

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“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.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

I am a business owner in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. Westwood Boulevard has many shops, restaurants, hair and nail salons and other commercial businesses. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. For these reasons, I would ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,

Phone Number: 310-220-1255

Ilana Rabiei

Oct 26 2020

Ilana Rabiei

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

I am a business owner in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. Westwood Boulevard has many shops, restaurants, hair and nail salons and other commercial businesses. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. For these reasons, I would ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,

LIYIZHI KOU
Qin West Noodle



Phone Number: 6262833642

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

I am a business owner in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. Westwood Boulevard has many shops, restaurants, hair and nail salons and other commercial businesses. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. For these reasons, I would ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,

LIYIZHI KOU
Qin West Noodle



Phone Number: 6262833642

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

I am a business owner in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. Westwood Boulevard has many shops, restaurants, hair and nail salons and other commercial businesses. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. For these reasons, I would ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,

Josh Paurgol

Phone Number: 310-654-0604

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

I am a business owner in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. Westwood Boulevard has many shops, restaurants, hair and nail salons and other commercial businesses. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. For these reasons, I would ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,

Phone Number: 310-220-1255

Ilana Rabiei

Oct 26 2020

Ilana Rabiei

**AHN & ASSOCIATES, LLC
4924 BALBOA BLVD., #518
ENCINO, CA 91316
PHONE: (818) 906-7449**

October 21, 2020

**West Los Angeles Area Planning Commission
250 N. Spring Street Suite 272
Los Angeles, CA 90012
Attn: Mr. James Williams**

Re: 1936-1942 Westwood Boulevard / Case Number ZA-2020-1297-CU

Dear Commissioners:

**Mr. Michael Newhouse, President
Ms. Lisa Waltz Morocco, Vice President
Ms. Esther Margulies, Commissioner
Ms. Adele Yellin, Commissioner**

We would like to thank you for hearing the appeal that will be in front of you on November 4, 2020 in regards to the approval or a Conditional Use to allow a 20,195 square foot, 30 room hotel with 2,741 square feet of ground floor retail fronting Westwood Boulevard. The site is zoned C4-VL-O. The C4 zone allows hotel uses through a Conditional Use Permit consistent with Section 12.24-W of the Los Angeles Municipal Code. On August 28, 2020 and Pursuant to 12.24-W.24 (a) the Zoning Administrator granted the approval for the use with conditions.

On September 11, 2020 an appeal of the Zoning Administrators Decision in its entirety was filed by Abigail Coleman who represents the Westside Local of the LA Tenants Union.

The subject site is zoned C4-1VL-O which permits hotel uses but is required to file for a Conditional Use permit if the site is within 500 feet of a Residential Zone. The 1 VL Height District in the C4 Zone limits development height of 45 feet, a project to three stories, and a maximum Floor Area of 1.5:1, or 20,250 square feet. The existing structure is 20,195 square and in compliance with the allowed Floor Area.

The site is improved with an existing 20,195 square foot, three story, 45 foot in height 30 room short term rental units with kitchenettes, furnished and provides maid service. The site is improved with 2,741 square feet of ground floor commercial use in compliance with the Westwood/Pico Neighborhood Oriented District that was enacted through Ordinance 171,859 effective January 24, 1998.

After reading and studying the Appellants Justification and Reason for the Appeal we do not agree that the Zoning Administrator erred in his decision.

We would like to respond to the reasons provided by the Appellant for filing their appeal as follows:

Appellant provides,” the Zoning Administrators action which would permanently remove 30 single housing units from our cities rapidly dwindling housing inventory”.

Response, the subject site is located on a 20,195 square foot lot with a land use designation of Community Commercial and a zone of C4. The subject site is within the Westwood /Pico Neighborhood Oriented District Pursuant to Ordinance Number 171,859 (attached) that provides:

Whereas, the Director of Planning has conducted a study and has found that the portions of Westwood Boulevard, Pico Boulevard, and Overland Avenue identified in this Ordinance have a **variety of commercial uses and activities and have a majority of structures of a similar size and with architectural details such as the location of windows,** building walls and pedestrian entrances which if preserved and enhanced would encourage people in the surrounding neighborhoods to walk and shop along these streets.

The subject site is designated in the community plan and zoned for commercial uses. The Los Angeles Municipal Code permits housing in the Commercial Zones but provides a restricted floor area of 1.5:1 vs the 3.0:1 in a zone that is designated for the sole use of multi residential housing. Therefore, commercial zoned parcels are restricted by half of the allowed floor area of a residential zone and are not ideal for providing the ability to meet the goal and objectives for development of housing units.

There are far less Commercial designed and zoned corridors in urban infill areas such as Westwood Boulevard. The City should provide alternative forms of housing for short term or temporary stays for travelers, extended housing for visitors based on job assignments, and or families who may be traveling to the area to re locate.

The word “housing” takes on many definitions and is should not identified as a traditional apartment unit with a one-year lease agreement entered into. We find tenants who stay at the subject site are working at UCLA Medical Center on long term job assignments. There stay can be from 1 to 3 months. Another use is family members visiting and in need of short term housing when a friend or family member is undergoing long term care at the Medical Center. Such uses require housing for the persons and or families that can be found in a boutique hotel community.

The units are fully furnished, all utilities are paid including free internet access, cleaning and towel service are provided. Prior to the restrictions being implemented for the use of Airbnb and or short term stays the subject site received 4 out of 5 stars and high approval ratings from guest who stayed at the location while visiting the Los Angeles Area.

Parcels adjacent to the subject site to the east, north east and west have a land use designation of Medium Residential and are zoned R3. From Glendon Avenue to Manning Avenue, the entire grid is zoned for the sole use of housing and multi residential housing units. This above outlined area has been designed as Tier 3 and or Tier 2 in the Transit Oriented Community(TOC) Program. The TOC program grants an additional 60% increase in the number of allowed dwelling units and 70% increase of dwelling unit above and beyond the allowed dwelling units allowed in the R3 zone. Furthermore, the TOC Designation provides a Floor Area Ratio (FAR) increase from the base allowed of 3.0:1 of 45% and 50% and or 4.35:1 and 4.5:1 increase total allowed floor area when the project sets aside low income housing within the new development.

The R3 zone does not allow Hotel uses such as the subject site. Each community including the subject site have limited areas of Commercial Zones. Commercial activity is often designated on major transit corridors and secondary highways like Westwood Boulevard. The Commercial Designation allows and encourages uses of hotels near employment, offices, restaurants, stores and commercial services. These uses support the business community with much needed commerce and patrons.

On October 29, 2019 the Westwood South of Santa Monica Boulevard Home Owners Association appealed a housing development on Westwood Boulevard, their letter to the City of Los Angeles PLUM Committee provided as follows:

“if the City vigorously incentives residential development on our commercial arterials, how far will the residents who live on those streets have to travel to reach their workplaces? The fixation on housing, housing, housing, (especially when it results in market rate/luxury housing) masks the need to provide workforce and low income housing and to reserve areas for jobs to be located. The realization that it will take significant public investment to obtain low income and affordable housing tends to put into question all the incentives that seek to allow developers to shape the future of our neighborhoods and cities in exchange for very limited numbers of low income units and without being required to have mechanisms for meaningful community input.”

“There are already three approved TOC projects for Westwood Blvd. within a half mile distance of this project (the project under appeal represented 4 projects). Another two multi lot projects are in the process of filing to develop TOC projects and have evicted their long term tenants. There have been no efforts to analyze the cumulative impacts of these projects and changing nature of Westwood Boulevard.”

The Home Owners Associations foundation for their appeal to the City Council PLUM Committee was to grant their appeal to deny the Directors Determination approval of the TOC multi residential project located at 2136 to 2140 Westwood Boulevard.

Encouraging uses in the commercial corridor of uses allowed in the commercial zones is vital to the balance of good urban planning and fulfills the Goals and Objectives of the Plan.

The Appellant has not provided evidence that the removal of the 30 units' short term rental units on a commercial corridor will contribute to a "rapidly dwindling housing inventory" in the area. The City of Los Angeles along with the Voter Ballot Measure JJJ created the Transit Oriented Community (TOC) program to meet the growing needs of housing and low income housing. The abutting area is zoned for multi residential housing development and is designated Tier 2 and Tier 3 in the TOC incentive program. This insures this community will be a large contributor to the City of Los Angeles planned and future housing and low income housing inventory growth in its Multi Residential zones. There is no justification to start the process and or set precedence's to force housing onto the limited and very restricted commercial corridors.

Appellant provides," we do not believe that the applicant has successfully demonstrated the three findings to support the conversion have been met." The Applicant does not believe the Zoning Administrator erred in his decision and expansion of applicants mandated findings.

- 1. 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.**

The subject project is situated in the Westwood/Pico Neighborhood Overlay District, which was created to encourage people in the surrounding neighborhoods to walk and shop within the immediate area. Westwood Boulevard, Pico Boulevard, and Overland Avenue are major roadways that have a variety of neighborhood serving commercial uses and activities. A number of recently built structures that are similar in size and architectural details such as the placement of windows, building walls and pedestrian entrances, which facilitates pedestrian activities for people in the surrounding neighborhoods and visitors to the area. The broader area is comprised of a mixture of multi-family and single-family residential uses.

The proposed hotel will provide a convenient lodging service to the neighborhood commercial corridor and surrounding residential community for family and friends who wish to stay when visiting the West Los Angeles area.

A hotel at this location will help promote the adjacent local mom and pop businesses by bringing a consistent and unique stream of potential customers. Parents visiting students at UCLA will also have an additional option. A large portion of the Los Angeles economy is sustained through the tourism industry and the hotel will bolster the economic viability of the community by providing an amenity necessary for the tourism industry as well as the associated jobs the establishment will produce. The proposed hotel will contribute to the efforts to accommodate a broad array of visitors, dining choices, shopping and other neighborhood amenities which is beneficial to the community, city and region.

- 2. 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.**

The property is zoned C4-1VL-O. The C4-1VL-O zone allows hotel uses through a Conditional Use permit consistent with Section 12.24-W of the Los Angeles Municipal Code. The 1VL Height District in the C4 Zone limits development height to 45 feet, a project to three stories, and a maximum Floor Area of 1.5:1, or 20,250 square feet for the subject site. The project has a maximum height of 45 feet, three stories, and a Floor Area of 20,195 square feet, all consistent with the requirements of the zone. The C4 Zone does not require a front yard setback for the commercial or residential uses; however, there is an existing three-foot dedication along the front property line, which will be maintained. The C4 Zone has no required side yard setbacks for the commercial uses; however, to the north of the project site the project maintains a 19-foot wide driveway, creating separation from the abutting property, whereas to the south, there is no setback at the ground floor commercial level. At the first residential level, which begins at the second story, the residential uses maintain a 12'-1" side yard setback to the north and a five-foot side yard setback along the southerly property line. The C4 Zone requires a 6-foot side yard setback at the first residential level for a three-story building. However, the development on the project site was completed in 1992 and a Certificate of Occupancy was issued for the project site on October 19, 1992 (1990VN79778).

Additionally, the project is consistent with Section 12.23-A,1 of the Los Angeles Municipal Code and may maintain its nonconforming southerly side yard at the first residential level. The project's northerly side yard is consistent with the side yard setback requirements of the zone. There is no requirement for a rear yard setback at the commercial level and the project provides none, there is separation between the property line and the building of 15'-1" where surface parking is provided and the subterranean parking garage ramp is located. At the first residential level, the project is required to provide 15-foot rear yard setback and the project is consistent, providing 15'-3". Sixty-six units would be allowed on the project site by right and the hotel is proposing 30 units.

The development on the project site was completed in 1992 and a Certificate of Occupancy was issued for the project site on October 19, 1992 (1990VN79778), for a three story, 30-unit apartment building, with 45 parking spaces, and ground floor retail. The scale, height, and massing of the project is consistent with adjacent and surrounding buildings. The ground floor retail contributes to the pedestrian and neighborhood oriented district. The proposed project maintains a pedestrian oriented ground floor though the inclusion of entry points in the retail and restaurant establishments, as well as the Hotel Lobby.

The location of the project site along Westwood Boulevard and its proximity to the University of California of Los Angeles, as well as major current and future job centers such as Google's Westside Pavilion is attractive to a significant numbers of residents, visitors and tourists to the vicinity. Additionally, the project's location provides easy access to the Mildred E. Mathias Botanical Gardens, Hammer Museum, Century City entertainment and shopping venues and the 20th Century Fox studios. The project location is approximately one mile from the recently opened Westwood Rancho Park Expo Line station and is additionally served by several bus lines.

The repurpose of the existing 20,195 square-foot, three-story, 45-foot high residential structure into a 30-room hotel with 2,741 square feet of ground floor commercial uses, within 500 feet of an R-Zone maintains the existing streetscape. The project proposes interior tenant improvements and enclosure of the existing interior courtyard, but there are no proposed changes to the footprint of the building or exterior building envelope. As such, the existing size and bulk of structure remains compatibility with the recently developed properties, and those under consideration, along Westwood Boulevard and the adjoining commercial corridors.

The project has been conditioned to provide Los Angeles Municipal Code required parking and bicycle parking and is consistent with those requirements. The abutting and adjacent uses, including the multi-family residential uses to the rear in the R3-1 Zone allow a height of 45 feet. As such 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. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Los Angeles Municipal Code requirements. Except for the entitlements described herein, the project does not propose to deviate from any other Los Angeles Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan.

Chapter 3, Land Use, of the Framework Element for Neighborhood Districts, promotes pedestrian-oriented districts that provide local identity, commercial activity, and support Los Angeles' neighborhoods. The proposed use, a hotel, is consistent with the aforementioned objectives for Neighborhood Districts, in that it caters to the local community's needs by providing a service not common in the area, in an existing building, that will contribute to and benefit the local economy. The hotel use is going into an existing building and is consistent with the following Objectives and policies:

Objective 3.8: Reinforce existing and establish new neighborhood districts, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit.

Policy 3.8.2: Encourage the retention of existing and development of new commercial uses that primarily are oriented to the residents of adjacent neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms). (P1, P18, P34)

The aforementioned objectives and policies are served by the hotel use by providing a service, which is otherwise scarce in the area.

The Land Use Element of the City's General Plan divides the City into 35 Community Plan areas. The West Los Angeles Community Plan designates the property for Neighborhood Commercial land uses and is zoned C4-1VL-O. The C4 zone is consistent with the Plan's Neighborhood Commercial Land Use designation. Hotel uses are permitted in the C4 zone; however, a Conditional Use is required when the property is located within 500 feet of residentially zoned properties. The West Los Angeles Community Plan sets objectives for the planning and development of the area, and seeks to guide development to be in character with the community. The proposed project has been conditioned to conform to the purpose, intent, and provisions of the General Plan and the West Los Angeles Community Plan.

The proposed project is consistent with the goals (Goal 2) of the WLA Community Plan by serving the needs of the community while preserving historic and cultural character. The project will provide valuable and desirable commercial, recreational, and visitor serving uses within the community. The proposed hotel will add 30 guest rooms and maintain two existing retail establishments as well as a restaurant, all to be used by the public and by visitors to the community. The hotel use is permitted in the C4 Zone through the Conditional Use entitlement process, and as conditioned, the project will substantially conform to the purpose, intent and objectives of the General Plan and West Los Angeles Community plan.

The project is consistent with the following Community Plan goals and objectives:

Preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of compatible housing opportunities;

Improving the function, design and economic vitality of commercial areas;

Preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance;

Preserving and strengthening commercial and industrial developments to provide a diverse job-producing economic base; and through design guidelines and physical improvements, enhance the appearance of these areas.

In addition, the proposed hotel use is consistent with Goal 2:

A strong and competitive commercial sector, which promotes economic vitality, serves the needs of the community through well-designed safe and accessible areas while preserving historic and cultural character.

Objective 2-1:

To conserve and strengthen viable commercial development and to provide additional opportunities for new commercial development and services within existing commercial areas.

In addition, specifically, Policy 2-1.1:

New commercial uses shall be located in existing established commercial areas or shopping centers.

In conclusion, we respectfully request the West Los Angeles Area Planning Commission deny the appeal of the Zoning Administrators determination to approve the Conditional Use to allow a 20,195 square foot, three story, 45-foot height, 30 room hotel with 2,741 square feet of ground floor commercial uses.

