomprehensible is the finding that visitors venturing out on the Abbot Kinney corridor would adversely impact this area and nearby neighborhoods and thus all activities should be contained within the mixed-use development. Also, this **new statement** (which is not a Finding) **does not mention the off-site sales of alcohol from the hotel store, and in fact it makes the case against the approval of that license** in saying that the on-site sale of alcohol serves to contain the mixed-use developments activities within a confined area and limit the community’s exposure to the mixed-use development, **indicating that people coming on and off the site to buy alcohol could adversely impact the commercial corridor and nearby neighborhoods.**

The impacts on all of the sensitive uses, including the school, church, senior center and park, as well as the residential neighborhood, must be considered and thoroughly analyzed, and conditions must be added and decisions must be made in order to limit activities that are clearly not supported by a convenience or necessity finding; including significantly more limited hours of alcohol consumption, prohibiting certain areas where alcohol can be consumed, such as the common areas--hotel lobby (with an open site plan), outdoor courtyard, lounge areas and business rooms, and denying the off-site alcohol license, for the reasons explained above.

III. The ZA made many errors of fact:

ISSUE #9--Finding 5:

The first paragraph in Finding 5. has numerous errors of fact.

The Finding states that there are 17 on-site licenses in the census tract. **That is incorrect.** In fact, there are 21 on-site licenses in the census tract as of the date of the determination. The Finding states that there are two active Type 47 ABC licenses for the two existing restaurants. **That is incorrect.** In fact, there is only one, License No 569602, for the Felix restaurant. The Primitivo Wine Bistro License No. 514811 was cancelled and transferred. The Finding states that the proposed hotel restaurant seeks a renewal and extension of existing Type 47 license No. 345545, for which the primary owner is West Indies Trading Co, Inc., and which has been active since October 7, 1998. **That is incorrect.** This license has been active since September 14, 2010 and expired on August 31, 2020 (according to the ABC’s website, as of October 18, 2020 this license remains expired). See **EXHIBIT B** for the documentation from the ABC’s website for the correct evidence, at pdf pages 717-733, at this link: <https://planning.lacity.org/odocument/b660a0e8-5cbe-4d60-afc2-3ec8a6e11e1b/ZA-2012-3354.pdf> **(Once the link opens you must “export as pdf” in order to get to the page numbers referenced here.)**

The extent of the errors of fact by the ZA calls into question the evidence and the conclusions based on the evidence throughout the CUB Findings.

From: Robin Rudisill <wildrudi@icloud.com>

Subject: Citizens Preserving Venice--Updated Appeal Justification 1 of 2

Date: July 6, 2020 at 3:49:34 PM PDT

To: Planning APCWestLA <apcwestla@lacity.org>, Juliet Oh <juliet.oh@lacity.org>

Cc: Amanda Seward <amandaseward@artvista.net>, Sue Kaplan <sueakaplan@gmail.com>, David Ewing <moreseriousbus@gmail.com>, "Deidre Samuels >" <djsamuels@ca.rr.com>

James and Juliet,

Attached is the UPDATED APPEAL JUSTIFICATION. As noted at the beginning of the update document:

THIS APPEAL JUSTIFICATION IS BEING RE-SUBMITTED ON JULY 6, 2020 WITH ADDITIONAL APPEAL POINTS AS AN UPDATE TO THE APPEAL JUSTIFICATION FILED ON MARCH 26, 2020.

SEE ATTACHED EXHIBIT A FOR EMAILS FROM CITY PLANNING AUTHORIZING THE SUBMISSION OF ADDITIONAL APPEAL POINTS SUBSEQUENT TO THE INITIAL APPEAL FILING DATE.

THIS SUBMISSION MUST BE PLACED IN THE APPEAL JUSTIFICATION SECTION OF THE STAFF RECOMMENDATION REPORT, PREFERABLY BEFORE THE MARCH 26, 2020 INITIAL APPEAL JUSTIFICATION, AND NOT IN THE CORRESPONDENCE SECTION, AS IT CONTAINS NEW APPEAL POINTS.

THE EXHIBITS MUST IMMEDIATELY FOLLOW THE UPDATED APPEAL JUSTIFICATION IN THE STAFF RECOMMENDATION REPORT.

ALSO, PLEASE INCLUDE THE UPDATED APPEAL JUSTIFICATION AND EXHIBITS IN THE COMMISSIONER PACKET IN COLOR IN ORDER TO BE EFFECTIVE. Thank you!

Thank you so very much, and please let us know if you have any questions.

NOTE: The EXHIBITS are being sent to you in the next email.



CPV APPEAL UPDATE
July6,2020.pdf
4.2 MB

Please confirm receipt, thank you!



Planning APC West LA <apcwestla@lacity.org>

ZA 2012-3354-CUB-CU-CDP- SPR-SPP-MEL-WDI-1A ENV-2016-4321-EIR.pdf

1 message

Citizens Preserving Venice <preservingvenice@gmail.com>

Mon, Oct 19, 2020 at 4:33 PM

To: Planning APC West LA <apcwestla@lacity.org>, James Williams <james.k.williams@lacity.org>, Juliet Oh <juliet.oh@lacity.org>, raoul.mendoza@lacity.org

Cc: Robin Rudusill <wildrudi@me.com>, Amanda Seward <amandaseward@artvista.net>, David Ewing <SeriousBus@aol.com>, Deidre Samuels <djsamuels@ca.rr.com>

You can view "ZA 2012-3354-CUB-CU-CDP- SPR-SPP-MEL-WDI-1A ENV-2016-4321-EIR.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:6028c90c-086f-4ed4-b7b3-297f61709287>

Sent with Adobe Document Cloud. Click on the link above to access the file online. No sign up or installation of Acrobat is required to access.



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Sue Bayley <suebayley@usnz.net>

Sat, Oct 17, 2020 at 1:42 PM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>, "Jason.p.douglas@lacity.org" <Jason.p.douglas@lacity.org>, "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "krista.kline@lacity.org" <krista.kline@lacity.org>, "milena.zasadzien@lacity.org" <milena.zasadzien@lacity.org>, "juliet.oh@lacity.org" <juliet.oh@lacity.org>, "len.nguyen@lacity.org" <len.nguyen@lacity.org>, "preservingvenice@gmail.com" <preservingvenice@gmail.com>

Honorable West LA Area Planning Commissioners:

In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing.

You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Bonin's attempt to blame the laws instead of the lawbreaker.

You have the opportunity to have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing.

You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits. You have the same power.

This is a discretionary project. You are not required to accept the developer's terms.

This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial.

The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has receive from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community.

Signed,

Sue



Planning APC West LA <apcwestla@lacity.org>

I oppose the AK Place hotel. ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

caskey@theebelinggroup.com <caskey@theebelinggroup.com>

Fri, Oct 16, 2020 at 7:21 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Councilmember Bonin and the Commissioners of the APC,

Our neighborhood has a lot of problems that need your consideration from being overrun by homelessness to poor traffic planning to Gentrification and historic buildings being disregarded... but today I'm asking you to please not add more problems to our community.

Im writing to ask you to please require the Hotel project to conform with the laws that are meant to protect us. This projects is exploiting the mixed-use provisions to get around city planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts to say otherwise.

Please don't accept the developers definition of Mixed-Use

Please demand that they provide the necessary low income housing.

Please make them reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

We the people of Oakwood have been patient waiting for them to offer real solutions and they hope that we will relent. We will not.

This is a discretionary project. You are not required to accept the developer's terms.

We are not a small group of neighbors we are all pretty much in the same page but many of us are busy trying to pay for the high cost of living here. This is where we depend on you. We are business owners, we donate to our politicians, we are educated and are working class tax payers. This is why our home life and community life is so important to us. We have children and more traffic and more noise is an additional burden that will cost us quality of life.

Please stick with the guidelines that is why they are there so you don't have to take sides.... I'm sure this hotel plan would fit in a costal area that is better suited and whose city plan it helps fulfill. It's just not welcome here in Oakwood/ Venice.

Thank you,

V. Ebeling
Oakwood home owner

Oct 19, 2020

CASE NO. ZA 2012-3354-(CUB)(CU)
(CDP)(SPR)(SPP)(MEL)(WDI)
1011 Electric Avenue & 1021-1051

Dear Honorable Commissioners,

On October 12, Elise Paster, lawyer and lobbyist for the developer, Wynkoop Properties LLC, submitted to you a letter that spins fast and loose with the facts and warrants response.

First, she claims we're a small group of vocal opponents. Yet opposition letters and signatures outnumber supporters'.

Now let's dispense with Ms. Paster's deliberately misleading overall statement about the purpose of this *de novo* hearing. She says:

"There is no new information related to the Project appeals before you that has not already been exhaustively vetted by the APC and by the City Council to warrant any reconsideration of the validity of any of the appeals, and thus they must be denied again."

Nothing could be more misleading. The reason this case has been remanded to the WLAAPC is specific and legally mandated: it is in order for you to hear the case *de novo*, because the City Council determined that the original hearing was flawed. Please do not repeat that error by acting on Ms. Paster's bad advice to do so. In the eyes of the law, this case has not yet been heard. You have a mandate to hear it from the ground up without prejudice.

We are grateful to have the opportunity to demonstrate where some of those flaws occurred, both in the original hearing and in the work product of the Planning Department upon which the Commission relied in that hearing. We hope we can get a fair hearing, untainted by misdirection by the applicant's counsel, who should know better.