Sincerely

Athena Novak

Athena Novak

AHN & Associates

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

I am a business owner in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. Westwood Boulevard has many shops, restaurants, hair and nail salons and other commercial businesses. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. For these reasons, I would ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Harguli", with a long horizontal flourish extending to the right.

Phone Number: 310.702.1326



Planning APC West LA <apcwestla@lacity.org>

November 4th Hearings

1 message

Jonny Coleman <noperformance@gmail.com>
To: apcwestLA@lacity.org

Wed, Oct 28, 2020 at 5:33 PM

Hi,

I'm emailing to support appeals ZA-2020-1297-CU-1A and DIR-2015-3883-CDP-SPP-MEL-1A. In light of the coming COVID eviction tsunami, West LA needs rental housing at different levels of affordability more than ever. Removing rental units from the market is not the answer.

Please take this seriously. We need Homes, Not Hotels.

-J. Coleman



Planning APC West LA <apcwestla@lacity.org>

Support for appeal / opposition to project - 1936 Westwood Blvd. (ZA-2020-1297-CU-1A)1 message

Jay Ross <ross_jay@hotmail.com>

Mon, Oct 26, 2020 at 4:58 PM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>

Chair Newhouse, Mr. Williams and the Commission,

I support the neighbors' appeal and opposition of conversion to a hotel.

Plenty of hotels exist in the area, and many are vacant. Even after covid, travel will not increase for many years.

Housing is a more crucial need, and no units should be converted for a questionable need like hotels.

A CUB allows you to deny this claim, because of the housing crisis and lack of need of hotels.

I live in the area, and you can confirm my residency for the past 17 years in West LA.

I am involved in civic organizations and the industry, but I submit this comment as a private citizen.

Jay Ross

West LA 90064



Planning APC West LA <apcwestla@lacity.org>

Hearings for ZA-2020-1297-CU-1A & DIR-2015-3883-CDP-SPP-MEL-1A

1 message

Nancee L. <nancylcalifg@gmail.com>
To: apcwestLA@lacity.org

Wed, Oct 28, 2020 at 8:13 PM

I support appeals ZA-2020-1297-CU-1A and DIR-2015-3883-CDP-SPP-MEL-1A! We can not loose more RSO units, especially now.

In light of the coming COVID eviction tsunami, West LA needs rental housing at different levels of affordability more than ever. Removing rental units from the market is not the answer.



Question re Mike Newhouse Recusal for DIR-2017-1124-CDP-SPP-MEL-1A on 6/6/2018

3 messages

margaret molloy <mmmolloy@earthlink.net>

Mon, Oct 26, 2020 at 3:20 PM

To: James Williams <apcwestla@lacity.org>

Cc: Terry Kaufmann Macias <Terry.Kaufmann-Macias@lacity.org>, Ethics Enforcement <ethics.enforcement@lacity.org>

Hello Mr. Williams,

Can yo please let me know if the Mike Newhouse Recusal for DIR-2017-1124-CDP-SPP-MEL-1A on 6/6/2018 was filed out at the meeting? Did Mr. Newhouse indicate in advance that he would be recusing for this item?

Appreciatively,

Margaret Molloy



City Ethics Commission
200 N Spring Street
City Hall — 24th Floor
Los Angeles, CA 90012
Mail Stop 129
(213) 978-1960

Recusal Notification CEC Form 51

Members of City boards and commissions must file this form each time they recuse themselves due to an actual or apparent conflict of interests. Please refer to the attached instructions for additional information.

☒ Original filing ☐ Amended filing (original filed on ___/___/20___)

Name:

(Last, First, Middle)

Newhouse, Micah R

Job Hampton

Board or commission:

WLAAPC

Date of meeting at which recusal occurred or would have occurred:

6/6/18

Agenda item number:

7-8

Brief description of agenda item:

DIR-2017-1124-CDP-SPP-MEL-1A & ZA-2017-1123-ZAA-1A

All of the following information is required.

1. The interest that warranted recusal is (check all that apply):

- ☐ An investment
- ☐ Real property
- ☐ A source of income
- ☐ A source of gifts
- ☐ A business position
- ☐ A client of mine or my employer's
- ☐ Membership on an organization's board
- ☐ Personal finances
- ☒ Other: _____

2. Is this interest disclosed on your statement of economic interests (Form 700 or Form 60)?

- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No

3. Is this a financial interest?

- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No

4. Please explain, with as much specificity as possible, the relationship between each interest identified above and the item from which you recused yourself:

INCUMBENT OF PUBLIC CONTRACT.

5. Does this item concern the making of a contract?

☐ Yes ☒ No

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information in this form is true and complete.

Date

6/6/18

Signature

[Signature]

Sent from my iPhone

Planning APC West LA <apcwestla@lacity.org>

Tue, Oct 27, 2020 at 10:00 AM

To: margaret molloy <mmmolloy@earthlink.net>

Cc: Terry Kaufmann Macias <Terry.Kaufmann-Macias@lacity.org>, Ethics Enforcement <ethics.enforcement@lacity.org>

Good morning Margaret,

I am unable to answer the question as I was not assisting the West LA APC during this time nor during this meeting.

Best Regards,

James

[Quoted text hidden]

margaret molloy <mmmolloy@earthlink.net>

Tue, Oct 27, 2020 at 4:43 PM

To: James Williams <apcwestla@lacity.org>

Cc: Terry Kaufmann Macias <Terry.Kaufmann-Macias@lacity.org>, Ethics Enforcement <ethics.enforcement@lacity.org>

Thank you Mr. Williams. Please forward to Commissioner Margolis.

Hello Commissioner Margolis,

Please see the Mike Newhouse Recusal form attached below. I can see from the minutes that you were commission president on that date.

Can you please let me know if the Mike Newhouse Recusal for DIR-2017-1124-CDP-SPP-MEL-1A on 6/6/2018 was filed out at the meeting?
Did Mr. Newhouse indicate in advance that he would be recusing for this item?

Appreciatively,

Margaret Molloy

On Oct 27, 2020, at 10:00 AM, Planning APC West LA <apcwestla@lacity.org> wrote:

Good morning Margaret,

I am unable to answer the question as I was not assisting the West LA APC during this time nor during this meeting.

Best Regards,

James

On Mon, Oct 26, 2020 at 3:20 PM margaret molloy <mmmolloy@earthlink.net> wrote:

Hello Mr. Williams,

Can yo please let me know if the Mike Newhouse Recusal for DIR-2017-1124-CDP-SPP-MEL-1A on 6/6/2018 was filed out at the meeting? Did Mr. Newhouse indicate in advance that he would be recusing for this item?

Appreciatively,

Margaret Molloy

<IMG_1197.jpg>

Sent from my iPhone

 **WLA 06-06-18.pdf**
379K



Planning APC West LA <apcwestla@lacity.org>

Appeals ZA-2020-1297-CU-1A and DIR-2015-3883-CDP-SPP-MEL-1A1 message

Sarah Cayer <sarah.c.cayer@gmail.com>
To: apcwestla@lacity.org

Thu, Oct 29, 2020 at 9:41 AM

Good morning,

I am writing to support appeals ZA-2020-1297-CU-1A and DIR-2015-3883-CDP-SPP-MEL-1A. Los Angeles faces a severe shortage of affordable housing. The COVID-19 pandemic is exacerbating the need for housing and heightening the risk of homelessness in West LA. We need to keep affordable rental housing on the market so that long-term West LA residents have a place to stay in their community. Replacing rental housing with a hotel will risk further housing instability in West LA and will slow the city's recovery from the pandemic and subsequent recession.

Thank you,

--

Sarah Cayer

Harvard Law School

J.D. May 2020

[630-373-1304](tel:630-373-1304)



Planning APC West LA <apcwestla@lacity.org>

November 4th Hearings

1 message

Sonia Suresh <soniansuresh@gmail.com>
To: apcwestLA@lacity.org

Thu, Oct 29, 2020 at 9:22 AM

Hi,

I am an urban planner and resident of the West side and I believe we need to preserve existing housing on the westside.

I'm emailing to support appeals ZA-2020-1297-CU-1A and DIR-2015-3883-CDP-SPP-MEL-1A. In light of the coming COVID eviction tsunami, West LA needs rental housing at different levels of affordability more than ever. Removing rental units from the market is not the answer.

Thank you!
Sonia

--

Sonia Suresh (she/her)

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

I am a business owner in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. Westwood Boulevard has many shops, restaurants, hair and nail salons and other commercial businesses. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. For these reasons, I would ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,

 Amir Mossion

Phone Number: 818-802-6660

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

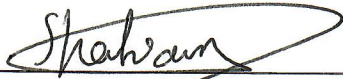
I am a business owner in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. Westwood Boulevard has many shops, restaurants, hair and nail salons and other commercial businesses. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. For these reasons, I would ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely, Toktam Ahmadi

Phone Number:



(310) 745-6946

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

I am a resident in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. When I have family and friends visit from out of town, I'd like for them to be located centrally and nearby. I ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,



Al. Chondaghhsazan

Phone Number: 310 654 0946

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

I am a resident in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. When I have family and friends visit from out of town, I'd like for them to be located centrally and nearby. I ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Elva M. Cruz", with a large, sweeping flourish extending from the end of the name.

Phone Number: 310 801 1939

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

Dear Commissioners:

I am a business owner in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. Westwood Boulevard has many shops, restaurants, hair and nail salons and other commercial businesses. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. For these reasons, I would ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Francisco Benoit". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Phone Number: (310) 968-4134

LETTER OF SUPPORT FOR THE HOTEL ON WESTWOOD BOULEVARD

To: West Los Angeles Planning Commission

Re: 1936 Westwood Boulevard Hotel

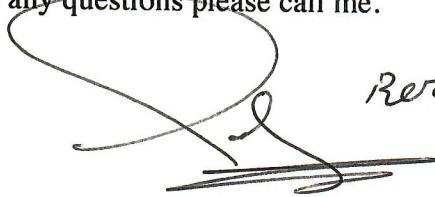
Dear Commissioners:

I am a business owner in the Westwood area, and I am writing this letter in support of the Conditional Use Permit for the boutique hotel located at 1936 Westwood Boulevard.

The reason I support this project is because I think a hotel would complement the restaurants and other businesses in the area. Westwood Boulevard has many shops, restaurants, hair and nail salons and other commercial businesses. A hotel would bring more economic activity to those businesses, many of which are family-owned. Westwood Boulevard is also very centrally located, and hotel guests would have an easy time accessing different parts of our city with our public transit system. For these reasons, I would ask that you deny the appeal of the project.

If you have any questions please call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rera Omidvar". The signature is stylized with a large loop at the beginning and a horizontal line at the end.

Rera Omidvar

Phone Number: 310 446 0050



Planning APC West LA <apcwestla@lacity.org>

November 4th Hearings

1 message

Jincy Varughese <jincyvarughese94@gmail.com>
To: apcwestLA@lacity.org

Thu, Oct 29, 2020 at 12:03 PM

Hello,

I'm emailing to support appeals ZA-2020-1297-CU-1A and DIR-2015-3883-CDP-SPP-MEL-1A. In light of the coming COVID eviction tsunami, West LA needs rental housing at different levels of affordability more than ever. Removing rental units from the market is not the answer.

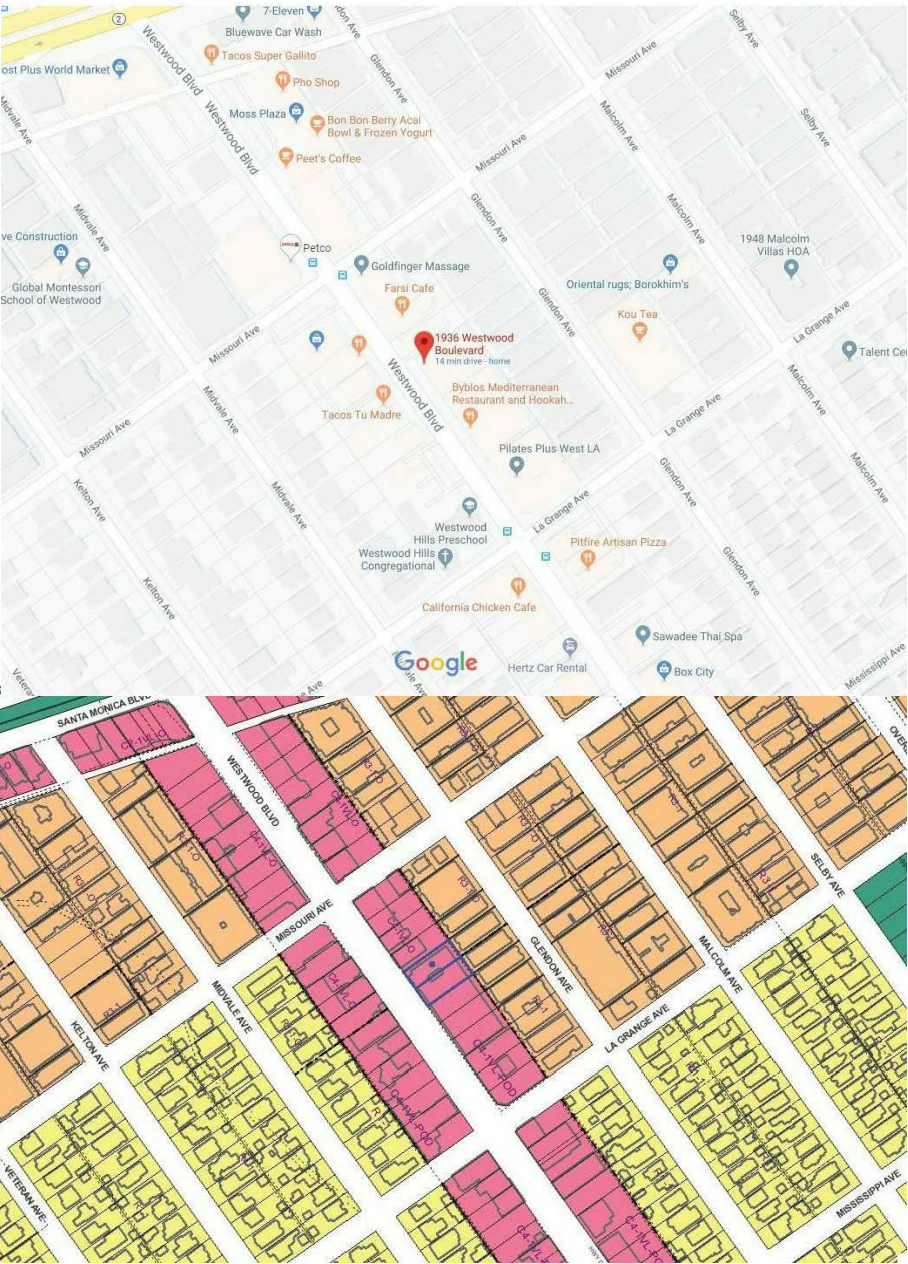
Best,
Jincy Varughese
--
Jincy Varughese

WESTWOOD HOTEL

1936 WESTWOOD BLVD, LOS ANGELES, CA 900325

ZONING DATA

ZONING DESIGNATION:	C4-1VL-O (COMMERCIAL ZONE)
ZONING INFORMATION:	ZI-2192 WEST LA TRANSPORTATION IMPROVEMENT AND MITIGATION ZI-2256 WESTWOOD/PICO ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
MAX. ALLOWABLE HEIGHT:	45'-0"
EXISTING HEIGHT TO REMAIN :	45'-0"
MAX. ALLOWABLE STORIES:	3
EXISTING STORIES TO REMAIN:	3
ALLOWABLE F.A.R.:	1.5: 1
REQUIRED YARDS:	
FRONT	NONE
EXISTING TO REMAIN:	3'-0" DEDICATION
SIDE	
COMMERCIAL:	NONE
EXISTING TO REMAIN:	19'-0"
REAR	
RESIDENTIAL:	5'-0"
EXISTING TO REMAIN:	5'-0" & 12'-1"
COMMERCIAL:	5'-0"
EXISTING TO REMAIN:	NONE
RESIDENTIAL:	15'-0"
EXISTING TO REMAIN:	15'-3"
LOT AREA (PER ZIMAS):	13,500 SF
ALLOWABLE GUEST ROOM DENSITY:	13,204 / 200 = 66
PROPOSED GUEST ROOMS:	30 < 66; OK
ALLOWABLE BUILDABLE AREA:	100'-0" X 135'-0" = 13,500 SF
ALLOWABLE FLOOR AREA:	13,250 X 1.5 = 20,250 SF
PROPOSED FLOOR AREA:	20,195 SF < 20,250 SF



DRAWING TITLE: Titlesheet

PROJECT: WESTWOOD HOTEL

SCALE:

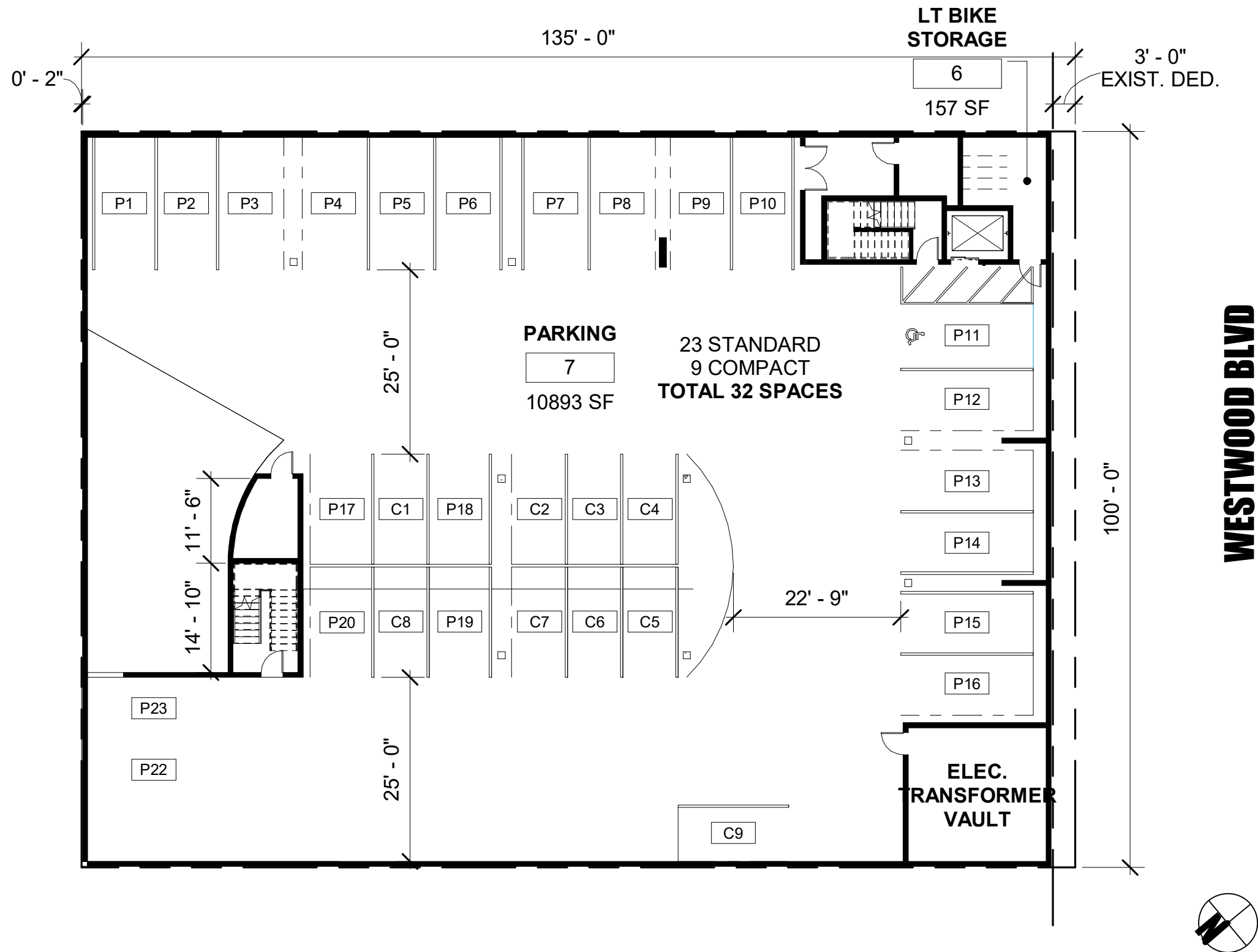
DATE: 10/26/2020



2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALL



DRAWING TITLE: EXISTING SUBTERRANEAN

PROJECT: WESTWOOD HOTEL

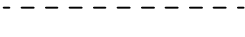
SCALE:

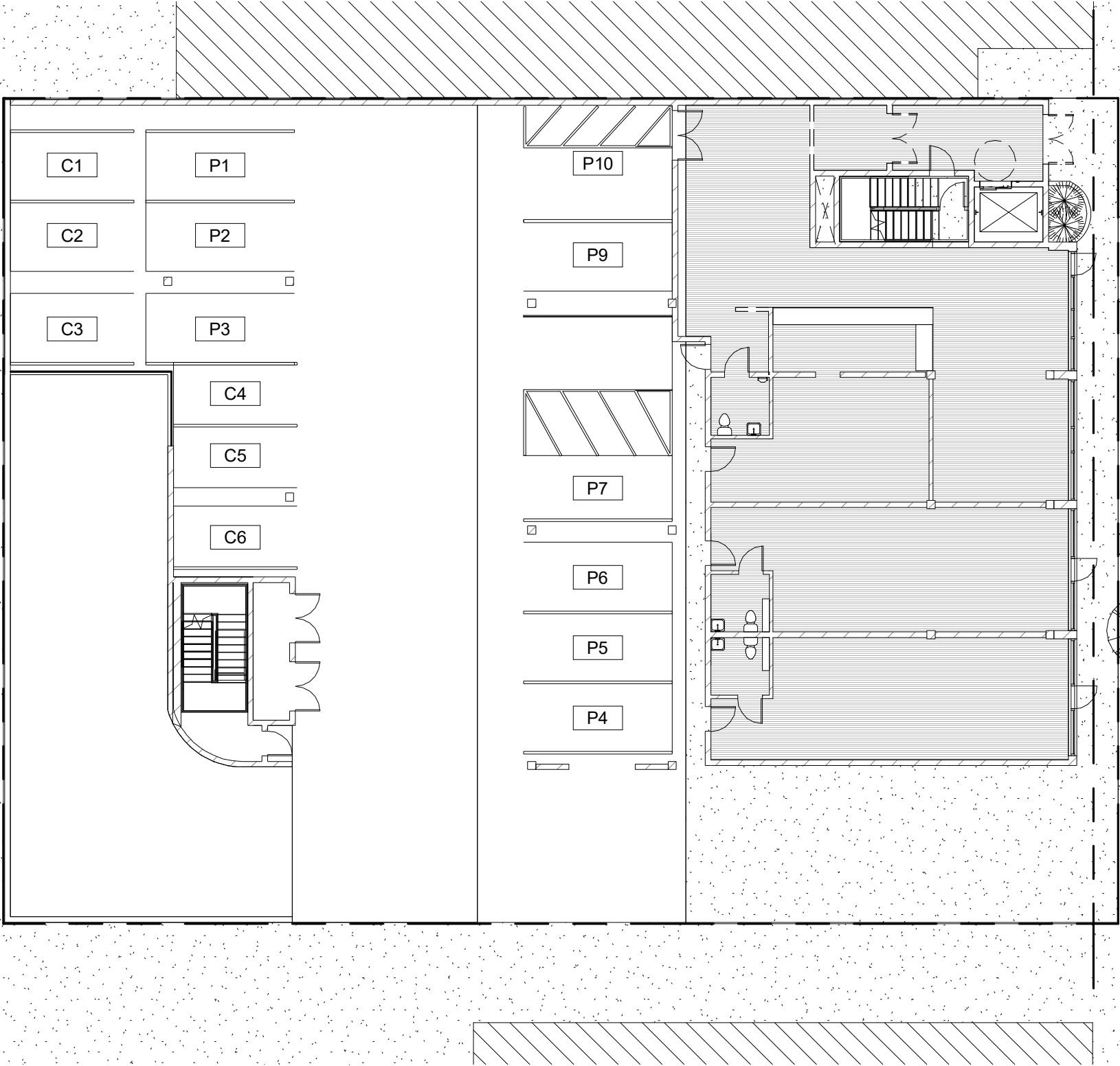
DATE: 10/26/2020

tag the albert group
architects
A R C H I T A G L L C

2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net

PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING TO BE REMOVED
-  NEW WALL



WESTWOOD BLVD

DRAWING TITLE: DEMO 1ST FL

PROJECT: WESTWOOD HOTEL

SCALE:

DATE: 10/26/2020



2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net

PARKING TABULATION

LAMC 12.21.A.4(b),(c), CBC 2019 11B-208.2

PARKING REQUIRED FOR GUEST ROOMS = 30 SPACES
PARKING REQUIRED FOR COMMERCIAL = 20 SPACES

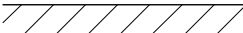
TOTAL PARKING REQUIRED = 50 SPACES

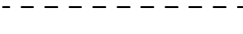
PARKING PROVIDED = 48 SPACES*

BIKE PARKING REQUIRED = N/A
BIKE PARKING PROVIDED = 8 SPACES*

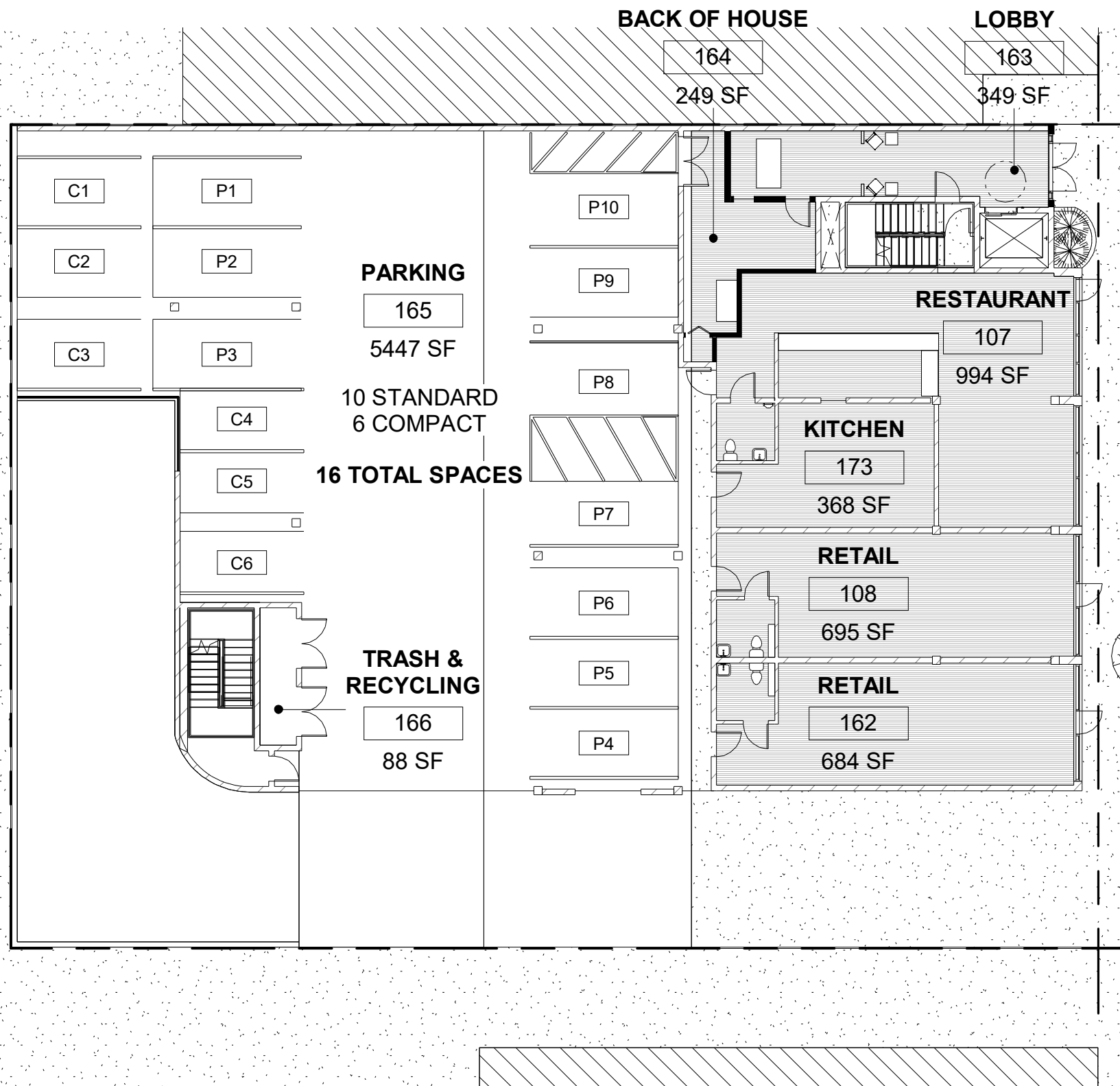
*LAMC 12.21.4 NEW OR EXISTING AUTOMOBILE PARKING SPACES
REQUIRED [...] MAY BE REPLACED BY BICYCLE PARKING AT A RATIO
OF ONE AUTOMOBILE PARKING SPACE FOR EVERY FOUR
REQUIRED OR NON-REQUIRED BICYCLE PARKING SPACE PROVIDED.

PLAN LEGEND

 EXISTING WALL TO REMAIN

 EXISTING TO BE REMOVED

 NEW WALL



DRAWING TITLE: PROPOSED 1ST FL

PROJECT: WESTWOOD HOTEL

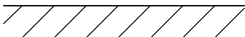
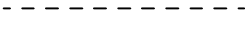
SCALE:

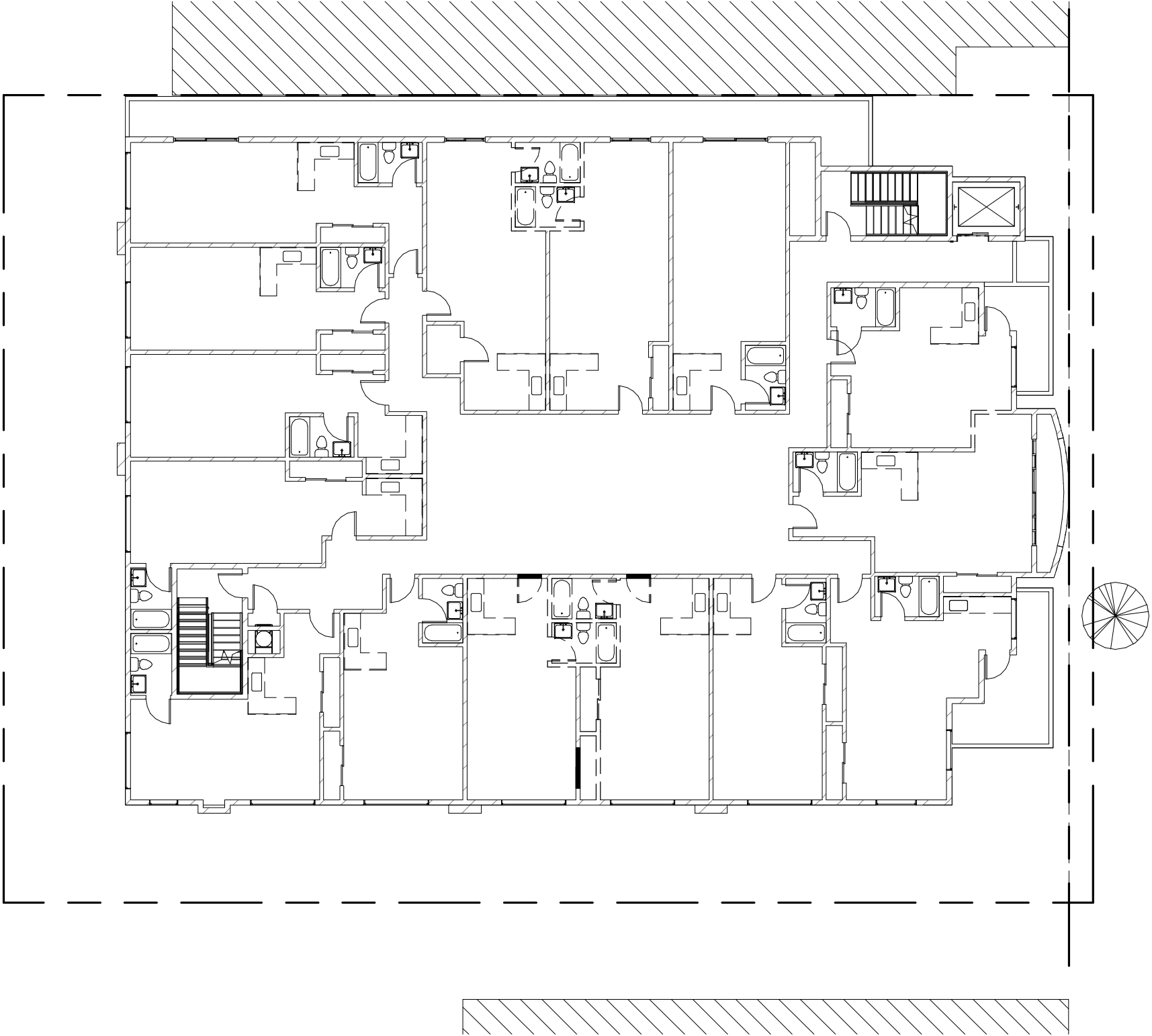
DATE: 10/26/2020

tag the albert group
architects
ARCHITAG LLC

2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net

PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING TO BE REMOVED
-  NEW WALL