Thorough Vetting?

The truth is, and the record clearly shows, that at each stage of this project's progress through the system, the community has raised issues that required the ZA to add requirements or amend reports, and in fact, the Appeal Recommendations had to be amended twice in the two days prior to the original APC hearing. That hardly describes a project that had been "thoroughly vetted." In fact it describes a Planning Department caught off guard and making last minute attempts to catch up with the community's corrections

In the original APC hearing, legal issues central to the CPV appeal and others were given only cursory examination, and the Commission did not avail itself of opportunities to consult the Deputy City Attorney for clarifications.

The Letter of Determination and the Appeal Recommendations contained numerous contradictory statements, some apparently due to multiple authorship, that were not addressed at the initial APC Hearing. Also not adequately vetted were the many changes/amendments that had been made by City Planning at the last minute, without proper review to approve the changes, and without timely public notice

the PLUM hearing did not allow for sufficient time for a careful scrutiny and vetting. [*no leased lots (no signed agreements), consequences of malfunction of parking system,*]
The EIR is incomplete and an amended EIR must be required.

The project's EIR Is Incomplete

Ms Paster is incorrect when she says that no new information has been received. Her client, in fact, submitted new information just prior to the City Council's 245 hearing, and too late to allow the City or the Appellants adequate time to fully review it. Late in the afternoon of Sept. 14, 2020 – the day before the City Council hearing – the applicant entered a missing Feasibility Report on one of the required CEQA alternatives into Council File 20-1024 for. Not only was this new information late for the City Council hearing, but it was over a year late for the EIR (which is therefor incomplete). It was not available for the PLUM hearing. And it was certainly not available for the APC Hearing. That this filing was made at all was not because the project had been "thoroughly vetted" by the APC or the Planning Dept., nor was it the result of the applicant's "extensive outreach." It was because appellants from the community did our own vetting.

"Trust Me" Conditions (II. p.2 Conditions 15 and 16)

Condition 16: "Collect and maintaining collect and maintain data on the peak hour function of the automated parking system to determine whether it meets the performance levels imposed by TRANS-PDF-9 of the Mitigation Monitoring Program."

"Provisions will ensure that the automated parking garage and the valet program are operating as planned, that no unreasonable queuing occurs and that impacts to the community are minimized."

If, as Ms. Paster claims, Revised Project Conditions were arrived at by "working cooperatively with Councilmember Bonin's office," then they exemplify what's wrong with that process.

Conditions 15 &16 make the applicant responsible for monitoring his own compliance with project conditions to protect the community from any problems arising from inadequate provisions for parking, traffic management, alcohol use and commercial loading. Please keep in mind that this applicant has a record, on this very property, of prolonged illegal use that he failed to report. He bought the parcel in 2011 with the three residential, rent-stabilized, bungalows and leased them out for a non-residential use. That use continued for nearly a decade without a change in the certificate of occupancy. Then he got HCID to give him of Mello Act clearance because they found no residential tenants on the property! And he's using that clearance as evidence in his application for this mixed-use project. Is this really someone who should be trusted with monitoring and reporting on his own compliance with project conditions?

Furthermore, the first report isn't due for a year and a half, and the follow-up report isn't due for three years. That's a long time to wait.

Self-monitoring has not proved to be effective to prevent violations. It is the fox guarding the hen house. There is no way for the community to be protected if the City is not involved in performing the monitoring.

And if there's a problem...?

Even if the applicant were to diligently comply with the data collection and reporting requirements of the new conditions, they wouldn't correct the problems they identified. The conditions lack sufficient, timely backup plans, or procedures to correct failures.

There's no emergency plan should the parking system malfunction, and automated systems generally require an "optimization period" before reaching full operating capacity. In the case of the West Hollywood City Hall garage, the allotted period was six months, but the operator said that in actuality the process took nearly a year.

The only thing in the conditions to address a malfunction is a directive that off-site parking be obtained. There is no requirement that leased parking must be secured with a signed contract. There is therefore no assurance that such alternative spaces would be available.

And there are no plans in the EIR for how to deal with correcting any resulting violations.

There is a provision in the Venice Coastal Land Use Plan (LUP) that if any public land used for valet parking, the entire valet parking system must be available for public parking on the same basis as it is for its private clientele. In this case, that would mean the entire garage as well as the offsite lot, since it's all valet. We bring this up because the offsite parking that was offered by the applicant at an earlier stage was on Westminster School property and would thus subject the hotel parking system to this requirement. This requirement was overlooked in the EIR's parking & traffic study, which relied on the availability of the Westminster School for overflow parking.

Condition 17.

According to Ms. Paster:

"In our conversations with the community, we heard concerns that the proposed on-street loading on Broadway had been eliminated, and that the extent of the Project's loading activities could not be efficiently handled in a singular loading area within the building. Modified language is proposed to Condition 17 that would allow commercial loading on Broadway, in addition to the proposed on-site loading location" (p.3)

This is disingenuous and self-serving. Our concern was not that on-street commercial loading had been eliminated, but that the onsite loading that replaced it was inadequate to handle the needs of the project and would therefore result in additional on-street loading.

Here is Entitlement Condition #17 in the Zoning Administrator's Letter of Determination dated March 12th 2020:

17. loading. Pursuant to LAMC Section 12.21 C.66, all required loading areas shall be provided onsite. Commercial loading shall be prohibited along Broadway. Passenger loading shall be prohibited along Abbot Kinney Boulevard,, which aside from our own concerns is also illegal.

If this requirement is per LAMC, then any on-street commercial loading should require a variance, which would need to be requested in the project application.

We showed how the designed onsite loading dock is infeasible. Ms. Paster is asking that the condition be changed to allow street deliveries. The project cannot be approved unless the dock is adequate to meet the demands of delivery and trash pickup. This ignores all the discussion about school, pedestrian safety in jeopardy about offsite deliveries. Offsite on Westminster is not the solution and will exacerbate the problem about safety around the project. Deliveries and pickup should be halted until 1 hour after end of school at 6pm (to protect those children in after school programs).

1. Alcohol Service. Condition 22 (p.3, third bullet point). This does not adequately address the problem of the extent that alcohol service will bear on the school. Alcohol will be served throughout the school day. This does nothing to prevent the impact on school and community. Starting at 9 am is a start but alcohol serving will continue through the school day and continue through the end of the school day. Our concerns about the hours included in our Appeals and subsequent documents were not considered. Hours to stop alcohol should also be until one hour after end of school.

Who has the support of the Community? (III. Widespread Community Support, p.4)

“An important consideration in both the APC and Zoning Administrator’s approvals earlier this year was the level of support the Project enjoys from the Venice Community. At the APC hearing in July, those who spoke in favor of the Project called exclusively from the Venice community, and noticeably outnumbered Project opponents. This support mirrored the overwhelming support the Project has generated in the Community...” “

On the contrary, the community has shown widespread opposition to the project. The developer have the money and resources to gather letters but still refused to do extensive outreach to ALL of Venice. We are a grassroots roots volunteer organization, yet we have done their work going to the neighborhoods, esp. Oakwood. Their support base was not representative of the ethnic and economic diverse population that is Venice (especially not Oakwood’s black and brown population), but are business people, wealthy homeowners. Also, many were NOT residents of Venice. As Ms. Samuels noted in her email to you with attached documents, We garnered 1151 opposition letters, and from the school and surrounding blocks around the school, 655 petition signatures from 2016, 2019 and 2020, as well as 1072 in the change.doc petition from 2016. Opposition against the hotel has been consistent from the first announcement of the project.

We went door to door in the Oakwood community and the Lost Canal neighborhood. Members of Save Venice, a non-profit in the Oakwood neighborhood, also canvassed the Oakwood neighborhood. Approximately half we talked with had no idea – after 8 years! – that this Hotel development was in the works.

The addressed concerns and the changes they offer are inconsequential and do not address the Appellants’ legal points. The developer also refused to address the design stretching like a wall along Electric, reinforcing the historic message that the Oakwood residential neighborhood an historic neighborhood of color, should be effectively walled off from the rest of the Venice Coastal Zone to the west, including Abbot Kinney Blvd. In decades past, this was accomplished by policing, but in the past few decades, it has been done largely with physical symbolism.

Yes, there were lengthy conversations with the Appellants, but the developer stated outright that he was not willing to consider our suggestions to make it a better project. It would have been in his own interest to work together to make a project that could be acceptable to the Venice community. We participated in all the meetings we agreed upon even after the first one, which predicted the eventual outcomes.

We willingly met two times in one day to give the developer and his team time to consider the its impact on the Oakwood community and to offer more housing, including affordable. They came back that evening to state unequivocally that they were not going to even consider it. They were not interested even after a well thought-out request by representatives from the Oakwood neighborhood. He was not moved to respond.

The developer reached out to us 2 days before the first APC hearing and then again two days before the PLUM hearing. We all rearranged our schedules to accommodate him. A week before the Council Office asked if we would be willing to meet with Dan Abrams and his team. We replied that we would, and that it had to come from Dan. That did not happen.

“As a result of this sustained outreach, the Project has modified operational and architectural elements to be consistent not only with local planning documents, but also the Councilmember’s vision for the community and the community’s vision for itself.” (p.4, 3rd complete paragraph)

The developer would not agree to our conditions nor even discuss them; the three concessions they made were inconsequential to the basic problems of the project – mass and scale, definition of mixed-use and impacts on the neighborhoods, especially the negative impacts, both culturally, physically and racially, on the Oakwood community. Their design turns its back on this sensitive historical community.