DRAWING TITLE: DEMO 2ND FL

PROJECT: WESTWOOD HOTEL

SCALE:

DATE: 10/26/2020



2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net

ACCESSIBILITY REQUIREMENTS

CBC 2019 11B-224 TRANSIENT LODGING GUEST ROOMS

11B-224.2 REQUIRED GUEST ROOMS WITH MOBILITY FEATURES:

TABLE 224.2 (26-50 ROOMS):

WITHOUT ROLL IN SHOWER:	2
WITH ROLL IN SHOWER:	1
TOTAL:	3 MOBILITY ROOMS

PROPOSED GUEST ROOMS WITH MOBILITY FEATURES:

WITHOUT ROLL IN SHOWER:	4 > 2; OK
WITH ROLL IN SHOWER:	3 > 1; OK
TOTAL	7 > 3; OK MOBILITY ROOMS

11B-224.3 MIN. BEDS WITH ACCESSIBLITIY CLEARANCE:

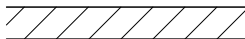
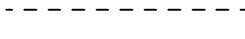
+25 BEDS:	5% MIN.
# OF BEDS:	54 BEDS
REQUIRED BEDS WITH CLEARANCE:	3 BEDS

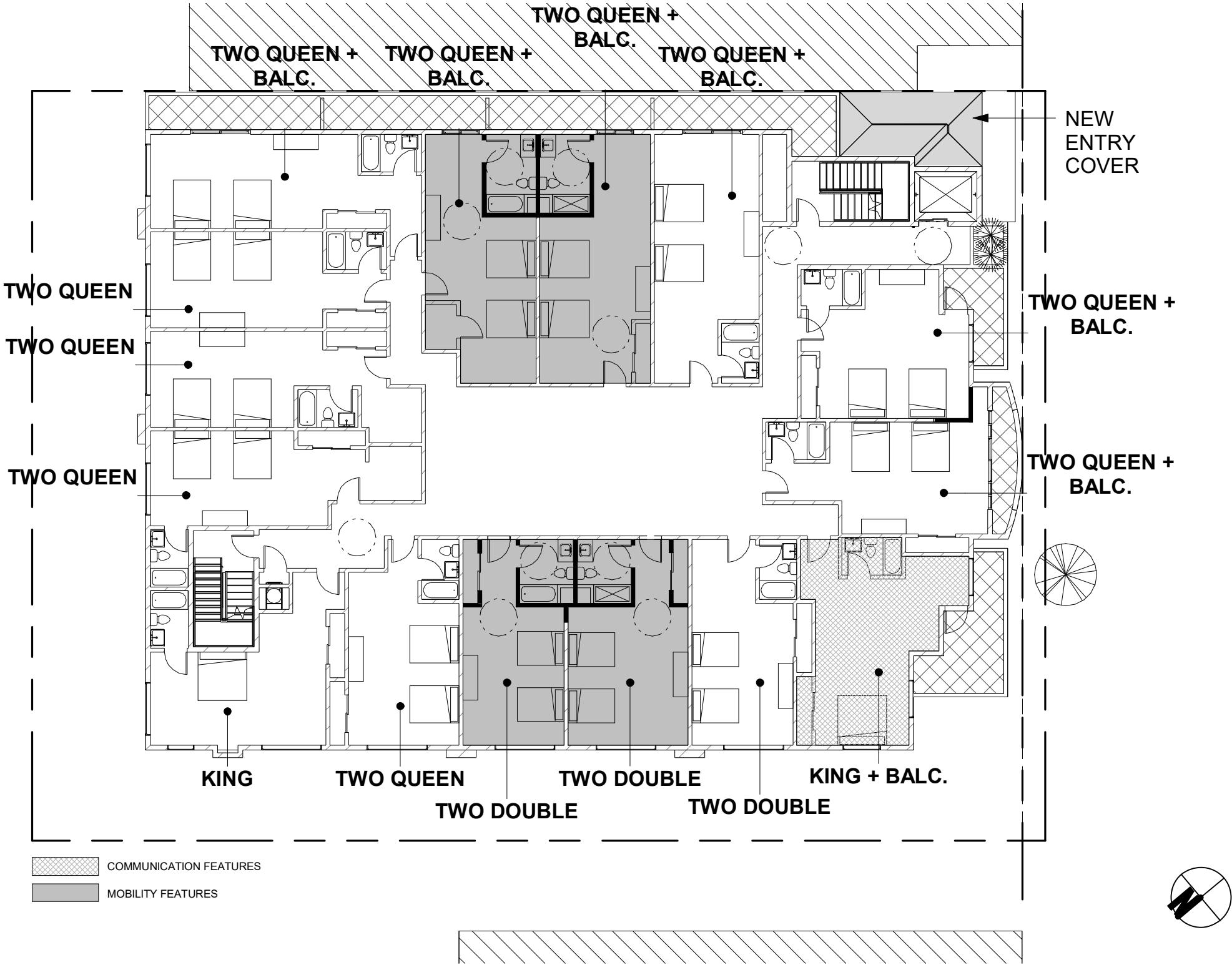
PROPOSED # OF BEDS WITH CLEARANCE: 46 BEDS

11B-224. 4 REQUIRED GUEST ROOMS WITH COMMUNICATION FEATURES:

TABLE 224.4 (26-50 ROOMS)	(4) ROOMS
---------------------------	-----------

PLAN LEGEND

	EXISTING WALL TO REMAIN
	EXISTING TO BE REMOVED
	NEW WALL



DRAWING TITLE: PROPOSED 2ND FL

PROJECT: WESTWOOD HOTEL

SCALE:

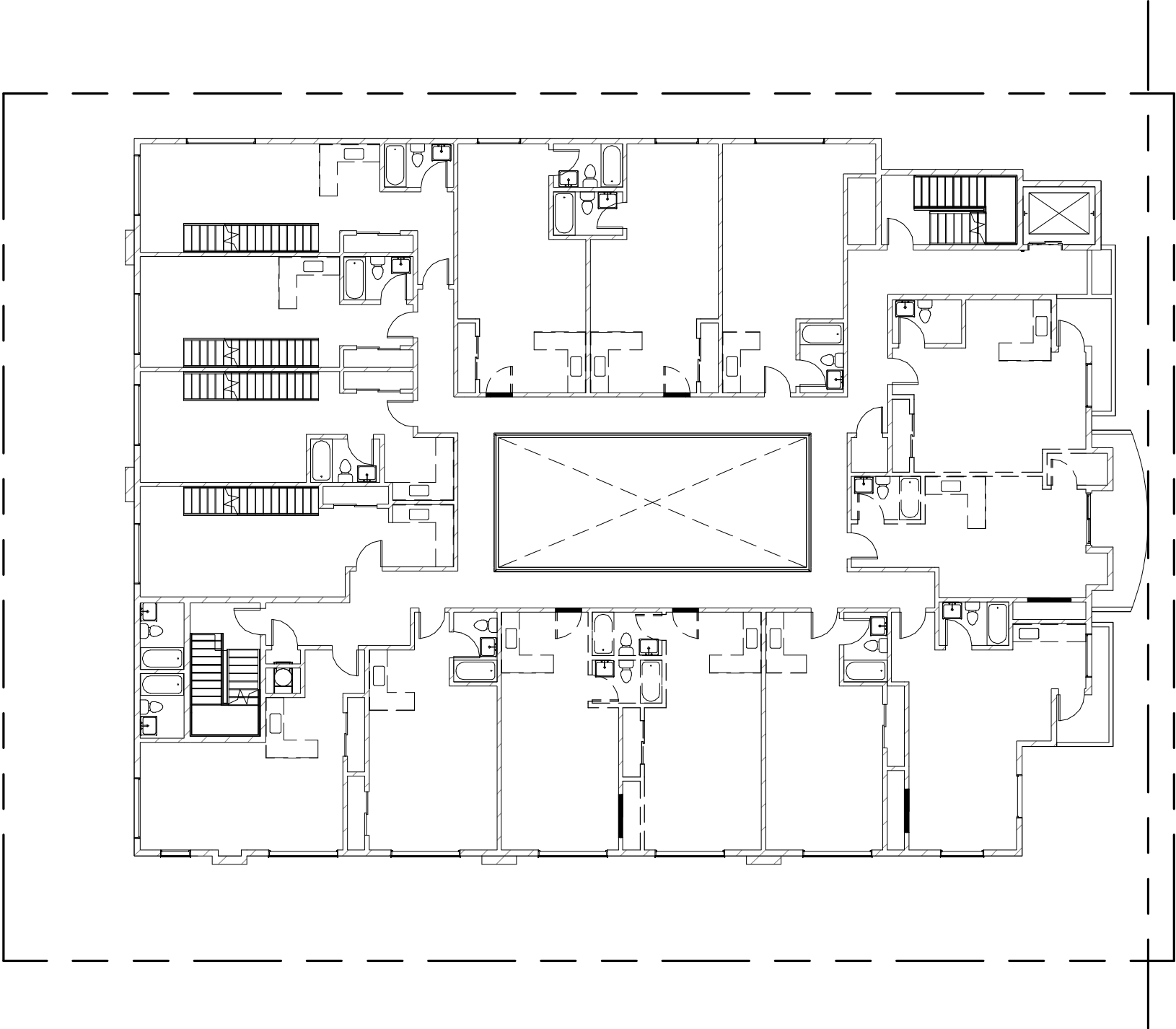
DATE: 10/26/2020

the albert group
architects
Arch i T A G L L C

2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALL



DRAWING TITLE: DEMO 3RD FL

PROJECT: WESTWOOD HOTEL

SCALE:

DATE: 10/26/2020

tag the albert group
architects
A R C H I T A G L L C

2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net

ACCESSIBLE ROOM COUNT & DISTRIBUTION
CBC 2019 11B-224.1.3 RANGE OF ACCOMMODATIONS

ROOM TYPE		COUNT	MOBILITY	COMM. DEVICE
KING	NO BALCONY	3	0	1
	W/ BALCONY	2	1	1
TOTAL		5	1	2
2 QUEEN	NO BALCONY	11	0	1
	W/ BALCONY	8	2	1
TOTAL		19	2	2
2 DBL	NO BALCONY	6	4	1
TOTAL		30	7	5

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALL



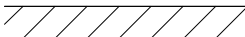
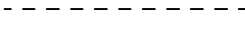
DRAWING TITLE: PROPOSED 3RD FL

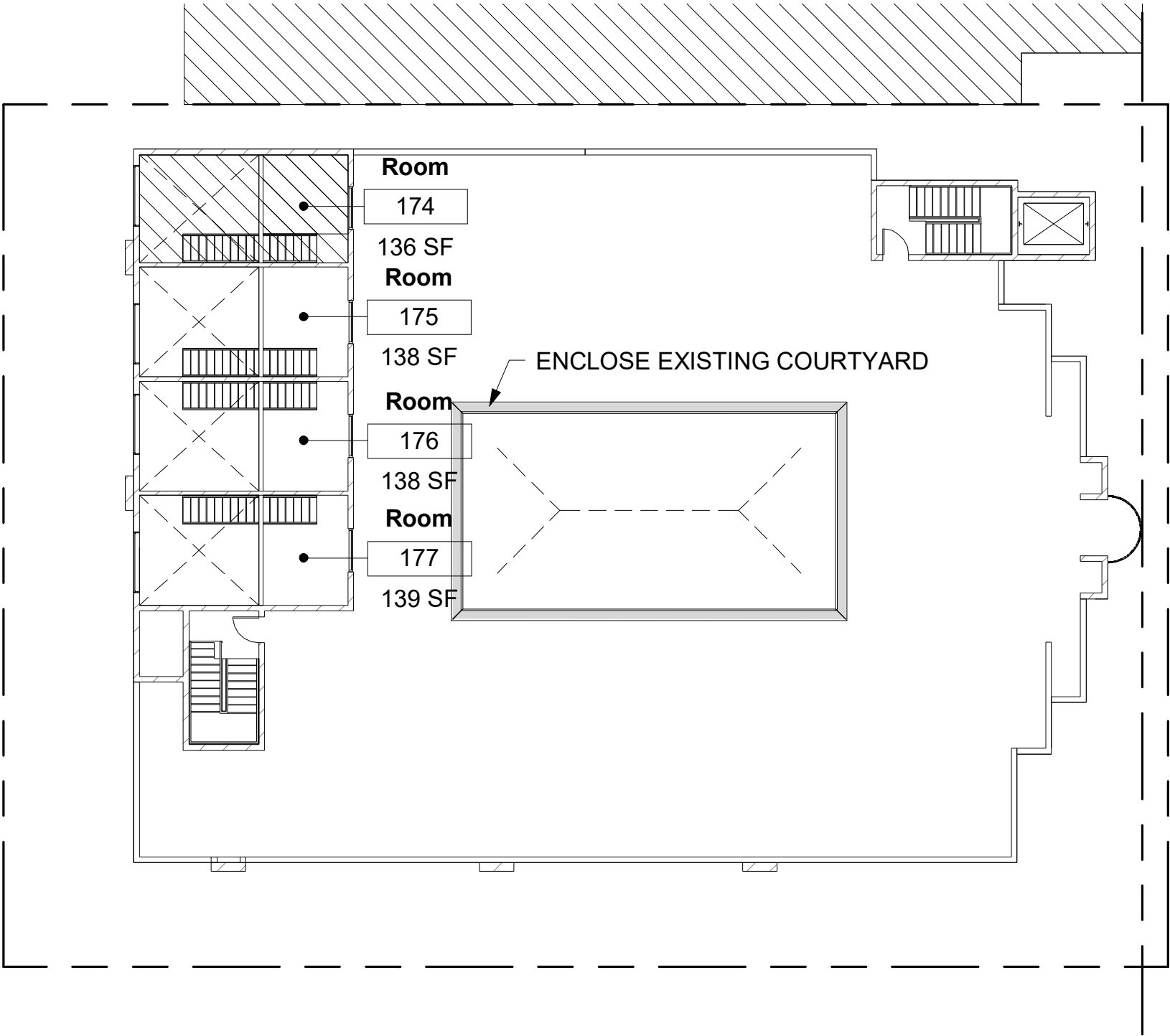
PROJECT: WESTWOOD HOTEL

SCALE:

DATE: 10/26/2020

PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING TO BE REMOVED
-  NEW WALL



DRAWING TITLE: ROOF

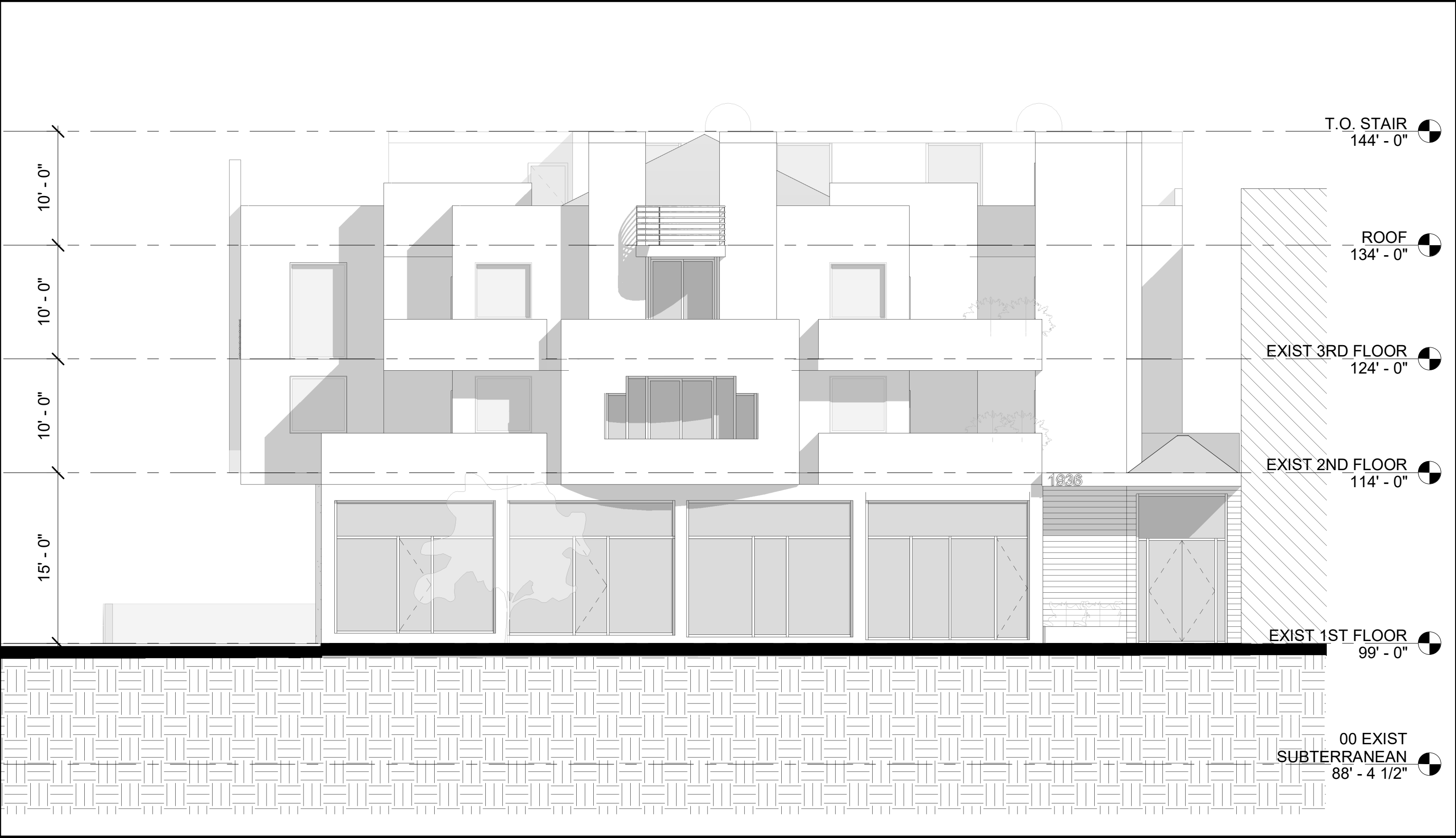
PROJECT: WESTWOOD HOTEL

SCALE:

DATE: 10/26/2020

tag the albert group
architects
A R C H I T A G L L C

2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net



DRAWING TITLE: WESTWOOD ELEVATION

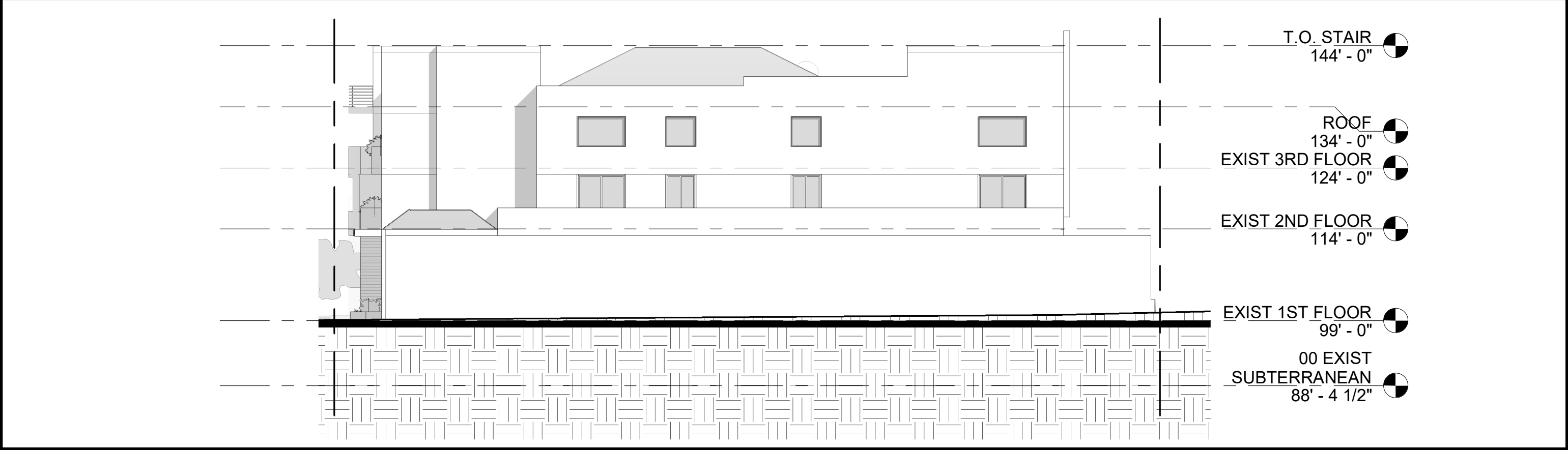
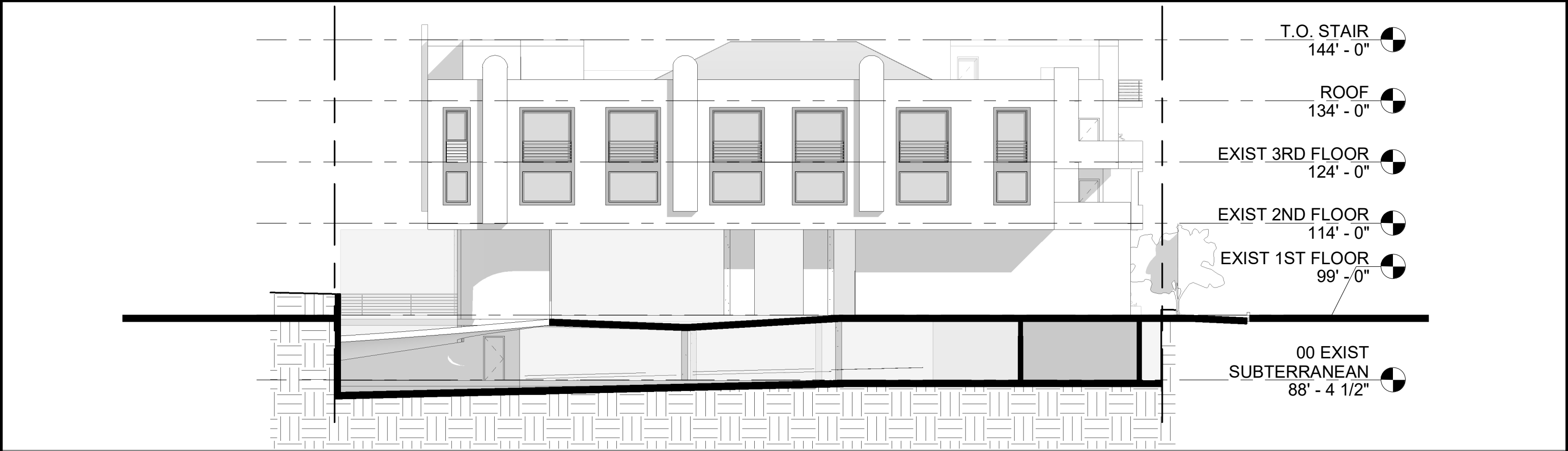
PROJECT: WESTWOOD HOTEL

SCALE:

DATE: 10/26/2020

tag the albert group
architects
A R C H I T A G L L C

2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net



DRAWING TITLE: LONGITUDINAL ELEVATIONS

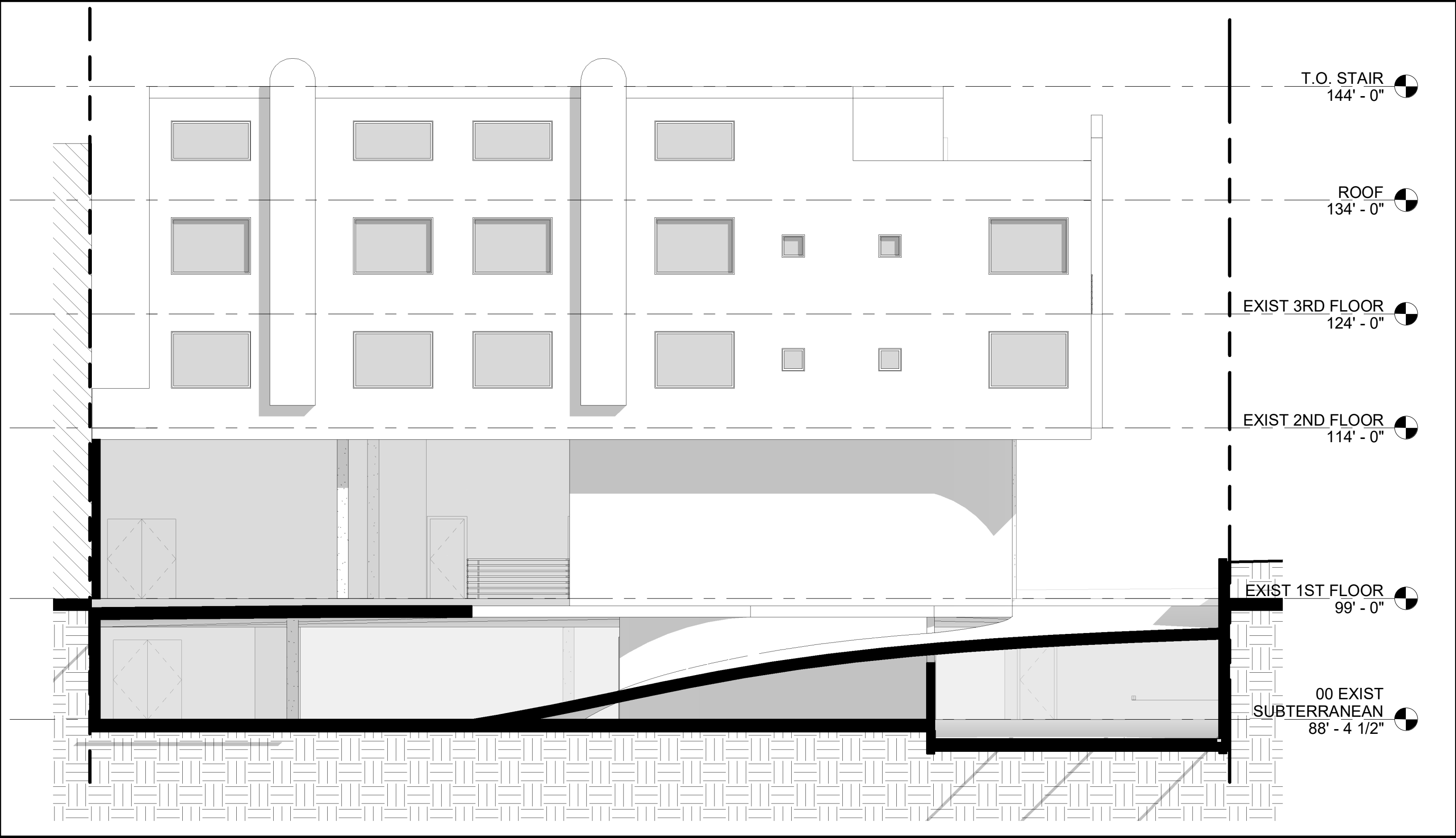
PROJECT: WESTWOOD HOTEL

SCALE:

DATE: 10/26/2020



2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net



DRAWING TITLE: REAR ELEVATION

PROJECT: WESTWOOD HOTEL

SCALE:

DATE: 10/26/2020

tag the albert group
architects
A R C H I T A G L L C

2032 Stoner Avenue
Suite A
Los Angeles, CA 90025
t 310.820.8863
w tagarch.net



WESTSIDE NEIGHBORHOOD COUNCIL

P.O. Box 64370 Los Angeles, CA 90064

www.wncla.org (310) 474-2326



OFFICERS

Terri Tippit, Chair
Lisa Morocco, Vice-
Chair
Shannon Burns,
Treasurer
Jane Wishon,
Parliamentarian

July 10, 2020

Los Angeles City Planning Department
Office of the Zoning Administrator
Attention: Theodore Irving, Associate Zoning Administrator
Los Angeles City Hall
200 N. Spring Street, Room 1020
Los Angeles, CA 90012

BOARD MEMBERS

Barbara Broide
Kim Christensen
Vicki Curry
Joanne Dorfman
Wendy Dox
Caryn Friedman
Jeff Hronek
Mary Kusnic
Sean McMillan
Joseph Roth
Louis Schillace
Mark Sedlander
Mary Williams
Jae Wu

Via email to: julia.duncan@lacity.org

Via email to: dylan.sittig@lacity.org

RE: ZA-2020-1297-CU / ENV-2019-1298-CE
1936-1942 South Westwood Boulevard
WNC Board Position: OPPOSE CUP Application

Dear Mr. Irving,

We would like to thank you for allowing the file on the above referenced case to remain open to allow for the WESTSIDE NEIGHBORHOOD COUNCIL (WNC) to submit our input following your public hearing held on June 11, 2020. The Westside Neighborhood Council devoted significant time to the review of this CUP request. Zoom meetings were held by the Westside Neighborhood Council Land Use Committee on Wednesday June 10, 2020 and by the Westside Neighborhood Council at its regularly scheduled meeting on Thursday, July 9, 2020.

Notices of our meetings were posted on the entryways of properties within the 500-foot notification area prior to both of our meetings as well as on the building at 1936-1942 Westwood Boulevard itself. Several stakeholders provided comments. The majority of the public speakers at the WNC Board meeting who lived within the WNC area were opposed to the CUP. The public speakers who spoke in favor of the CUP were overwhelmingly from outside of the WNC area.

At its July 9th meeting, the Westside Neighborhood Council Board voted to OPPOSE the CUP application that seeks to convert the 30 apartment units currently located at 1936-1942 Westwood Blvd. to a hotel use. The Board believes that the public welfare is best served by the provision of housing and that it makes no sense to remove existing workforce housing from the

marketplace at a time of housing shortage and homelessness. The public interest is best served by preserving existing housing.

Two of the three required findings for this request cannot be met as discussed below.

Finding 1: That the project will enhance the built environment in the surrounding neighborhood or will NOT perform a function or provide a service that is essential or beneficial to the community, city or region.

The provision and preservation of housing is essential and beneficial to the community, city and region. With homeless numbers soaring and new construction in our area focused on luxury and market-rate housing, the loss of 30 workforce housing units (singles) of approximately 400 square feet each with efficiency kitchens located on a commercial corridor with excellent access to transit, jobs and educational opportunities cannot possibly be justified – particularly when those units are being proposed for a “boutique” hotel use.

There are numerous hotels that market to different types of customers within our WNC area from a boutique hotel in the 2300 block of Westwood Boulevard and a motel at the nearby corner of Santa Monica Boulevard and Overland Avenue to the luxury hotels in Century City. The applicant suggested that those visiting UCLA would be one of their future hotel customers; UCLA has built a new conference and visitor facility on the campus of the University – the Luskin Center where many of those coming to visit the campus now stay. Further, with the current Coronavirus pandemic, it is likely that there will be significant impacts on tourism for some time to come. Business travel may also be greatly affected as many businesses learn to rely on remote communication as opposed to travel for business purposes. Hotel occupancy rates locally and nationwide are suffering. Government homeless housing programs are keeping many of them alive right now. Tourism-based businesses are on life-support. Additionally, there are numerous new hotels under construction in Los Angeles demonstrating that there is no shortage of hotel uses in our area or city. Some of those hotels under construction could end up being converted to housing in the future.