All in all, the points made by his well-compensated lawyer are false, denigrating to the thousands of community members who took the time to write in or called in to the hearings and expressed their opposition to the hotel.

We hope this Commission will hear this project anew with open minds and awareness of the community for which it is being proposed. This is a discretionary project. You are not required to accept the developer’s terms.

You now have a new opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities and power Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits.

Yours truly,

David Ewing
1234 Presto Way
Venice

INDEX to Citizens Preserving Venice – Files
(not including all the submissions to Commissioners for the APC Hearing on July 15, 2020)

<https://planning.lacity.org/odocument/b660a0e8-5cbe-4d60-afc2-3ec8a6e11e1b/ZA-2012-3354.pdf>

CPV Appeal Original pdf: 138ff (no exhibits)

https://planning.lacity.org/odocument/12f40603-31b0-46cd-bc39-6d2148f8dee0/ZA-2012-3354_remind.pdf

- Exhibit 2 - CEQA Appeal Letter from Sue Kaplan, Citizens Preserving Venice, August 24, 2020; our updated Appeal; no exhibits (pdf pp. 108-156)

https://clkrep.lacity.org/online/docs/2020/20-1024_misc_08-26-2020.0001.pdf
Exhibit A: Appeals (CPV Original)

https://clkrep.lacity.org/online/docs/2020/20-1024_misc_1_08-26-2020.0001.pdf

Exhibit B letter of determination Exhibits

https://clkrep.lacity.org/online/docs/2020/20-1024_misc_3_08-26-2020.pdf

Exhibit E: Updated CPV Justification with Exhibits July 6, 2020 (pdf pp. 20-67) (identified as CEQA Appeal)

Our Exhibits A-E: pdf pp. 69-114 (p.114 is page 49 from our Justification)

Letter from 3 Appellants dated July 13, 2020 (pdf pp. 155-119)

Unrelated Exhibit F: Coastal Commission files for 2 Breeze Avenue Nov 2, 2015 (252 pp. at end of file)

<https://planning.lacity.org/dcpapi/meetings/document/addtlldoc/58827>

Supplemental Documents

Additional correspondence received, not included in the links above (Exhibit D and Council File 20-1024)

- Deidre Samuels, dated October 12, 2020

October 19, 2020

WestLA Area Planning Commission
apcwestla@lacity.org

Re: ZA 2012-3354-CUB-CU-CDP- SPR-SPP-MEL-WDI-1A ENV-2016-4321-EIR

Dear Commissioners,

Please deny the permits for the Abbot Kinney Place hotel. For 8 years, the developer has had time to listen and design a project that would be compatible in mass and scale with the historic resource, Abbot Kinney Boulevard, and respectful to the adjacent neighborhoods. They chose instead to spend around $\frac{3}{4}$ of a million dollars to lobby city agencies and are now buying ads on Facebook to garner support, rather than listen to their neighbors.

The Decision Makers chose to dismiss our concerns that a project this size would set a terrible precedent and that this project would adversely have a significant impact on all of Venice but especially in the immediate area of the site, which is why we are before you to ask you to turn this down.

MASS SCALE AND CHARACTER = ADVERSE IMPACT

Neither Decision Makers Letters of Determinations nor the many staff reports explained **how a Project that consolidates eight lots, totaling 58,638 square feet with new development of 11, 672 square feet that includes three new three-story massive buildings is compatible with the low slung-one story- on small lots in the neighborhoods surrounding the Project.** The Staff Report merely states that they focused on the commercial buildings surrounding the Project and not the residential structures surrounding the Project and criticized our analysis of the impacts and compatibility towards the residential neighborhoods. They simply ignored these historical neighborhoods dismissed the importance of the impact this Hotel would have.

The small one-story structures (56%; several are residential) and the whole of the Oakwood community is dismissed from any discussion of compatibility of mass, scale and character. The Decision Makers accuse the Appellant, Citizens Preserving Venice, of “focus[ing] primarily on the neighboring residential uses. We do because the developer in his design has turned his back on the Oakwood neighborhood, severing it off from the rest of Venice with a sheer wall 30 feet in height and spanning the entire length of the hotel block. The message is that Oakwood is the other side of the tracks and they need to acknowledge it as deserving their attention. It is simply another means of creating a ghetto.

ENVIRONMENTAL JUSTICE

Using the existing 3-story residential and mixed-use structures as precedents is not okay as this would only serve to perpetuate the continuing of the invasion of large structures

onto an historic residential neighborhood. The hotel, if built, would continue the City's pattern of disregard of this historic African American community and further exacerbate the displacement of Venice residents who have substantially shaped the character of this famous and unique coastal community. This high-end hotel complex serves to wall off the Oakwood neighborhood, facing it with a block-long three-story wall and a private parking service, putting untold burdens on it by the hotel's operations. The City needs to stop perpetuating this minimizing of the importance of the adverse impact on the surrounding neighborhoods and address the associated environmental justice issues!

The "Message from City Planning" (online, no date) confronts its past and part in systematic racism: "... *it is not lost on us the legacy of planning in Los Angeles and its contribution to the disparities that have resulted in the devaluing of Black lives, neighborhoods, and communities. We have an ethical obligation to recognize and learn from the impacts of our profession's past. ...*"

Where is the City's commitment "to empower those who have been marginalized by planning practices of the past?" (ibid)

What this project would certainly not do is support those "who have been marginalized by planning practices of the past." (ibid)

This project belies the intent of their letter to address the wrongs that they have perpetrated. This project overwhelming in its mass and scale, the total lack of compatibility with the existing neighborhoods, the disregard of the historical importance of Oakwood, Lost Canals, Abbot Kinney Boulevard and the whole of Venice is a good place to start to address the inequality.

HISTORIC RESOURCES

The Decision Maker thinks that they can just demolish three bungalows when the developer's own Historic Resources Assessment concluded that the demolition of the three bungalows at 1051 Abbot Kinney Boulevard would have a significant adverse impact on the Abbot Kinney Boulevard Historic area. In the Statement of Overriding Considerations, the City Planner blithely allows it because retaining them would cause a financial burden on the massive hotel project's developers (a loss of 1 guest room stated in the Feasibility Report). *Once a resource is lost it is gone forever, never to be replaced.*

This project is coming back to you because it was determined that at the July 15 Hearing did not fully address the legal issues. It was sent back with the understanding that it will be given a full vetting. We hope that you will bring your attention to the many violations of process and law that glossed over, ignored and dismissed in their respective hearings.

Please deny the application and grant the appeals.

Thank you,

Sue Kaplan, Venice resident



Planning APC West LA <apcwestla@lacity.org>

The Venice Place Project - West LA APC Hearing on Oct. 21

1 message

Andi Ceragioli <andi@advocacy.la>

Wed, Oct 14, 2020 at 1:30 PM

To: Planning APC West LA <apcwestla@lacity.org>

Cc: "len.nguyen@lacity.org" <len.nguyen@lacity.org>, "krista.kline@lacity.org" <krista.kline@lacity.org>

Hi James,

I am writing on behalf of The Venice Place Project which is scheduled to be on the agenda for the October 21, 2020, West Los Angeles Area Planning Commission. The project has received more than 1,000 support letters (please see the attached Dropbox link):

<https://www.dropbox.com/sh/ovo77udkgs6uhzv/AABBUjnuJYTZJRWQuGM6imYBa?dl=0>

If you have any questions, please let us know. Thanks.

ANDI CERAGIOLI

[213] 254-2442 | andi@advocacy.la | www.advocacy.la

2450 Mission Street, Suite 21 | San Marino, CA 91108

GOVERNMENT & COMMUNITY RELATIONS
PUBLIC AFFAIRS
LAND USE ENTITLEMENTS

ADVOCACY

Results Matter. 

DAY OF HEARING SUBMISSIONS



Planning APC West LA <apcwestla@lacity.org>

2308 Pisani _ request to continue item to first APCW hearing in Nov4 messages

Brian Silveira <silveira.brian@gmail.com> Wed, Oct 21, 2020 at 9:28 AM

To: Planning APCWestLA <APCWestLA@lacity.org>

Cc: "Rudisill, Robin" <wildrudi@mac.com>, Bill Przylucki <bill@power-la.org>, Jason Douglas <jason.p.douglas@lacity.org>, Len Nguyen <len.nguyen@lacity.org>

Hi James,

The appellants (cc'd) and I would like to request that you please continue 2308-2310 Pisani to the first APCW hearing in November.

Will we need to make the continuance request at the hearing this afternoon or will this email suffice?

Thanks, Brian
310-753-1090

Robin Rudisill <wildrudi@mac.com> Wed, Oct 21, 2020 at 9:53 AM

To: Brian Silveira <silveira.brian@gmail.com>

Cc: Planning APCWestLA <APCWestLA@lacity.org>, Bill Przylucki <bill@power-la.org>, Jason Douglas <jason.p.douglas@lacity.org>, Len Nguyen <len.nguyen@lacity.org>

Appellants Citizens Preserving Venice agree with this continuance.

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343

[Quoted text hidden]

Bill Przylucki <bill@power-la.org> Wed, Oct 21, 2020 at 10:10 AM

To: Brian Silveira <silveira.brian@gmail.com>

Cc: Jason Douglas <jason.p.douglas@lacity.org>, Len Nguyen <len.nguyen@lacity.org>, Planning APCWestLA <APCWestLA@lacity.org>, "Rudisill, Robin" <wildrudi@mac.com>

Confirming we are ok with continuing

[Quoted text hidden]

--

Bill Przylucki
People Organized for Westside Renewal (POWER)
(310) 439-8564 (cell) | bill@power-la.org**We've Moved!** — [5617 Hollywood Blvd. Suite 107 | Los Angeles, CA 90028](#)wela.nationbuilder.com

Jason Douglas <jason.p.douglas@lacity.org> Wed, Oct 21, 2020 at 11:02 AM

To: Bill Przylucki <bill@power-la.org>

Cc: Brian Silveira <silveira.brian@gmail.com>, Len Nguyen <len.nguyen@lacity.org>, Planning APCWestLA <APCWestLA@lacity.org>, "Rudisill, Robin" <wildrudi@mac.com>

Thanks all.

--

Jason Patrick Douglas

10/21/2020

City of Los Angeles Mail - 2308 Pisani _ request to continue item to first APCW hearing in Nov



Senior Planning Deputy
Councilmember Mike Bonin
City of Los Angeles

213-473-7011 |  www.11thdistrict.com



[Sign Up for Mike's Email Updates](#)



[Quoted text hidden]

September 29, 2020

Dear Adele,

I have known Dahlia since Eve and my daughter were three (25 years, hard to believe). Unfortunately, you and I only met once when we were both guests of Dahlia at a charity event (I think Pam Morton's event and we picked you up). I have asked Dahlia to forward this letter to you because it involves a project that will come before the Area Planning Commission on October 7th (**2308 Pisani Place Case No. DIR-2015-3883-CDP-SPP-MEL**).

It is personal to me because it will provide an opportunity for my first cousin (who is more like a sister to me) to become a homeowner at the age of 54 and it is a good project that will benefit Venice as well as the prior tenants. Unfortunately, Robin Rudisill and Sue Kaplan have filed an appeal opposing the project based on erroneous assumptions and not the merits of the project

The developers, the father/daughter team of Steve and Michelle Meepos, have gone through the multi-year entitlement process and complied with all of the City and Coastal Commission requirements. The Venice Neighborhood Council supports the project. Steve and Michelle, who are Venice residents, will actually do what the City of LA needs more developers to do—replace dilapidated, old housing stock with modern, tasteful units and provide an affordable option to two long-time residents who would otherwise be displaced with few options available to stay in the area. Unlike other projects in Venice that have built large single-family homes or created small lot subdivisions, this project proposes only six relatively small units.

Of those six units, 1/3 will provide workforce housing to the two residents who have each lived at Pisani Place the longest and been active in the Venice community, my cousin Venetia Phillips and Debra J.T. Padilla. My cousin Venetia is an LAUSD teacher with 30 years of experience and a musician who has played at every music venue in Venice. Debra J.T. Padilla has been a leader in the Venice community. For 25 years she served as the executive director of the Social and Public Art Resource Center (SPARC). Founded in 1976, SPARC is the longest standing arts non-profit in Venice and is considered a progressive force in the community, providing creative space and programming for a wide variety of artists.

All of the former tenants who moved out received cash settlements. Two other tenants, who requested affordable housing in addition to the settlement, will be accommodated at other projects. Steve and Michelle were not required to provide any affordable options, yet four of the former tenants will be accommodated voluntarily.

As you know, Los Angeles needs more affordable housing. It needs new and creative ways to achieve that goal. This project will deliver that. I urge you to consider the value of this project to Venice as well as its long-time residents who are worthy of owning a home in a place they have called home for 30 years.

Thank you for taking the time to read this letter. I hope to see you again soon.

Sincerely,

Thelma Waxman

Thelma Waxman

thelma.waxman@gmail.com

310-770-8758



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place: Stop Giveaways to Hotel Developers, Build Affordable Housing (CF 18-1242 / 2005 James M Wood AND ZA-2019-1744 - 639 S. La Brea Ave))16 messages

Daniel Arturo <info@email.actionnetwork.org>
Reply-To: mbenaryeh@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 11:46 AM

Honorable West LA Area Planning Commissioners,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Venice Place, Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Commission said it was "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Commission approved several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.

At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the housing we truly need.

Daniel Arturo
mbenaryeh@gmail.com
14732 Huston St
[Sherman Oaks, California 91403](#)

Sarah Rogozen <info@email.actionnetwork.org>
Reply-To: azucaronsnow@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:00 PM

Honorable West LA Area Planning Commissioners,

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Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the housing we truly need.

Sarah Rogozen
azucaronsnow@gmail.com
1459 Rexford Drive
[Los Angeles , California 90035](#)

Liam Fitzpatrick <info@email.actionnetwork.org>
Reply-To: liamfit@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:02 PM

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Liam Fitzpatrick

liamfit@gmail.com

1850 Whitley Ave, Apt 509

[Los Angeles, California 90028](#)

Hans Beischel <info@email.actionnetwork.org>
Reply-To: hbardenheuer@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:12 PM

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Hans Beischel

hbardenheuer@gmail.com

4707 6th Ave

[Los Angeles, California 90043](#)

Steve Ducey <info@email.actionnetwork.org>
Reply-To: steveducey@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:17 PM

Honorable West LA Area Planning Commissioners,

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Steve Ducey

steveducey@gmail.com

134 S Dillon

Los Angeles, California 90057

kendall.mayhew@gmail.com <info@email.actionnetwork.org>

Reply-To: kendall.mayhew@gmail.com

To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:20 PM

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kendall.mayhew@gmail.com

4316 Edenhurst Ave., Apt. 4

LOS ANGELES, California 90039-1263

Melanie Criscione <info@email.actionnetwork.org>
Reply-To: criscionem97@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:22 PM

Honorable West LA Area Planning Commissioners,

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Melanie Criscione
criscionem97@gmail.com
7666 arroyo vista avenue
[Rancho Cucamonga , California 91730](#)

Danica Pierce <info@email.actionnetwork.org>
Reply-To: danicaand@yahoo.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:27 PM

Honorable West LA Area Planning Commissioners,

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Danica Pierce

danicaand@yahoo.com

6117 Mesa

Los Angeles, California 90042

Akio Katano <info@email.actionnetwork.org>

Reply-To: chuckieanvil@gmail.com

To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:47 PM

Honorable West LA Area Planning Commissioners,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Venice Place, Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

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Akio Katano

chuckieanvil@gmail.com

134 S Dillon

Los Angeles , California 90057

Samantha Monarch <info@email.actionnetwork.org>

Wed, Oct 21, 2020 at 1:09 PM

Reply-To: crackinyoureye@gmail.com

To: apcwestla@lacity.org

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Samantha Monarch

crackinyoureye@gmail.com

2558 Glen Green St

[Los Angeles, California 90068](#)

Chase Engelhardt <info@email.actionnetwork.org>
Reply-To: cengelh1@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 1:09 PM

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Chase Engelhardt
cengelh1@gmail.com
1635 Stoner ave
[Los Angeles, California 90025](#)

Michael Bednar <info@email.actionnetwork.org>

Wed, Oct 21, 2020 at 1:11 PM

Reply-To: mhbednar@gmail.com
To: apcwestla@lacity.org

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Michael Bednar

mhbednar@gmail.com

560 North Kingsley Drive, Apt. 220

[Los Angeles, California 90004](#)

Ashley Gonzales <info@email.actionnetwork.org>
Reply-To: ashleygo@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 1:24 PM

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Ashley Gonzales

ashleygo@gmail.com

241 n lake st

[los angeles, California 90026](#)

rcbgs@yahoo.com <info@email.actionnetwork.org>
Reply-To: rcbgs@yahoo.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 1:29 PM

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rcbgs@yahoo.com

4023 W 64th St

Los Angeles, California 90043

Sasha Ortiz <info@email.actionnetwork.org>

Reply-To: sashazoe@gmail.com

To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 1:29 PM

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Sasha Ortiz

sashazoe@gmail.com

1526 1/2 Mohawk St.

[Los Angeles, California 90026](#)

Darrell Neft <info@email.actionnetwork.org>
Reply-To: dsneft@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 1:29 PM

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Darrell Neft

dsneft@gmail.com

3132 Madeira Av

[Costa Mesa , California 92626](#)



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place: Stop Giveaways to Hotel Developers, Build Affordable Housing (CF 18-1242 / 2005 James M Wood AND ZA-2019-1744 - 639 S. La Brea Ave))1 message

Alexandra Malek <a@alexandramalek.com>

Wed, Oct 21, 2020 at 12:07 PM

Reply-To: a@alexandramalek.com

To: apcwestla@lacity.org

Honorable West LA Area Planning Commissioners,

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Alexandra Malek

a@alexandramalek.com

2034 Argyle Ave, 4

Los Angeles, California 90068



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Amine Ramer <aminenz@yahoo.com>

Tue, Oct 20, 2020 at 6:48 PM

To: apcwestla@lacity.org, "Jason.p.douglas@lacity.org" <Jason.p.douglas@lacity.org>, mike bonin <mike.bonin@lacity.org>, Krista Kline <krista.kline@lacity.org>, "milena.zasadzien@lacity.org" <milena.zasadzien@lacity.org>, Juliet Oh <juliet.oh@lacity.org>, Len Nguyen <len.nguyen@lacity.org>, "preservingvenice@gmail.com" <preservingvenice@gmail.com>

Honorable West LA Area Planning Commissioners:

In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing. You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Bonin's attempt to blame the laws instead of the lawbreaker.