The Westside Neighborhood Council has a strong interest and track record in providing support to our local businesses. The applicant stated that converting their building to hotel uses would be a boost to businesses along the Westwood commercial corridor. However, that assumption is subject to considerable question. While a visitor to this proposed hotel may frequent a nearby business, it is the permanent resident the local businesses rely upon to support their shops and restaurants. The local residents are the foundation for the small businesses and services in our community. Westwood Boulevard is not a tourist destination. It is the heart of our commercial neighborhood-serving activities.

There are existing condominiums and apartments in the block behind this location. The City has approved a TOC project in the next block and we expect to see considerable housing construction in the area. If and when the adjacent properties are developed for housing (there is a one-story market on the adjoining parcel to the north), having an adjacent hotel is a less compatible use due to the transient nature of users. There is value in having a stable residential environment with individuals who share an interest in the community as opposed to those who come and go.

Overwhelmingly, the provision of housing is the function or service essential and beneficial to our WNC community, Los Angeles and the region.

Finding 3: The project does NOT substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The preservation of housing is one of the 2013-2021 Housing Element of the General Plan's primary goals (Goal 1: Housing Production and Preservation). Preservation of housing is also promoted in the following objectives:

- a. Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.
- b. Objective 1.2: Preserve quality rental and ownership housing for households of all income levels and special needs.

Additionally, preservation of housing is addressed in the following policies:

- a. Policy 1.1.3: Facilitate preservation of a range of different housing types that address the particular needs of the city's households.
- b. Policy 1.2.1: Facilitate the maintenance of existing housing in decent, safe and healthy condition.
- c. Policy 1.2.2: Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.

This building is neither old nor compromised. It has a considerable lifespan before it. The building contains 30 units that are approximately 400 square-foot singles that are much needed as workforce housing. Hotel uses only provide opportunities for transient occupancy and not for permanent residents. Therefore, the conversion and loss of 30 much needed rental housing units to a hotel use is contrary to the goals, objectives and policies identified above.

As discussed above, the proposed project cannot meet Findings 1 and 3 that are required for a Conditional Use and therefore should be denied.

Additional information relating to the status of this property has come to our attention that we believe is relevant to this application request. A number of individuals who participated in the Westside Neighborhood Council meeting commented on the fact that this property has been used for many years as an Air BnB facility. This was done when doing so was not legal in the City of Los Angeles. When the City adopted its "HOME SHARING ORDINANCE" it did so to allow residents to share their homes with visitors. It was not intended to be a short-term rental ordinance to allow for multiple units to be rented out hotel-style as this property has been doing. The fact is that this property cannot continue to be operated as a short-term rental on the commercial short-term rental platforms because those listing on the platforms such as Air BnB must now have a City registration to do so. This building cannot meet the registration requirements and thus must seek a CUP to allow for the continued use as a hotel. Many do not believe that the City should reward past unpermitted behavior (illegal but unenforced). The community has lost the use of 30 apartment units for at least 8 years. The building was granted its entitlements as one of the City's first mixed use apartment buildings – not as a hotel.

It should also be noted that potential impacts of a hotel use to the residential uses at the rear of the property were discussed at both the Land Use Committee meeting and the Board meeting.

Several potential conditions were identified that could reduce those impacts should the City approve the requested Conditional Use. As the WNC Board voted to OPPOSE the CUP Application, these conditions were no longer relevant. However, we are forwarding them to you since they were part of our consideration and as the project representative stated that should the project be approved, the applicant would agree to these conditions.

Please note, however, that members of the Board voiced concerns that there could be significant issues associated with attempts to enforce project conditions agreed between the applicant and community, and that the only way that they might be enforced would be if they were to be specified in the Zoning Administrator's Letter of Determination as project conditions tied to findings. Without that, the Board acknowledged that the conditions would be unenforceable.

Given our opposition to the CUP Application, these conditions are now moot to our decision. We hope that they will not be needed in the final determination from your office.

We appreciate your consideration of the Westside Neighborhood Council's position to oppose this Conditional Use request and the above information as the basis for its position in your deliberations. We urge you to deny this request.

Sincerely,

Terri Tippit, WNC Chair

Cc:

Councilman Paul Koretz – CD 5

Daniel Skolnick – CD 5 daniel.skolnick@lacity.org

Angel Izard – CD 5 angel.izard@lacity.org

Joan Pelico – CD 5 joan.pelico@lacity.org



October 5, 2020

Submitted via email to: apcwestla@lacity.org

West Los Angeles Area Planning Commission
200 North Spring Street, Room 532
Los Angeles, CA 90012

Re: DIR-2015-3883-CDP-SPP-MEL-1A (2308 – 2310 South Pisani Place)

Dear West LA Area Planning Commissioners:

I am writing on behalf of People Organized for Westside Renewal (POWER) in advance of your hearing on Case No. DIR-2015-3883-CDP-SPP-MEL-1A (2308 – 2310 South Pisani Place) scheduled for Oct. 7. I write in response to the Staff Recommendation and Staff Responses to certain Appeal Points, in particular those relating to the proper enforcement of the Interim Administrative Procedures for Complying with the Mello Act (“IAP”).

In short, the Department of City Planning (the “Department”) has failed to correctly enforce the IAP, resulting in a failure to identify existing affordable units and a failure to include unpermitted units where lower-income tenants were evicted. The Department has also erred and abused its discretion in accepting a feasibility study which determined it is infeasible to replace affordable housing at 2308-2310 South Pisani Place (the “Property”) despite the existing structure containing 8 affordable units, and in accepting that feasibility study based on the self-certification of the applicant.

POWER has worked since 1999 to create and preserve affordable housing for lower-income families within the Coastal Zone of Los Angeles, especially within Venice. The IAP is a key piece of legislation that helps the community advance the goal of creating and preserving affordable housing. This case involves the permanent demolition of eight Rent-Stabilized (RSO) apartments (six permitted, two unpermitted) from the Venice Coastal Zone, and it raises a number of issues related to IAP enforcement that apply to other cases currently in process, and even more development scenarios likely to occur in the future, which will further impact the affordable housing stock within the Coastal Zone. The Department’s determination in this case will effect not only the former tenants at the Property, but the way the IAP is enforced citywide. It is imperative that the Department take action to ensure the proper enforcement of the IAP to preserve affordable housing stock within the Coastal Zone.

The Department, in their recommendation and response to our appeal, compounded earlier errors made in their Letter of Determination, resulting in a failure to enforce the IAP. For this reason, the Commission should uphold our appeal, and deny the application.

I will elaborate below on the deficiencies in the staff responses to the following points:

- HCID failed to identify existing affordable units by using the incorrect lookback period (Appeal Point No. 4)
- HCID failed to include two unpermitted units where lower-income tenants paying affordable rents were evicted for the purpose of avoiding the Mello Act (Appeal Point No. 5)
- The Department of City Planning erred in accepting a feasibility study and finding it is infeasible to replace affordable housing despite the existing structure containing 6 permitted and 2 unpermitted units (Appeal Point No. 6)
- The Department of City Planning erred in finding that replacement affordable housing is infeasible by relying on a self-certified study from the applicant (Appeal Point No. 7)

Staff Response No. 4 – HCID’s Mello Act Determination failed to identify all existing affordable housing units.

The staff response highlights that an abuse of discretion took place when HCID used an arbitrary timeline to determine which three-year period to examine when performing the required investigation to determine if any units are Affordable Existing Resident Units at the subject site. The staff responds, on page A-7:

At the time the application was filed with HCIDLA (January 31, 2017), HCIDLA’s policy was to set the lookback period from the time the application was filed with HCIDLA, consistent with other application [sic] processed at the time. The policy to set lookback period start date at the time the City Planning Application is filed was not established until (Summer of 2017), after which all new applications would be subject to it, consistently.

The Department fails to respond to a key component of our appeal claim, namely that HCID and other City staff were aware of Affordable Existing Residential Units at 2308 Pisani prior to the time that the applicant filed their application with HCID. Additionally, the Department bases a recommendation to deny our appeal on a lack of jurisdiction over a separate department, while tacitly acknowledging that the abuse of discretion that we alleged in fact occurred.

POWER was first contacted by residents of 2308 Pisani in late 2015, and our first community meeting with residents took place on November 23, 2015. At that meeting, we interviewed six families, all of whom appeared to be living in apartments that would constitute Affordable Existing Residential Units based on their income and monthly housing cost.

Nearly immediately, we began to contact City staff, including HCID staff, about the Affordable Existing Residential Units, and we advised the tenants to do the same, given that they had already been receiving cash-for-keys offers from the Applicant and one family had already moved. On August 5, 2016, POWER wrote a letter to the Venice Neighborhood Council Land Use & Planning Committee, in which we copied Planning, HCID and Council staff, alerting them to the problem of losing affordable housing due to evictions taking place before HCID had conducted a review.

We anticipated that it would be important to establish that these units were affordable. We did not anticipate that HCID and the Department would collude with the applicant to game the system to avoid replacing existing affordable housing. On September 14, 2016, in response to an inquiry from Alexander Harnden of the Legal Aid Foundation of Los Angeles, HCID Management Analyst Wai Hon Jung wrote an email stating “2308 Pisani Ave - **Project is currently on Hold**” (Exhibit A, attached). HCID confirmed the Project was “on Hold” in September 2016, yet somehow inexplicably set the lookback period start date in January 2017—**well over a year after POWER first contacted HCID about the Project.**

No further explanation was given, but since late 2015 the tenants were facing increased pressure from the applicant to leave the property (Exhibit B, attached), and by late 2016 many tenants had already left. At no

point were the tenants given the impression that the redevelopment was in any way “on hold.” Further, HCID provides no clarification as to what would permit a project to be “on Hold” for these purposes, and does not mention that tenants were vacating units during this period.

Section 4.4.5 of the IAP addresses how the Department should handle situations where residents were evicted for the purposes of avoiding Mello Act compliance. The section is very clear that the trigger is the Coastal Development Permit application, as it refers to “an application to convert or demolish the unit.” HCID does not handle this type of application, and there is no indication that a separate HCID application with a different date should be used.

However, if HCID does use the date of their separate application, they failed to comply with IAP 4.4.5, as there were multiple evictions from the project site in the year prior to their preferred 1/31/17 start date:

If a substantial number of persons or families of low or moderate income were evicted from a single residential development within one year prior to the filing of an application to convert or demolish the structure, the evictions shall be presumed to have been for the purpose of avoiding the requirements of this subdivision and the applicant for the conversion or demolition shall bear the burden of proving that the evictions were not for the purpose of avoiding the requirements of this subdivision.

HCID cannot claim to be ignorant of these issues in this case. In addition to POWER, LAFLA, and remaining residents making repeated contact with HCID, **they also facilitated some of the evictions**. Both the unpermitted unit evictions and the Ellis Act evictions filed against remaining residents involved HCID interviewing residents in order to determine notice periods and statutory relocation requirements.

On February 28, 2017, once HCID finally began the review process that we had been demanding for over a year, we immediately alerted them to potential issues with the way their process would miss already-vacated units (Exhibit C, attached). As you can see, HCID did not work with us to count all existing units, per our request. City departments’ unwillingness to work with community groups like ours, and stubborn insistence on administering their programs in whichever ways are most beneficial to developers, is a large part of the reason why we are in front of this Commission so often. This is not the role HCID is intended to play in this process pursuant to the IAP, and the Commission has a duty to ensure affordable housing is properly protected in concert with the City’s regulations.

The Department further erred when they used this faulty HCID determination as the basis for their Letter of Determination for this application, and when they based a recommendation for denying our appeal on this basis. It is one thing for the Department to explain that they do not have jurisdiction to direct HCID’s review. However, as the primary department in charge of enforcing the IAP, the Department cannot recommend to this Commission that our appeal has no merit based on the fact that HCID was apparently enforcing the Mello Act incorrectly until summer 2017. This is an error and abuse of discretion this Commission must reverse.

Staff Response No. 5 – HCID and DCP improperly excluded affordable unpermitted housing units.

The staff response simply copies from the Definitions section of the IAP, without addressing the substantive issue in our appeal. There is no indication in the Mello Act, nor the IAP, that Affordable Existing Resident Units must have been legally permitted in order to constitute affordable housing within the Coastal Zone that may need to be replaced. Moreover, this is counter-intuitive: the purpose of the Mello Act is to preserve existing residential units, yet HCID and the Department claim they should rightfully exclude units **which were occupied by low-income tenants** simply because their Landlord did not properly permit those units. This punishes affordable tenants to cater to developers, who can benefit from the illegal actions of themselves or their predecessors-in-interest.

The Department refers to the definitions in the IAP: “Residential Unit” means a dwelling unit...as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC).” The definition of a Dwelling Unit from that section of the LAMC reads: **“A group of two or more rooms, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes.”** This describes both of the unpermitted units. Pointedly, this definition **does not** require a “Residential Unit” to be permitted in order to qualify.

The other part of the Department’s response, that “The Department of City Planning...rely on the permit history and certificates of occupancy issued for existing structures to verify the total number of Residential Units” refers to the Department’s practice, **but has no basis in the IAP**. In essence, the Department is declaring that they don’t enforce the law as evidence that they have properly enforced the law. This practice cannot be allowed to continue.

The Department fails to respond to the substantive issues that the residents were forced to leave their affordable units only due to the unilateral action of the applicant, who self-reported the unpermitted units. The former tenants were served formal eviction notices and unlawful detainers in order to facilitate the removal of the unpermitted units, beginning on May 23, 2016, which is within the 1-year lookback period for Section 4.4.5 of the IAP, even taking into account the erroneous timeframe that HCID elected to use. HCID also enforced the statutory relocation requirements and notice requirements.

It is unclear how these evictions, which contributed to the “substantial number” of evictions, cannot be counted when the IAP plainly instructs that they must be. Nothing in Section 4.4.5 states that units must be properly permitted in order for the Department to recognize that an eviction has occurred within the Coastal Zone, which removed an Affordable Existing Resident Unit. The Department’s only response here is non-substantive and relies on its previous pattern and practice. POWER contends that practice is an error and abuse of discretion, which this Commission must put to an end.

Staff Response No. 6 – *The Department of City Planning erred in accepting a Feasibility Study*

The staff contends that:

Question #7 requires Planning staff to consider if the Affordable Existing Residential Units are in one-family or two-family dwellings. No reference is made to “group dwelling” nor Unified Development, only to the type of existing structures.

This is incorrect. The Coastal Development Permit sought by the applicant includes a demolition component. The definition of a demolition contained in the IAP is:

“Demolition” means the demolition of one or more existing Residential Units. The structure or structures which contain these Residential Units are located on either a single lot or two or more contiguous or tied lots; or conform to the definition of a Unified Development.

The definition of a Unified Development is:

“Unified Development” means a development of two or more buildings which have functional linkages such as pedestrian or vehicular connections, with common architectural and landscape features which constitute distinctive design elements of the development, and that appears to be a consolidated whole when viewed from adjoining streets. Unified Developments may include two or more contiguous parcels or lots of record separated only by a street or alley.

2308 Pisani is clearly a Unified Development, and furthermore, the individual buildings exist on a single lot and are inalienable. No one of the duplex buildings could exist alone. The two closer to Pisani relied on the rear building for their parking and other amenities. The rear building could not be accessed from Pisani Place

without crossing over the shared walkway separating the front two buildings. The laundry line, patio, and other features were shared in common by all three buildings.

The IAP does not contain any definitions for one-family or two-family dwellings, so it is unclear how the Department came to the conclusion that “substantial evidence supports the findings that the project qualifies as two-family dwellings.”

The Department presents evidence that three buildings received permits and certificates of occupancy for the same lot, issued to the same owner, on the same dates in 1946 and 1947. If that is evidence of anything, it is evidence that 2308 Pisani meets the definition of a group dwelling contained in the LAMC: “**DWELLING, GROUP**. Two or more one-family, two-family or multiple dwelling, apartment houses or boarding or rooming houses, located on the same lot.”

Further, the rear building contained two additional unpermitted units, which both met the definition contained within the IAP of a “dwelling unit.” Therefore, the rear building contained four units, rendering its classification as a “two-family dwelling” nonsensical. If this were not true, there would not have needed to be eviction notices “in Order To Comply With A Government Agency’s Order” (notices from HCID, #LD051718 and #LD051719). The unlawful detainer cases were filed in order to recover possession of what, if not the dwelling units occupied by two tenants? If possession of those two units were recovered, the existence of two other units in the building alone would disqualify its classification as a “two-family dwelling.”