You have the opportunity to have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing. You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

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You have the same opportunities Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits. You have the same power. This is a discretionary project. You are not required to accept the developer's terms.

This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial. The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has receive from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community.

I live on Westminster ave in the Oakwood area and am a property owner and all of my neighbors including me are firmly against this development. The "community" should be the people that live here not people who work or visit here as they will not have to live with the negative impacts. We do not need or want this oversized development. Please do what is right for the community and not another developer.

Best,
Aminé Ramer
[563 Westminster Ave unit 2](#)
[Venice CA 90291](#)



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place:

1 message

allison schallert <info@email.actionnetwork.org>

Wed, Oct 21, 2020 at 12:19 PM

Reply-To: allison.jandmwellsff@gmail.com

To: apcwestla@lacity.org

Honorable West LA Area Planning Commissioners,

In what could be an avalanche of evictions, the City of Los Angeles needs to be building the affordable housing Angelenos desperately need. Please demand the developers either but money in the linkage fee or put more affordable units into the Venice Place, Wilshire La Brea and [2005 James M Wood](#) Projects

allison schallert

allison.jandmwellsff@gmail.com

147 N Larchmont #266

[LA, California 90004](#)



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place: Stop Giveaways to Hotel Developers, Build Affordable Housing (CF 18-1242 / 2005 James M Wood AND ZA-2019-1744 - 639 S. La Brea Ave))1 message

Bill Przulucki <bill@groundgamela.org>

Wed, Oct 21, 2020 at 12:01 PM

Reply-To: bill@groundgamela.org

To: apcwestla@lacity.org

Honorable West LA Area Planning Commissioners,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Venice Place, Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Commission said it was "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Commission approved several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.

At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the housing we truly need.

Bill Przulucki

bill@groundgamela.org

4316 Edenhurst Ave. Apt. 4

[Los Angeles, California 90039](#)



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place: Stop Giveaways to Hotel Developers, Build Affordable Housing (CF 18-1242 / 2005 James M Wood AND ZA-2019-1744 - 639 S. La Brea Ave))1 message

channa grace <channa@worksusa.org>

Wed, Oct 21, 2020 at 11:59 AM

Reply-To: channa@worksusa.org

To: apcwestla@lacity.org

Honorable West LA Area Planning Commissioners,

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channa grace

channa@worksusa.org

927 Terrace 49

[Los Angeles, California 90042](#)



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place: Stop Giveaways to Hotel Developers, Build Affordable Housing (CF 18-1242 / 2005 James M Wood AND ZA-2019-1744 - 639 S. La Brea Ave))

1 message

Daniel Arturo <info@email.actionnetwork.org>
Reply-To: mbenaryeh@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 11:46 AM

Honorable West LA Area Planning Commissioners,

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Please stand up for housing and demand that our City rules be followed.

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Daniel Arturo
mbenaryeh@gmail.com
14732 Huston St
[Sherman Oaks, California 91403](#)



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Eileen <eileen@slpmanagement.com>

Tue, Oct 20, 2020 at 2:03 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

I am a working person, a 40+ year Venice resident who lives on a "walk street" located less than a block from north Abbot Kinney Blvd., and a short walk from this ill-conceived proposed project. I have raised my children here, and am now helping to raise my grandchildren, one of whom has attended Westminster Elementary. I have mentored children in reading at Broadway Elementary. I was an elected member of the Venice Neighborhood Council many years ago, and remain an active and caring member of the community.

I have written many letters over the past few years in opposition to this project, and not much has changed. The changes made are relatively small, and do not address the over-arching concerns of myself and MANY neighbors, not a "vocal minority" as the developer is suggesting. The proposed Venice Place Hotel is out of scale with the neighborhood, and in violation of the Venice Specific Plan. Its massive scale, more than five times the original development, will demolish three small bungalows on Westminster Avenue, will present a 3-story block-long wall face to the residential community at the back of this project. It represents yet a further takeover of the Oakwood community, and will certainly further reduce the diversity there.

Have any of you driven on Electric Avenue? I do so often to avoid blockages on Abbot Kinney Blvd...and let's not even talk about Lincoln. Electric only allows one car to easily get through, in one direction, as it is a narrow street with vehicles always parked on both sides of the street. When two vehicles pass one another, one of them is required to pull close to a parked car to allow the other to pass. (This situation would not be improved by making Electric a one-way street, as it would further negatively impact both Abbot Kinney and the adjacent neighborhoods because of the limited parking.) The prospect of putting a hotel at the proposed location, with hundreds of additional vehicles entering and exiting from Electric...from anywhere in this neighborhood is ridiculous, but Electric(!?!?) is absurd. The walled compound proposed for this project is completely antithetical to the spirit of our Venice community. The additional danger to the children at Westminster School and living in the neighborhood, created by the additional traffic, the nearly 24/7 alcohol, the valet drivers, and indeed by the very nature of this massive project, is unacceptable to Venice.

This is not a compatible use with an elementary school directly across the street, and will create a danger to the children and their families. This project is estimated to generate at least 688 more car trips per day, and will create heavy traffic at the times when children are going to and from school. It will also be yet another alcohol-serving venue, but at a huge scale, in the neighborhood.

I have seen this referred to as a parking disaster, and believe that is a huge understatement. Because of our proximity to the beach, we are unable to successfully restrict parking, and that's not really a good solution even if we did have that ability. Since the onsite parking is mechanical and valet-assisted, it is clear that most visitors will prefer to find parking in the Oakwood and surrounding neighborhoods, to the detriment of the residents.

Finally, this would set a dangerous precedent for future developments, as it is tying together eight lots for a single project. Our Coastal plan is supposed to protect against this!

Please do not allow this project to go forward as proposed!

Cordially,



Eileen

Eileen Pollack Erickson

10/21/2020

City of Los Angeles Mail - I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1636 Crescent Place

Venice, CA 90291

Cell: 310/749-5383

Office: 310/305-3093, ext.1



Virus-free. www.avast.com



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

miharhub@verizon.net <miharhub@verizon.net>

Tue, Oct 20, 2020 at 8:00 PM

To: apcwestla@lacity.org

Cc: Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Dear West LA Area Planning Commissioners:

I write as an Oakwood resident of Venice for the last 29 years in strong, passionate opposition of the Abbot Kinney Place Hotel.

In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing.

You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Mr. Bonin's attempt to blame the laws instead of the lawbreaker.

You have the opportunity to have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing.

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You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits. You have the same power.

This is a discretionary project. You are not required to accept the developer's terms.

This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial.

The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has received from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community.

Thank you for your consideration of this important matter to the community,

Hubert Hodgins
Venice

--

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Julie Herlocker <julieherlocker@yahoo.com>

Tue, Oct 20, 2020 at 10:19 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

To the Honorable West LA Area Planning Commissioners:

The form email below has all the information that I would want to express, but it doesn't convey my passion as a both a parent and a neighbor against the planned hotel on Abbot Kinney and Electric Ave. Our home is 2 short blocks away from the site. We will be greatly impacted and I feel the negative aspects of the current project greatly outweigh the positives. I implore you to please set aside the piece-mealed information you might have in front of you and take the time for your own in-depth study of the impact of this project as it is currently presented by the developer. It's wrong for our neighborhood on so many levels.

Thank you for your kind consideration and for being brave enough to do the right thing.

Julie Herlocker Cecchini
Homeowner for 20 years at
338 Brooks Ave.
Venice, CA 90291

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10/21/2020

City of Los Angeles Mail - I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

Signed,



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Janet Smith Kotos <janetsmithkotos@gmail.com>

Tue, Oct 20, 2020 at 1:38 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Please note that this is not the first time we have written in opposition to this completely inappropriate project - as long-time Venice residents we have watched the councils and boards make decisions about the safety and integrity of our community, we hope you will vote to oppose this outsized, unnecessary mixed-use project that will make Venice less unique and more homogeneous for no long-range good reason. Please be good stewards and side with the very vocal and concerned neighborhood!

Janet and Jim Kotos
Marco Place since 1988
310/306-7571

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I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

3 messages

Jacky Lavin <jklvenice@jackylavin.com>

Tue, Oct 20, 2020 at 1:49 PM

To: apcwestla@lacity.org, jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, Juliet.Oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

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Signed,

Sent from my iPhone

Sent from my iPhone

Jacky Lavin <jklvenice@jackylavin.com>

Tue, Oct 20, 2020 at 1:54 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

[Quoted text hidden]

JKLVenice <jklvenice@jackylavin.com>

Tue, Oct 20, 2020 at 2:10 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Honorable West LA Area Planning Commissioners:

I am a long-time Venice resident and homeowner in the Lost Canals neighborhood. I have followed this project from the beginning, written letters and attended hearings and I still oppose it. This project is not appropriate for the location and would set some precedents for Venice that would drastically change our community in a very negative way for years. Developers come and go but the neighborhood is left to deal with the aftermath of a huge project like this. Please listen to the community and deny this project.

[Quoted text hidden]

Jacky Lavin
448 Rialto Avenue
Venice, CA 90291



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Jacky Lavin <jklstuff@jackylavin.com>

Tue, Oct 20, 2020 at 1:52 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

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Signed,

Sent from my iPhone



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place: Stop Giveaways to Hotel Developers, Build Affordable Housing (CF 18-1242 / 2005 James M Wood AND ZA-2019-1744 - 639 S. La Brea Ave))1 message

Jessica Marglin <marglin@usc.edu>
Reply-To: marglin@usc.edu
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 1:22 PM

Honorable West LA Area Planning Commissioners,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Venice Place, Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

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Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the housing we truly need.

Jessica Marglin
marglin@usc.edu

1110 Hi Point st.

[Los Angeles, California 90035](#)



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Karen Brodtkin <kBrodtkin@anthro.ucla.edu>

Tue, Oct 20, 2020 at 6:20 PM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>, "Jason.p.douglas@lacity.org" <Jason.p.douglas@lacity.org>, "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "krista.kline@lacity.org" <krista.kline@lacity.org>, "milena.zasadzien@lacity.org" <milena.zasadzien@lacity.org>, "juliet.oh@lacity.org" <juliet.oh@lacity.org>, "len.nguyen@lacity.org" <len.nguyen@lacity.org>, "preservingvenice@gmail.com" <preservingvenice@gmail.com>

Honorable West LA Area Planning Commissioners:

In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing.

You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Bonin's attempt to blame the laws instead of the lawbreaker.

You have the opportunity to have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing.

You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits. You have the same power.

This is a discretionary project. You are not required to accept the developer's terms.

This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial.

The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has receive from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community.

Signed,



Planning APC West LA <apcwestla@lacity.org>

I oppose the AK Place hotel. ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Linda Eberle <eberlearts@icloud.com>

Tue, Oct 20, 2020 at 8:06 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Councilmember Bonin and the Commissioners of the APC,

Here are the concerns that the Councilmember raised in his original 245 Motion:

This is an unprecedented project and may pose significant impacts on the community.

The project raises substantial concerns related to traffic and pedestrian safety.

The project does not preserve historic-cultural resources.

The project does not have the required housing and affordable housing.

The project is not compatible in mass, scale or character with the surrounding residential neighborhoods.

This project would set an unacceptable precedent for the Venice Specific Plan.

The project requires further public engagement, particularly with the surrounding residential neighborhoods.

Ask yourselves, have these concerns been addressed in the Letter of Determination, the Staff Response? You have an opportunity to honestly deliberate at the Hearing on October 21 and to address them in your motions.

Please deny this project and grant the Appeal.

Signed,

Linda Eberle
310 729 4241
Eberlearts.com
Sent from my iPhone



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Linda Eberle <eberlearts@icloud.com>

Tue, Oct 20, 2020 at 8:05 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

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Signed,

Linda Eberle
310 729 4241
Eberlearts.com
Sent from my iPhone



MIKE BONIN

City of Los Angeles
Councilmember, Eleventh District

October 21, 2020

President Mike Newhouse
West Los Angeles Area Planning Commission
Department of City Planning
200 N. Spring Street, Room 272
Los Angeles, California 90012

Dear Commissioners:

I write today in favor of partially granting and partially denying the appeals for the Venice Place Hotel at 1011 Electric Ave, 1021-1051 S Abbot Kinney Blvd (Case No. ZA- 2012- 3354- CUB- CU- CDP- MEL- WDI- SPP- SPR- 1A, ENV-2016-4321-EIR; SCH No. 2016-061-033).

As you know, following your previous consideration of this matter, I invoked Section 245 of the Los Angeles City Charter to assert jurisdiction and bring the matter to the full City Council for review. I did so because it is one of the biggest and most significant projects in Venice in decades, and I felt it needed to be considered carefully for compliance with the Coastal Act, the Venice Coastal Zone Specific Plan and Certified Coastal Land Use Plan, the Mello Act, and other land use regulations specific to the area. Additionally, I had several questions about the city's interpretation of the zoning code's definitions of residential, commercial, and mixed use, and the applicability of those definitions to the project.

After consideration of all of those matters, and after consulting with the Department of City Planning and the office of the City Attorney, I was prepared last month to recommend that the full City Council approve in part/deny in part the proposed project, with a series of conditions: those imposed by the Zoning Administrator; those added by the West LA Area Planning Commission; and additional conditions recommended by me to address outstanding community concerns about the impact of the project and its operations. Due to legal noticing requirements, the City Attorney advised that the Council remand the issue back for your consideration of the project and the additional conditions.

What is before you today is the original approval from the Zoning Administrator. You have the opportunity again to consider and weigh the issues of compliance with the various land use plans mentioned above, and you have the opportunity to reattach your previous conditions, as well as the conditions I have suggested. With some exceptions, those conditions, or conditions sufficiently similar, are included in the Planning Department report. I urge you to adopt those conditions, as well as the following conditions not included in the DCP report:

Westchester Office
7166 W. Manchester Boulevard
Los Angeles, CA 90045
(310) 568-8772
(310) 410-3946 Fax

City Hall
200 N. Spring Street, Room 475
Los Angeles, CA 90012
(213) 473-7011
(213) 473-6926 Fax

West Los Angeles Office
1645 Corinth Avenue, Room 201
Los Angeles, CA 90025
(310) 575-8461
(310) 575-8305 Fax



- Prior to issuance of a building permit, the Project Applicant shall contribute **\$700,000** to the Affordable Housing Trust Fund (CD11 sub account), to support affordable housing in Venice, in consultation with Council District 11 and the Oakwood community.
- The Applicant shall utilize best efforts, where feasible, to locally hire from disadvantaged communities in Venice, in consultation with Council District 11
- The Applicant shall utilize best efforts, where feasible, to work with local residents, including the Oakwood community, to consider appropriate art or aesthetic features for the Electric Avenue side of the building.
- Prior to issuance of a building permit, the Project Applicant shall pay partial costs to the Coastal Transportation Corridor Specific Plan (CCSP) Fund 447 (CD11 sub account) to support Safe Routes to School projects for the benefit of students at Westminster Elementary School.

With those conditions attached, I recommend you approve in part/deny in part the appeal, allowing the modified project to go forward.

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read "Mike Bonin". The signature is fluid and cursive, with the first name "Mike" and last name "Bonin" clearly distinguishable.

MIKE BONIN

Councilmember, 11th District



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place: Stop Giveaways to Hotel Developers, Build Affordable Housing (CF 18-1242 / 2005 James M Wood AND ZA-2019-1744 - 639 S. La Brea Ave))

1 message

Mariana Huerta Jones <mhuerta@allianceforcommunitytransit.org>
Reply-To: mhuerta@allianceforcommunitytransit.org
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:07 PM

Honorable West LA Area Planning Commissioners,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Venice Place, Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Commission said it was "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Commission approved several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.

At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the housing we truly need.

Mariana Huerta Jones
mhuerta@allianceforcommunitytransit.org
152 W. 32nd Street
[Los Angeles, California 90007](#)



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Mitchel Kadish <mitchel.kadish@gmail.com>

Tue, Oct 20, 2020 at 2:27 PM

To: apcwestla@lacity.org, +Jason.p.douglas@lacity.org, +mike.bonin@lacity.org, +krista.kline@lacity.org, +milena.zasadzien@lacity.org, +juliet.oh@lacity.org, +len.nguyen@lacity.org, +preservingvenice@gmail.com

Honorable West LA Area Planning Commissioners:

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Signed,

Mitchel Kadish
13 year Venice resident
36 year Venice stakeholder



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place: Stop Giveaways to Hotel Developers, Build Affordable Housing (CF 18-1242 / 2005 James M Wood AND ZA-2019-1744 - 639 S. La Brea Ave))

1 message

Natalie Godinez <natalie.godinez@selfhelpgraphics.com>
Reply-To: natalie.godinez@selfhelpgraphics.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:58 PM

Honorable West LA Area Planning Commissioners,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Venice Place, Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

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Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the housing we truly need.

Natalie Godinez
natalie.godinez@selfhelpgraphics.com

N/A

Los Angeles, California 90065



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place: Stop Giveaways to Hotel Developers, Build Affordable Housing (CF 18-1242 / 2005 James M Wood AND ZA-2019-1744 - 639 S. La Brea Ave))1 message

Olivia Barrett <olivia@chateaushatto.com>
Reply-To: olivia@chateaushatto.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 11:57 AM

Honorable West LA Area Planning Commissioners,

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Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the housing we truly need.

Olivia Barrett
olivia@chateaushatto.com
1850 Whitley Avenue, Apt 1019
[Los Angeles, California 90028](#)



Planning APC West LA <apcwestla@lacity.org>

I oppose the AK Place hotel. ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Paula Lombard <paulal@footagebank.com>

Tue, Oct 20, 2020 at 2:02 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Councilmember Bonin and the Commissioners of the APC,

Here are the concerns that the Councilmember raised in his original 245 Motion:

This is an unprecedented project and may pose significant impacts on the community.

The project raises substantial concerns related to traffic and pedestrian safety.

The project does not preserve historic-cultural resources.

The project does not have the required housing and affordable housing.

The project is not compatible in mass, scale or character with the surrounding residential neighborhoods.

This project would set an unacceptable precedent for the Venice Specific Plan.

The project requires further public engagement, particularly with the surrounding residential neighborhoods.

Ask yourselves, have these concerns been addressed in the Letter of Determination, the Staff Response? You have an opportunity to honestly deliberate at the Hearing on October 21 and to address them in your motions.

Please deny this project and grant the Appeal.

Last, this issue is a vote breaker for me. Vote for this hotel and I will vote against you.