The mischaracterization of the Property as a one-family or two-family dwelling has serious implications for the applicant’s proposal. The IAP only allows the acceptance of a feasibility study and the finding of infeasibility for a one-family or two-family dwelling. In other words, the Department ***was required to mischaracterize the Property in order to accept the feasibility study.***

What is important is what the subject site is **not**: a one-family or two-family dwelling. Because the Property is rightly categorized as a Unified Development, all Affordable Existing Resident Units must be replaced without consideration of feasibility.

Staff Response No. 7 – DCP abused its discretion in making an infeasibility finding.

Even in cases where Affordable Existing Resident Units exist in one-family and two-family dwellings, the burden of proof is on the Department to make a finding that it is infeasible to replace some or all of those units. The starting assumption is – and rightly should be – that replacement affordable housing is feasible and can be achieved on site. Even if none of the above errors and abuses of discretion had occurred and we were only considering the Department’s finding of infeasibility, their preliminary posture must be that the affordable units will be replaced as a condition of approval of any Coastal Development Permit at the subject site.

The staff responded to our complaint that they had not met the burden of proof:

In reviewing feasibilities [sic] studies, staff relies on the expertise of the financial consultants preparing the analysis. Staff review is limited to ensuring the report contains the appropriate content and any assumptions in the report are clearly explained. In this case, Staff has determined the report contains the appropriate content and supporting documentation.

The “expertise of the financial consultants” is the self-certified study submitted by the applicant, who has a clear interest in finding that replacement affordable housing is infeasible. Staff has done nothing to address the inherent bias, taking for granted all of the economic assumptions presented by the applicant’s experts. This does not meet any reasonable standard of evidence that should be required for a public agency to give a

concrete benefit to a private developer at the expense of a community who cannot afford to sacrifice any more affordable housing in the name of developer profits.

While we cannot substitute the value that would be gained from having independent, third-party review by qualified experts, we can point out some of the most glaring deficiencies in the applicant's infeasibility study.

The project uses an inappropriate set of comparisons that do not conform to the allowable off-use sites contemplated by the Mello Act, the IAP and the Venice Land Use Plan (LUP). The prevalence of San Pedro comparisons is inappropriate. The LUP lays out the off-site options most clearly:

Policy I. A. 10. Location of Replacement Housing. The replacement units shall be located in one or more of the following areas, listed in order of priority: 1) on the site of the converted or demolished structure; 2) within the site's Venice coastal subarea; 3) within the Venice Coastal Zone; 4) within the Venice Community Plan area east of Lincoln Boulevard; and, 5) within a three mile radius of the affected site.

Within the feasibility study submitted (Exhibit F), Exhibit 2 shows that it is infeasible for the six unit development to offer even one affordable unit at 516 sq. ft. This model results in a profit of \$560,969, below the profit required for financial feasibility of \$990,983. However, if we replace the affordable unit sale price with the sale price of the other smaller market-rate unit, we arrive at a profit of \$710,412, which is also below the profit required for financial feasibility.

Sale & Profit	2308 Pisani w/ 1 affordable unit	2308 Pisani w/ 0 affordable units
Affordable / Market @ 516 sq ft	289,157	438,600
Market @ 516 sq ft	438,600	438,600
4 Market units @ 2,005 sq ft.	6,817,000	6,817,000
Less: Realtor Commission & Fees	-377,238	-377,238
Net Revenue	7,167,519	7,316,962
Profit (Loss)	560,969	710,412
Profit required for feasibility	990,983	990,983

Based on these assumptions, the market rate project is itself **infeasible**.

Conclusion

In a certain sense, this hearing itself is an abuse of discretion, and an error. The Department of City Planning is the lead agency in enforcing the IAP, and is also responsible for moving a permanent ordinance forward, as the City Council directed it to do in both 2013, and 2015, as well as multiple times before.

Many of the challenges with this application would be more clearly addressed in a new, permanent Mello Act ordinance for the City of LA. The Department of City Planning is using the weaknesses of the IAP to drive outcomes in a way that favors developers over the community on a fairly consistent basis, while also delaying the advancement of a permanent ordinance. The last time this department advanced a permanent ordinance to the City Planning Commission was in 2006, and that draft ordinance was not advanced by the elected representatives of the people.

Since then, the Department has been derelict in their duty to comply with Council's requests for reports-back, while simultaneously continuing to advance complex projects through an outdated regime, which regularly reduces the stock of affordable housing within the Coastal Zone, directly contrary to the stated purposes of the Mello Act. That outcome is, on its face, arbitrary and absurd.

In this specific case, the Department of City Planning is asking you to ignore a number of Affordable Existing Resident Units, and to find that 6, or 8, is a smaller number than 3, and to deny the community desperately

needed affordable housing in order to allow a developer the ability build a market-rate project that they themselves have shown us is also economically infeasible.

That is an absurd outcome. This Commission has every right, and a duty, to prioritize the need for affordable housing over a developer's need to lose money. Please uphold the appeal, and deny the application.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Przylucki". The signature is written in a cursive, flowing style.

Bill Przylucki
Executive Director

Enc.

Exhibit A

From: Wai Hon Jung <wai.jung@lacity.org>

Date: September 14, 2016 at 1:42:10 PM PDT

To: "Alexander B. Hamden" <AHarnden@lafla.org>

Cc: Mei Mei CHENG <meimei.cheng@lacity.org>, Marites Cunanan <marites.cunanan@lacity.org>, Wai Hon Jung <wai.jung@lacity.org>

Subject: Re: Mello determinations

Good Afternoon Alexander:

HCIDLA is responding to your inquiry regarding the following properties:

1. 710 California Ave - **No record;**
2. 2308 Pisani Ave - **Project is currently on Hold;**
3. 601 Ocean Front Walk - **No record;**
4. 804 - 804 1/2 California Ave - **The scope of work did not trigger a Mello Act Compliance review, per Planning department;**

Sincerely,

Wai Hon Jung

Management Analyst

Planning and Land Use Unit

Finance & Development Division

Los Angeles Housing + Community Investment Department

1200 W. 7th Street, 8th Floor

Los Angeles, CA 90017

(213) 808-8558 | wai.jung@lacity.org

Exhibit B

Thu, Dec 10, 2015 at 1:47 PM

[REDACTED]
To: "bill@power-la.org" <bill@power-la.org>

Hey bill!

Thanks again for coming out last nite. You have been a great help to us!

Here's the response I got...

[REDACTED] will send their email counter offers in the next 24 hours...

I will let you know how they respond to them.

I just said that I had been granted an extension and that I would be in contact in the next 10 days.

Any thoughts/feedback?

Thanks!!

[REDACTED]
2308 Pisani place

And as always...peace

Begin forwarded message:

From: Michelle Meepos <michelle.venica@outlook.com>

Date: December 10, 2015, 12:45:55 PST

[REDACTED]
Cc: "tami@kmkmanagement.net" <tami@kmkmanagement.net>, Michelle Meepos <michelle@venica.net>

Subject: Re: Counter Offer

Hi [REDACTED]

As a courtesy, I would like to remind you that the offer of \$15,000 (nearly double the amount you are required by law) to move out expires tomorrow, December 11th. The owner will not negotiate the amount of relocation assistance.

Please know that the owner will begin the process to remove the units from the rental market in the next few weeks. If you do not agree to the terms of the Move Out Agreement, you will receive \$7,800 in relocation assistance and you will have 120 days from receiving notice to vacate the unit.

I look forward to hearing from you,

Michelle

Exhibit C**2308-2310 Pisani UPDATE & QUESTIONS**

Bill Przylucki <bill@power-la.org> Tue, Feb 28, 2017 at 2:49 PM
To: Ezra Gale <ezra.gale@lacity.org>, Mei Mei Cheng <MeiMei.Cheng@lacity.org>, "marites.cunanan@lacity.org"
<marites.cunanan@lacity.org>, "tricia.keane" <tricia.keane@lacity.org>
Cc: "Alexander B. Harnden" <AHarnden@lafla.org>, [REDACTED] Susanne Browne
<SBrowne@lafla.org>

Hi Tess, Mei Mei, Tricia and Ezra:

I wanted to call your attention to recent developments at 2308-2310 Pisani, an 8-unit complex in the Venice Coastal Zone.

At the beginning of the month, tenants received documents from HCID as part of the Mello Act Affordable Replacement Unit Identification process. POWER has been working with tenants at the building for over a year, and we are (for once) way out ahead of the process.

That said, I hope that we can work together to get this process right the first time, which will benefit the tenants, the community, and the developer. So far a few flags have come up for us:

First of all, I want to draw your attention to how the project is characterized by HCID's letter to tenants, dated 2/1. The letter describes the existing project as "3 duplexes."

This is inaccurate: it is six RSO units and two occupied, unpermitted units, unified by a common walkway, common garages, and many other factors that make it a single development. For many years the complex provided housing to 8 households at affordable rates. We have seen developers before try to define existing complexes as a series of duplexes, and then use that definition to plea infeasibility to replace existing affordable units, which is only allowed when the existing project is below 3 units. Feasibility should not be considered for any affordable units found to exist at Pisani. They should all be replaced.

Secondly, on 2/21 Amy Doering, a tenant leader from Pisani, contacted Nicholas Kawazoe from HCID and was told that three vacant units would not be counted if they have been vacant over a year.

This is also problematic. Evictions and cash-for-keys deals were given to tenants to vacate units explicitly for the purpose of avoiding replacement affordable housing requirements under the Mello Act, something the City's Implementing Ordinance prohibits.

Tenants and POWER have been asking for a Mello Act review for months to avoid this very issue. The truth is, those units are only vacant because three households vacated units as part of cash-for-keys buy-outs in early 2016, under the understanding that the units would be Ellis Acted anyway. The Ellis Act evictions were filed in the Spring.

POWER began meeting with tenants in late 2015, after tenants became concerned about the plans that the new owner, the current developer, had for the buildings. At the time, all the units were occupied, and tenants had already been approached about cash-for-keys deals.

The owner has been telling tenants since late 2015 that they planned to demolish the buildings and build 9 condominium units. They even promised two of the current tenants two of the condos at affordable rates. We believe their full replacement affordable obligation under the Mello Act should be between 5-6 units.

On June 6, Amy Doering was told by Iris Wan that she was the planner assigned to the case (VTT-73715-CN).

On August 5 of last year we sent a letter to the VNC LUPC and copied HCID and CD-11 staff alerting them to this fact, asking for a Mello Act review. We included a new project number: DIR-2015-3883-CDP-SPP-MEL. We received a reply from Wai Hon Jong thanking us for the update.

On September 14, Wai Hon Jong told Alexander Harnden from LAFLA that the Pisani project was "on hold."

Throughout that time, the developer has been pursuing a consistent redevelopment effort. The one-year look-back period should begin in December 2015 or earlier, when the developer first shared their plans with residents.

If Mello Act reviews had taken place at any place during that time frame, they would have found additional affordable units that are now vacant.

We also believe that the two unpermitted units should be considered as existing affordable units for the purposes of the HCID determination letter. We can provide rental information for those and any other units, based on what tenants have shared with us. In some cases we have documentation available.

I hope we can work together to capture and replace all affordable units for this development.

Best,

--
Bill Przylucki
People Organized for Westside Renewal (POWER)
235 Hill St. | Santa Monica, CA 90405
(310) 439-8564 (cell) | bill@power-la.org

wela.nationbuilder.com



Planning APC West LA <apcwestla@lacity.org>

Case # VTT-73715-CN

1 message

Toni Caserta <tonicaserta@gmail.com>

Mon, Oct 5, 2020 at 8:39 PM

To: apcwestla@lacity.org

Cc: Bill@poer-la.org

To Whom It May Concern:

I lived at [2310A Pisani Place, Venice, CA 90291](#). From 2012 - 2015, I paid \$775 for my studio apartment, which included the utilities. In January 2015 my original landlord decided to sell the apartment building to KMK Properties. Although my original landlord refrained from raising my rent for 3 years, the new owners raised my rent as soon as possible to the maximum amount possible in a rent-controlled building. By November, I was told the new landlord planned on tearing down the building to build condos. I was being upended from my community and home for 7 years with no support and little time to find a new place to live. I was mortified I was being asked to do this right before the Thanksgiving Holiday. KMK wanted us to vacate by the first of the year, which was ridiculous to consider over the holidays. At the time the apartment building was full of long-term, rent-controlled tenants who led busy lives and had plans for the holidays. Many of us are teachers, freelance artists, and business owners. I ran my consulting practice from my apartment. It was an untimely request that was a costly inconvenience I did not financially plan for in 2015-16.

Since I would not vacate on their time frame and at their convenience, KMK retaliated and called the City of LA to report my apartment as an illegal dwelling. The landlord self-reported the issue. They felt it was a cheaper way to deal with removing a long-term tenant who was paying below-market rent. After several inspections by the City of LA, costly attorney fees, and multiple court hearings later, I begrudgingly left my affordable apartment behind on my timetable in February 2017. I subletted a room nearby in the Marina for awhile. In 2019 - I could finally afford to move back near my old community at 3X's+ the amount of rent, which is outrageous. My cost of living went from \$813 with all utilities paid to \$2,250/Water + Trash paid only (My rent and utilities are approximately \$2,500), which equates to over 65% increase in rent and utilities less than 2 years.

The removal of affordable units from the Oakwood neighborhood is crushing the entrepreneurial, creative soul of the community. People who are artists, teachers, freelance consultants, and small start-up business owners can no longer afford to live here. When I lived at Pisani Place, the diversity of demographics made the neighborhood an affordable, creative oasis by the beach. My wish is that the housing department and governmental entities recognize the importance of the creative class and their contributions to the community by mandating that all of the affordable housing units for this building be replaced. Communities should not be systematically dismantled by gentrification and developers with deep pockets. Please put the "fairness" back into this process by representing the best interest of everyday, hard-working people.

Additionally, I have some serious concerns about the CEQA exceptions the developers are asking for when building the new condos. I fear the environmental impact will be harmful to the neighborhood. I ask that you re-consider those exceptions. The apartment building is from the 1940s. Tearing it down and digging a subterranean foundation and garage will clearly impact the shifting of the ground and my neighbor's properties. Some of my neighbors are long time residents and elderly pillars of the community. They are retired and cannot afford costly impacts to their property. My neighbors will be deeply affected by the noise and traffic disruptions a teardown and the new build will cause. Many are concerned an ultra-modern design would clash with the beach cottage aesthetic currently in the neighborhood. Some are worried the changes will lower their property values.

Thank you for your time and consideration in advance. Please contact me directly if you have any questions at 310.948.1571.

Kindest regards,
Antoinette Caserta

--

Antoinette Caserta
Mobile: 310.948.1571



Case # VTT-73715-CN 203 -2310 Pisani Pl/ dir-2015-3883-cdp-spp-mel-1a

1 message

Amy Doering <doeringamy@gmail.com>

Mon, Oct 5, 2020 at 4:23 PM

To: apcwestla@lacity.org

Cc: William Przylucki <bill@power-la.org>

Subject: Fwd: case # DIR-2015-3883-CDP-SPP-MEL& VTT-73715-CN

To: Amy Doering <doeringamy@yahoo.com>

Project Site: [2308-2310 Pisani Place](#) -

Monday October 5, 2020

Hi My Name is Amy Doering and I am writing this letter in regards to the case # DIR-2015-3883-CDP-SPP-MEL& VTT-73715-CN on Pisani Place in Venice.

I would like my comments entered for consideration at the public hearing to be held October 7th at 4:30pm

I was a long term tenant of nearly 20 years at 2308 1/4th Pisani Pl. When I moved in 1998 my rent was \$700.00 and because it was a rent controlled building my increases were very reasonable and when I left I was paying around \$1395.00.

I was Ellis evicted by the new landlord in Dec 2017 because they wanted to redevelop the property into condos. I'm pretty sure the property owner tried to pull a permit for redevelopment before they took and Ellis action and then they put a halt on that permit. About a year before I got Ellis'd the property management came by the apartment complex and met with the tenants in each unit and explained they were going to Ellis the building and then proceeded to offer buyout offers to most of the tenants. 2 tenants took the buyout offers right away, moved out shortly after and signed non disclosure agreements. 4 tenants sought out legal counsel and 2 tenants were offered verbally the right to stay and return to the new development. Currently the apartment building has 6 of the 8 units sitting empty now for almost a year and a half. Venetia even told me early on that it was strange that a utility bill came to her apartment with the New Owners name on it indicating he was going to try and lie and say that unit was owner occupied.