Signed, Paula Lombard

Paula Lombard
paulal@footagebank.com
12240 Venice Blvd #23
Los Angeles, CA 90066
PH: 310-313-0220 x 105

***** You asked, we answered... FootageBank now offers ONLINE LICENSING! Ta-Da! 🕶️*****



Planning APC West LA <apcwestla@lacity.org>

Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Pam Pressley <pam@consumerwatchdog.org>

Wed, Oct 21, 2020 at 9:19 AM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>, "Jason.p.douglas@lacity.org" <Jason.p.douglas@lacity.org>, "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "krista.kline@lacity.org" <krista.kline@lacity.org>, "milena.zasadzien@lacity.org" <milena.zasadzien@lacity.org>, "juliet.oh@lacity.org" <juliet.oh@lacity.org>, "len.nguyen@lacity.org" <len.nguyen@lacity.org>, "preservingvenice@gmail.com" <preservingvenice@gmail.com>

Honorable West LA Area Planning Commissioners and Councilman Bonin:

My husband and I are longtime Venice residents of 28 years, having lived the last 19 years in the Oakwood neighborhood 2 blocks east of Abbot Kinney Blvd. where the construction of the roughly 70,000 square foot, 78-room hotel is proposed. Our street Brooks Ave. is one of the only residential streets that provides a thorough-fare from Lincoln Blvd. to Abbot Kinney, which will be utilized as a route to and from the hotel by noisy construction vehicles, delivery trucks, hotel patron cars and ride shares. We are parents of a 10-year-old child who attends Westminster Ave. Elementary school, which is located directly across the street from the proposed hotel. I urge you to reject the "Venice Place" hotel project for the following reasons:

- the questionable determination that the project qualifies as "mixed use" due to labeling four of the hotel rooms as "long term stay" units that will not provide any housing to the local community is an obvious end-run around local lot consolidation restrictions; the consolidation of 8 lots for a hotel with a rooftop pool on Abbot Kinney is unprecedented as this area is characterized by residential housing, and small shops and restaurants.

- permitting a 78-room upscale hotel, liquor market, and bar to be wedged between the historically low-income, predominately African American and Latino Oakwood community and Westminster Ave Elementary school directly across the street (with 85% of its families being low income) would once again be ignoring the needs of this community and failing to preserve a safe and quiet learning environment for our children.

- the current liquor license applying to existing restaurants on site that operate primarily in the afternoon and evening hours would be vastly expanded to allow a full range of alcohol to be sold from 7am to 1am, both on-site and for off-site consumption at a new "market" directly on the corner where children cross to and from school daily at Westminster Ave and Abbot Kinney. Allowing a liquor market within 600 feet of a school where children are present from 7:30am to 6pm is contrary to public welfare and safety. An 18 hour per day bar and liquor outlet next to a school not only advertises substance abuse but also glamorizes it. We don't need more drunken tourists milling around when our children are on the way to or from school or waiting for their parents and guardians to pick them up in front of the school.

-The EIR used an outdated 2016 traffic report, ignoring the congestion that has built up over the last 4 years in this area of Venice. A hotel at this location will drastically increase the traffic on already over-congested 2-lane Abbot Kinney Blvd., especially during the morning and late afternoon/evening periods when children and families are walking and driving to and from school. The school crosswalk at Broadway Ave. and Abbot Kinney is already one of the most dangerous in LAUSD with drivers speeding through the crosswalk and failing to stop even with a crossing guard standing in the middle of the street and yellow lights flashing. I have witnessed it firsthand on a daily basis. The lack of an ample hotel loading area on Broadway (also in the path of school children) would force delivery trucks to park in the median lane of Abbot Kinney, making the school crosswalk even less visible to oncoming traffic and thereby further jeopardizing our children's safety.

-A 78 room hotel joining 8 lots (whereas the coastal plan allows a maximum of 3) is vastly out-of-scale for the neighborhood. Currently the area is occupied by small restaurants and shops, a church, and a preschool, and is bordered by a quiet residential area on two sides and an elementary school on the other. It is simply not the place for a bustling, boisterous hotel and rooftop pool bar with a party atmosphere operating until the wee hours of the morning.

-Parking on surrounding residential streets including Broadway, Electric, Westminster and Brooks Avenues will be a nightmare, compounding the current scarce parking situation for local residents especially during summer months. Hotel residents/guests and their visitors, patrons of the hotel restaurants and rooftop bar, and attendees of onsite events will not all use the proposed expensive valet-only, automated parking system accessed only on the extremely-narrow Electric Ave where only a single car can drive through. Rather than waiting in line to park while backed up on Abbot Kinney, Broadway or Electric, hotel patrons and employees will park on surrounding neighborhood streets, taking up already scarce parking for residents.

-Westminster Elementary school children and staff should not have to endure two years of construction noise and pollution during school hours when they are trying to learn and teach. Classroom and administrative office windows face Abbot Kinney Boulevard directly, and according to the EIR, school administrators would be tasked with calling the project construction site manager with noise and pollution complaints on a daily basis. It is not enough to cease construction during special events such as testing and culmination. Children and staff need a quiet, safe learning environment on a daily basis.

For all these reasons, and all those set forth in the appeal of Citizens Preserving Venice, we strongly urge you to disapprove the proposed Venice Place hotel project.

Thank you,

Pamela Pressley

& Rush Gomez

411 Brooks Ave



Planning APC West LA <apcwestla@lacity.org>

AK Hotel hearing, October 21, 2020--ZA-2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A

1 message

Robin Rudisill <wildrudi@me.com>

Tue, Oct 20, 2020 at 9:36 PM

To: James Williams <james.k.williams@lacity.org>, Planning APC West LA <apcwestla@lacity.org>

Cc: Jason Douglas <jason.p.douglas@lacity.org>, mike bonin <mike.bonin@lacity.org>, Amanda Seward <amandaseward@artvista.net>, Sue Kaplan <sueakaplan@gmail.com>, Juliet Oh <juliet.oh@lacity.org>, David Ewing <moreseriousbus@gmail.com>, "Deidre Samuels >" <djsamuels@ca.rr.com>

Mr. Williams,**If this prints as more than 2 pages, please let me know and I will resend it with smaller font.**

Dear Commissioners:

Regarding the mixed use question for purposes of the CDP, that question has already been asked and answered, by you, the West L.A. Area Planning Commission, at a time when two of you were on the Commission. On November 10, 2016 the WLAAPC made findings and determined that the classification as a mixed use residential and commercial project is not supportable with only 2.7% of the square footage of the project for housing and that it would not qualify the project for a 50% increase in Floor Area Ratio, from 1:1 to 1.5:1. The WLAAPC Commission found that such a development with a very small percentage of housing would set a precedent that would prejudice the ability of the City of L.A. to prepare an LCP (see screenshot attached).

I don't believe that this Commission can veer from that prior decision of yours on the same mixed use question as that would be arbitrary and capricious and an abuse of discretion.

Only the Coastal Commission can **make policy** in this regard by approving an amendment to the certified LUP. An attempt by the City to make policy on this issue would be a prejudicing of the LCP, as indicated by the WLAAPC in 2016 (see attached screen shot of that Finding). Also, it is quite doubtful that the Coastal Commission would change the LUP policies and standards to allow for an immaterial amount of housing, such as is being proposed for the Abbot Kinney hotel project, to trigger a 50% FAR bonus.

The right action is to make this same finding for the Abbot Kinney Hotel project:

WLAAPC Finding for [601 Ocean Front Walk](#), November 10, 2016 hearing:

2. **The development will prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.**

The zoning administrator erred by finding that the development will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program that is in conformity with Section 30250 of Chapter 3, and Section 30255 of the Coastal Act. The classification of a project as a mixed use residential and commercial project is not supportable with only 2.7 percent of the 28,792 square feet of the project for residential uses. It would not qualify the project for a 50 percent

Page 2

increase in Floor Area Ratio (FAR) from 1.0 to 1, to 1.5 to 1 FAR. It would set a precedent that would affect future cumulative development density bonus granted by the Venice Specific Plan.

This development will prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program. It will set a precedent. The project's size, and scale are incompatible with the scale and character of the adjacent neighborhood. It will adversely affect adjacent properties in the surrounding neighborhood, thereby violating the Venice Specific Plan. The project incorporates insufficient mitigation measures to mitigate the negative impacts specified, including traffic, parking and public pedestrian safety per public testimony and handouts. Problems on traffic associated with one way streets and very narrow streets. There has been not enough attention to cumulative impacts from other projects around the neighborhood, and what the project will mean as a precedent for further projects, again affecting the ability of the City of Los Angeles to prepare a Local Coastal Program.

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343



Planning APC West LA <apcwestla@lacity.org>

Comments Opposing the Current Abbot Kinney Place Hotel Plan ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Scott Boughton <rsboughton@gmail.com>

Tue, Oct 20, 2020 at 4:33 PM

To: apcwestla@lacity.org, jason.p.douglas@lacity.org, mike.bonin@lacity.org, Krista Kline <krista.kline@lacity.org>, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

West LA Area Planning Commissioners:

I'm sorry to see that the Venice Place Hotel project is still under consideration. While there are many very valid reasons for this project to be rejected. I'm going to focus on the one that I am most familiar with, namely the impact on the immediate neighborhood. Living a block from the development and as a parent of a seven year-old, I'm constantly made aware of the ways in which our lives are impacted by the local environment.

Fortunately, this is a subject that is very concretely addressed by Conditional Use (CU) regulations. Specifically, CU approval for operating a hotel within 500 feet of a residential zone requires that three objectives be satisfied.

1) That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.

2) That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

3) That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

While claims that this project will satisfy objectives 1 and 3 are dubious at best, to claim the second objective will be met is beyond absurd. This project is requesting a CU hotel permit less than 50 feet from a neighborhood already struggling with issues including noise, traffic and safety. Allowing this project to proceed is objectively bad urban planning policy, and the precedent it sets is potentially worse.

Please adhere to the letter and the spirit of both the zoning requirements and the Venice specific plan, and reject this project in its current form.

This prompts the question, "What form would be acceptable?" Given my stated primary objection, i.e., impact on the local neighborhood, the following two conditions are the minimum acceptable for me to withdraw my objections.

- 1) Move all ingress/egress (parking, delivery, foot traffic, etc.) to Abbot Kinney.
- 2) Grant resident-only permit parking to all residents with addresses within the 500 ft. CU zone.

Changes like this would go a long way to convincing the general public that the planning commission is actually taking the CU requirements seriously and considering the local impacts of such projects.

Scott Boughton



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Steve Lemon <srlemon@me.com>

Tue, Oct 20, 2020 at 3:33 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Honorable West LA Area Planning Commissioners:

In the hearing remanded to you for October 21, you have an opportunity to correct some serious mistakes and shortcomings in the original hearing.

You have an opportunity to ask the City Attorney for legal opinions to respond to your questions and concerns.

You have the opportunity to bring this into conformity with the law. The so-called mixed-use project before you makes a mockery of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation and Bonin's attempt to blame the laws instead of the lawbreaker.

You have the opportunity to have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing.

You have an opportunity to demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

You have an opportunity to reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

You have an opportunity to address the concerns of the Oakwood and Lost Canals historic neighborhoods.

You have the same opportunities Councilmember Bonin had at the City Council to protect against negative impacts, when he moved to require the developer to provide community benefits. You have the same power.

This is a discretionary project. You are not required to accept the developer's terms.

This is an opportunity to examine the false claims by his lawyer that he willingly made alterations to address community concerns. In fact, he has had to be pushed for every single change every step of the way, and even his changes have been largely superficial.

The Developer's lawyer characterizes the wide community opposition as a "small group of opponents," which is belied by 1151 letters as well as the over 655 petition signatures the City Clerk has receive from project opponents, significantly higher numbers than her client's professional support campaign has been able to produce. The lawyer claims that changes were made voluntarily as a result of outreach. In fact, they were caused by outrage from the Venice community.

Signed,

Steve Lemon
srlemon@me.com
+1-310-890-8798



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Shepard Stern <shep@sternworld.net>

Tue, Oct 20, 2020 at 4:08 PM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, Len Nguyen <len.nguyen@lacity.org>, preservingvenice@gmail.com

Honorable West LA Area Planning Commissioners:

PLEASE DON'T SKIM OR SKIP OVER THIS EMAIL.

I KNOW IT LOOKS LIKE A FORM LETTER, BUT IT IS, AND IT ISN'T.

One point the form letter fails to make is the fact that the proposed international hotel pretty much serving all-day-full-bar liquor is directly across from the Westminster Elementary School.

On top of that, it's located on a block of Abbot Kinney Blvd that is already heavily congested with daily traffic snarls. To the rear, Electric Ave. is already not wide enough to support the constant flow of traffic.

We honestly agree that this project is wrong on so many fronts that a form letter is really the best way to communicate all our points.
So please:

Ask the City Attorney for legal opinions to respond to your questions and concerns.

Bring this into conformity with the law. The so-called mixed-use project before you takes advantage of our planning laws, which allow tremendous increases in entitlements for true mixed use projects. The mixed-use regulations are clear, despite the development lawyer's efforts at obfuscation.

Have in depth deliberation on the merits and legality of the developer's definition of Mixed-Use and the illegal application of Mixed-Use to circumvent the requirement of housing.

Demand a meaningful amount of much-needed housing to justify the mixed-use bonuses.

Reduce the size of the project to bring it into line with the standards and intentions of the Coastal LUP.

Address the concerns of the Oakwood and Lost Canals historic neighborhoods to protect against negative impacts, and require the developer to provide community benefits.

This is a discretionary project. You are not required to accept the developer's terms.

Examine the false claims that the developer willingly made alterations to address community concerns. In fact, his changes have been largely superficial.

There are 1151 letters as well as over 655 petition signatures that the City Clerk has received from project opponents, significantly higher numbers than the developers professional support campaign has been able to produce. The developer claims that changes were made voluntarily as a result of outreach, but in fact, they were caused by outrage from the Venice community.

PLEASE VOTE TO DENY THIS PROJECT.

Signed,

SHEPARD STERN

VENICE, CA 90291



Planning APC West LA <apcwestla@lacity.org>

I oppose the AK Place hotel. ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Tom Paris <paristom@me.com>

Tue, Oct 20, 2020 at 11:53 AM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

Councilmember Bonin and the Commissioners of the APC,

Here are the concerns that the Councilmember raised in his original 245 Motion:

This is an unprecedented project and may pose significant impacts on the community.

The project raises substantial concerns related to traffic and pedestrian safety.

The project does not preserve historic-cultural resources.

The project does not have the required housing and affordable housing.

The project is not compatible in mass, scale or character with the surrounding residential neighborhoods.

This project would set an unacceptable precedent for the Venice Specific Plan.

The project requires further public engagement, particularly with the surrounding residential neighborhoods.

Ask yourselves, have these concerns been addressed in the Letter of Determination, the Staff Response? You have an opportunity to honestly deliberate at the Hearing on October 21 and to address them in your motions.

Please deny this project and grant the Appeal.

Signed,

Thomas Paris
Lauren Smith

Venice Homeowners



Planning APC West LA <apcwestla@lacity.org>

I Oppose Abbot Kinney Place hotel ZA 2012-3354-CUB-CU-CDPSPR- SPP-MEL-WDI-1A; ENV-2016-4321-EIR

1 message

Tom Paris <paristom@me.com>

Tue, Oct 20, 2020 at 11:52 AM

To: apcwestla@lacity.org, Jason.p.douglas@lacity.org, mike.bonin@lacity.org, krista.kline@lacity.org, milena.zasadzien@lacity.org, juliet.oh@lacity.org, len.nguyen@lacity.org, preservingvenice@gmail.com

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Signed,
Thomas Paris
Lauren Smith

Venice Homeowners



Planning APC West LA <apcwestla@lacity.org>

Item #6 Venice Place: Stop Giveaways to Hotel Developers, Build Affordable Housing (CF 18-1242 / 2005 James M Wood AND ZA-2019-1744 - 639 S. La Brea Ave))

8 messages

Daniel Arturo <info@email.actionnetwork.org>
Reply-To: mbenaryeh@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 11:46 AM

Honorable West LA Area Planning Commissioners,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Venice Place, Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Commission said it was "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Commission approved several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.

At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the housing we truly need.

Daniel Arturo
mbenaryeh@gmail.com
14732 Huston St
[Sherman Oaks, California 91403](#)

Sarah Rogozen <info@email.actionnetwork.org>
Reply-To: azucaronsnow@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:00 PM

Honorable West LA Area Planning Commissioners,

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Sarah Rogozen
azucaronsnow@gmail.com
1459 Rexford Drive
[Los Angeles , California 90035](#)

Liam Fitzpatrick <info@email.actionnetwork.org>
Reply-To: liamfit@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:02 PM

Honorable West LA Area Planning Commissioners,

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Oppose these projects unless they create the housing we truly need.

Liam Fitzpatrick

liamfit@gmail.com

1850 Whitley Ave, Apt 509

[Los Angeles, California 90028](#)

Hans Beischel <info@email.actionnetwork.org>

Reply-To: hbardenheuer@gmail.com

To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:12 PM

Honorable West LA Area Planning Commissioners,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Venice Place, Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

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Hans Beischel

hbardenheuer@gmail.com

4707 6th Ave

[Los Angeles, California 90043](#)

Steve Ducey <info@email.actionnetwork.org>
Reply-To: steveducey@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:17 PM

Honorable West LA Area Planning Commissioners,

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Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the housing we truly need.

Steve Ducey

steveducey@gmail.com

134 S Dillon

Los Angeles, California 90057

kendall.mayhew@gmail.com <info@email.actionnetwork.org>

Reply-To: kendall.mayhew@gmail.com

To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:20 PM

Honorable West LA Area Planning Commissioners,

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Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the housing we truly need.

kendall.mayhew@gmail.com

4316 Edenhurst Ave., Apt. 4

LOS ANGELES, California 90039-1263

Melanie Criscione <info@email.actionnetwork.org>
Reply-To: criscionem97@gmail.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:22 PM

Honorable West LA Area Planning Commissioners,

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Oppose these projects unless they create the housing we truly need.

Melanie Criscione
criscionem97@gmail.com
7666 arroyo vista avenue
[Rancho Cucamonga , California 91730](#)

Danica Pierce <info@email.actionnetwork.org>
Reply-To: danicaand@yahoo.com
To: apcwestla@lacity.org

Wed, Oct 21, 2020 at 12:27 PM

Honorable West LA Area Planning Commissioners,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Venice Place, Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

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Danica Pierce

danicaand@yahoo.com

6117 Mesa

Los Angeles, California 90042