When I was approached by the property manager I reached out to the local Westside Tenants Union and to POWER - we had a community meeting and discovered that we were not only in a Rent Controlled building, but that we were also in a coastal zone, which requires every affordable unit be replaced unit for unit in the new development.

My unit was determined to be an affordable unit. I'm quite sure the two tenants, Debra and Venetia who stayed in the building who were not evicted, had affordable units, I know they paid much less rent than me as they had been there a few years before me. Jim Poche had taken a buyout early on but his unit should have been considered an affordable unit, no doubt he had lived there the longest, he was semi retired and low income, and had much lower rent than I as well, I believe when we discussed it at the time he was paying around 1,000 a month. They counted his unit as vacant for 1 year and not deemed as an affordable unit, but clearly this was lived in for a very long time by someone who needed affordable rent, and who left only because of the buyout by the land lord who used this scare tactic and persuasion in order to get Jim to move out and to make it look like the unit was empty. They clearly they had intentions of Ellis'ing at the time he lived there. There were also 2 illegal units- garages converted into singles, that had been occupied for as long as I have lived there. These units were both affordable units going for around 800.00 and both tenants sought legal counsel and eventually left after they were being forced out after their illegal status was revealed to the city by the new owner. I'm pretty sure Stacey's unit in the front next to Debra was not an affordable unit but am unsure if Brian's unit, next to Venetia - was an affordable unit or not, he lived there with his wife and kid but not for as long as most, and I am unaware of his rent amount. All in All - I can count 6 affordable units, and I expect this public committee to uphold the law and make sure each and every affordable unit, even the un-permitted units, be accounted for and eventually replaced in the new development.

Our building although not Spanish in its architecture is very close in its nature to the very popular Spanish Bungalow's Apartments that were built throughout this city in the 30's and 40's. Is my apartment building really 3 duplexes? It's the bungalow style property that has a communal walk space down the middle of two buildings- consisting of 2 units each, facing each other and one building at the end of the sidewalk, that goes thru the 2 buildings and ends up at the front of the 3rd building which sits above the garages for all of the units. In addition there is a communal space/patio that had a

clothes line for all the units. That seems unlike any duplex arrangement I've ever seen - 3 duplexes or 1 apartment unit? I find it strange this apartment complex is being referred to as 3 duplexes?

Our building was full of a community of people who watched out for one another, We were all people who loved where we lived and for a very long time, back in the day - way before Google and Snap Chat. We all loved living near the beach, we all needed our affordable rents: we had 2 teachers, a property manager, a bartender, an electrician, an uber driver, someone on disability, a community art director and a post production supervisor. No ones salary has been raised equal to the amount of how rent has gone up, and almost everyone who has left had to leave Venice and the beach, and even when Venetia and Debra leave - once the new development starts, they will unlikely be able to find a comparable living situation in Venice under their current salaries.

When I left it was very difficult for me to leave my long term community, my friends and the beach, it's not easy to move and start all over again - it takes a long time to build community and to discover where you belong in a new neighborhood and space. I was unable to find anything affordable in Venice and had to move out.

We must do everything we can under the law to save every affordable unit that actually be saved - how many have we lost already? I urge you all to take a stand and do the right thing and help to save the all affordable units in this building and in Venice and all along the coast.

Thanks for your Time and Consideration

Amy Doering

doeringamy@gmail.com

310.403.1413

Via email: mike.bonin@lacity.org

Dear Councilmember Bonin,

Brad Kraus
2104 Pisani Place
Venice CA 90291

I am writing to express my resistance for the 2308 Pisani Place project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

This is a project that will take away from the character that has made Venice a special community minded place to live. The existing structures are beautiful and unique bungalow structures that before this development planning and the buyout of tenants was a really nice community of renters. This is yet another example of an attempt to take away nice rental units with a unique neighborhood feel and replace with expensive condos changing the character of this neighborhood both in architecture and increasing a form of gentrification and unaffordability.

I have live and rented in the same old Craftsman house for the past 15 years right down the street and have unfortunately watched the character of this unique neighborhood change for the worse. Let's keep special bungalow apartment complexes like this one alive instead of the extinct species which is being proposed.

Sincerely,
Brad Kraus



Planning APC West LA <apcwestla@lacity.org>

DIR-2015-3883-CDP-SPP-MEL-A1 _ request to continue

2 messages

Brian Silveira <silveira.brian@gmail.com>

Mon, Oct 5, 2020 at 5:07 PM

To: Planning APCWestLA <APCWestLA@lacity.org>

Cc: Jason Douglas <jason.p.douglas@lacity.org>, Ira Brown <ira.brown@lacity.org>

Hi James,

I hope you've been well.

The applicant would like to continue this item to the next available hearing date after Oct 22nd (AK Hotel hearing), assuming it can be heard in the first half of November.

Can you please let me know what that date would be?

Jason Douglas from the Councilman's office and our planner Ira Brown are Cc'd.

Thanks, Brian
310-753-1090

Planning APC West LA <apcwestla@lacity.org>

Tue, Oct 6, 2020 at 8:23 AM

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

Cc: Jason Douglas <jason.p.douglas@lacity.org>, Ira Brown <ira.brown@lacity.org>

Good morning Brian,

The West LA APC meets on the First and Third Wednesdays of the each month. November 4 will be the first meeting.

Best regards,

James

[Quoted text hidden]



Planning APC West LA <apcwestla@lacity.org>

Save 2308 Pisani Place!

1 message

C. Bull <arche@nyct.net>

Sun, Oct 4, 2020 at 7:35 AM

To: mike.bonin@lacity.org

Cc: apcwestla@lacity.org, len.nguyen@lacity.org

Dear Councilmember Bonin,

My name is Catherine Bull and I've lived in Venice for 13 years. I am writing to express my support for the [2308 Pisani Place](#) project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

This is a good project for Venice that has received the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process. In fact, the Venice Neighborhood Council supports this project. Now, at the last minute, two community members who do not live near the project have filed an appeal in opposition. This project deserves your support. Please consider the following:

- The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- 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 (replacing the existing eight units, of which only six were legal units).
- The appellants are trying to derail a project that would benefit the community and long-time residents in order to make their own statement about the City's development rules.
- The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise with few options available to stay in the area.

Please help us preserve our community and lend your support to this project.

Sincerely,

Catherine Bull

cc: Len Nguyen, CD-11

James Williams, Planning Commission Secretary



appeal for Case No. DIR-2015-3883-CDP-SPP-MEL

1 message

Erica Piccininni Brettler <epeachy0604@gmail.com>

Sun, Sep 27, 2020 at 7:48 AM

To: mike.bonin@lacity.org, len.nguyen@lacity.org, apcwestla@lacity.org

Dear Councilmember Bonin,

My name is Erica Brettler and I've been a resident of Venice for 11 years.

I am writing to express my support for [2308 Pisani Place](#) project in Venice and asking for denial of the pending appeal for **Case No. DIR-2015-3883-CDP-SPP-MEL**.

This is a good project for Venice that has received the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process. In fact, the Venice Neighborhood Council supports this project. Now, at the last minute, two community members (Robin Rudisill and Sue Kaplan) who do not live near the project have filed an appeal in opposition. This project deserves your support. Please consider the following:

- Michelle and Steve Meepos are a small Venice based daughter and dad team remodeling and building small tasteful properties in their hometown of Venice. Both live, work and play in Venice. Steve grew up in Culver City and first moved to Venice in 1973. Michelle moved to Venice immediately after graduating college in 2014 and served as the youngest member of the Venice Neighborhood Council 2014–2019. They take pride in giving back to the Venice community and are honored to be the first “developers” to voluntarily provide low cost housing for their Venice neighbors.
- This development is upgrading a very old, rundown, and unsafe building, but is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Debra J.T. Padilla, a non-profit community arts leader and Venetia Phillips an LAUSD music teacher. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- The Meepos' are actually doing what the City of LA needs more developers to do—replace dilapidated, old housing stock with modern, tasteful units without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise 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 (replacing the existing eight units, of which only six were legal units).
- The appellants are trying to derail a project that would benefit the community and long-time residents in order to make their own statement about the City's development rules.

- Essentially a successful appeal shuts down the project but does not result in any affordable units.

Please help us preserve our community and lend your support to this project.

Sincerely,
Erica Brettler



September 30, 2020

Dear Council Member Bonin, Mr. Nguyen, Mr. Williams,

My name is Eva Jenickova. I am a homeowner and a Venice resident since 2004.

I am writing to express my support for the 2308 Pisani Place project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

There are only positives about this project.

It has received all the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process.

The Venice Neighborhood Council also supports this project without any objections.

Now, at the last minute, two community members have filed an appeal in opposition.

There are few important things to know about them.

They do not live near the project nor are low income or renters.

They haven't opposed many of single family McMansions that went up around the neighborhood yet they're undermining a very good project for Venice that will provide housing for two low income residents who to this day remained at the property because it's been their home for 30 years. Both of the low income residents are highly valuable members of the Venice community for 30+ years.

The appellants are claiming they're backing the low income community but they're going directly against TWO LOW INCOME RESIDENTS.

There's also the question of intentions. It came to my attention that one of the appellants actually likes to obstruct similar projects as long as possible in order to receive a financial compensation for backing off. This is purely a hearsay but several community members have mentioned this.

This is a project beneficial to the community and it deserves your support.

Please consider the following:

- The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- 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 replacing the existing six legal units (the illegally inhabited garage and another area cannot count).

- The appellants are trying to make a statement about the City's development rules while sacrificing people's homes when derailing a project that would benefit the community and the long-time residents.
- The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise. This displacement would put them into a risk of losing their jobs that are tied to the community with few options available to stay in the area.

Last but not least, there's interest from two families that live in the vicinity and are currently renting to purchase the units in this new project because of the location and also because of the relative affordability.

I think this by itself is telling and significant about this project.

For all the above mentioned reasons this nonsensical and unreasonable appeal should be dismissed.

Please help us preserve our community and lend your support to this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Williams', with a long horizontal stroke extending to the right.

cc: Len Nguyen, CD-11
James Williams, Planning Commission Secretary

September 30, 2020

Dear Council Member Bonin, Mr. Nguyen, Mr. Williams,

My name is Eva Jenickova. I am a homeowner and a Venice resident since 2004.

I am writing to express my support for the 2308 Pisani Place project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

There are only positives about this project.

It has received all the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process.

The Venice Neighborhood Council also supports this project without any objections.

Now, at the last minute, two community members have filed an appeal in opposition.

There are few important things to know about them.

They do not live near the project nor are low income or renters.

They haven't opposed many of single family McMansions that went up around the neighborhood yet they're undermining a very good project for Venice that will provide housing for two low income residents who to this day remained at the property because it's been their home for 30 years. Both of the low income residents are highly valuable members of the Venice community for 30+ years.

The appellants are claiming they're backing the low income community but they're going directly against TWO LOW INCOME RESIDENTS.

There's also the question of intentions. It came to my attention that one of the appellants actually likes to obstruct similar projects as long as possible in order to receive a financial compensation for backing off. This is purely a hearsay but several community members have mentioned this.

This is a project beneficial to the community and it deserves your support.

Please consider the following:

- The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- 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 replacing the existing six legal units (the illegally inhabited garage and another area cannot count).

- The appellants are trying to make a statement about the City's development rules while sacrificing people's homes when derailing a project that would benefit the community and the long-time residents.
- The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise. This displacement would put them into a risk of losing their jobs that are tied to the community with few options available to stay in the area.

Last but not least, there's interest from two families that live in the vicinity and are currently renting to purchase the units in this new project because of the location and also because of the relative affordability.

I think this by itself is telling and significant about this project.

For all the above mentioned reasons this nonsensical and unreasonable appeal should be dismissed.

Please help us preserve our community and lend your support to this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Williams', with a long horizontal stroke extending to the right.

cc: Len Nguyen, CD-11
James Williams, Planning Commission Secretary



Planning APC West LA <apcwestla@lacity.org>

2308-2310 S Pisani place

1 message

gary joffe <gljoffe@gmail.com>
To: apcwestla@lacity.org

Thu, Sep 24, 2020 at 5:18 PM

Is this proposal to replace 6 rental units for 6 high end condos? Don't understand how is this possible w/ the need for affordable rental units being so critical? Thanks

Sent from my iPhone



Planning APC West LA <apcwestla@lacity.org>

2308A Pisani place

1 message

JANA Jones <peacejones78@icloud.com>

Mon, Oct 5, 2020 at 10:26 AM

To: apcwestla@lacity.org

Cc: bill@power-la.org

To whom it may concern,

Case number— VTT-73715-CN

Name: Jana Jones

I lived at 2308 A pisani place Venice ca from January 2012 to January 2016. This was a studio, rent was \$838.

I was forced to move out due to the property being sold. This was an affordable unit.

Please email if you have further questions!

Thank you,
Jana Jones

As always...peace



Planning APC West LA <apcwestla@lacity.org>

I Support Case DIR-2015-3883-CDP-SPP-MEL.

1 message

Janet Lally <jlallyabc@gmail.com>

Sat, Sep 26, 2020 at 12:01 PM

To: mike.bonin@lacity.org, len.nguyen@lacity.org, apcwestla@lacity.org

Dear Councilmember Bonin,

Janet Lally, resident of Venice for 48 yearsI am writing to express my support for the [2308 Pisani Place](#) project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

This is a good project for Venice that has received the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process. In fact, the Venice Neighborhood Council supports this project. I have previously opposed other projects in my neighborhood because they led to a reduction in housing for Venice residents. This project, however, is good for the neighborhood.

Now, at the last minute, two community members who do not live near the project have filed an appeal in opposition. This project deserves your support. Please consider the following:

The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given affordable replacement units to tenants. 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 (replacing the existing eight units, of which only six were legal units).

The appellants are trying to derail a project that would benefit the community and long-time residents in order to make their own statement about the City's development rules.

The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise with few options available to stay in the area.

Please help us preserve our community and lend your support to this project.

Sincerely,

Janet Lally
[617 Boccaccio Ave., Venice, CA 9029](#)cc: Len Nguyen, CD-11
James Williams, Planning Commission Secretary



Planning APC West LA <apcwestla@lacity.org>

I Support Case DIR-2015-3883-CDP-SPP-MEL1 message

julie lee <julie672@hotmail.com>

Mon, Sep 28, 2020 at 2:01 PM

To: "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "len.nguyen@lacity.org" <len.nguyen@lacity.org>, "apcwestla@lacity.org" <apcwestla@lacity.org>

Dear Councilmember Bonin,

My name is Julie Lee and I have resided at [2106 Pisani Pl #3, Venice, CA 90291](#) for 14+ years.

I am writing to express my support for the [2308 Pisani Place](#) project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

This is a good project for Venice that has received the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process. In fact, the Venice Neighborhood Council supports this project.

Now, at the last minute, two community members who do not live near the project have filed an appeal in opposition. This project deserves your support. Please consider the following:

- The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- 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 (replacing the existing eight units, of which only six were legal units).
- The appellants are trying to derail a project that would benefit the community and long-time residents in order to make their own statement about the City's development rules.
- The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise with few options available to stay in the area.

Please help us preserve our community and lend your support to this project.

Sincerely,

Julie Lee

cc: Len Nguyen, CD-11

James Williams, Planning Commission Secretary



Planning APC West LA <apcwestla@lacity.org>

(Case No. DIR-2015-3883-CDP-SPP-MEL)

1 message

Jennifer Luke <jlukeme@gmail.com>
To: mike bonin <mike.bonin@lacity.org>
Cc: len.nguyen@lacity.org, apcwestla@lacity.org

Thu, Oct 1, 2020 at 4:49 PM

Dear Councilmember Bonin,

Jennifer Luke here, residence of Venice 28+ years.

I am writing to express my support for the [2308 Pisani Place](#) project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

This is a good project for Venice that has received the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process. In fact, the Venice Neighborhood Council supports this project.

Now, at the last minute, two community members who do not live near the project have filed an appeal in opposition. This project deserves your support. Please consider the following:

- The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- 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 (replacing the existing eight units, of which only six were legal units).
- The appellants are trying to derail a project that would benefit the community and long-time residents in order to make their own statement about the City's development rules.
- The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise with few options available to stay in the area.

Please help us preserve our community and lend your support to this project.

Sincerely,

Jennifer

cc: Len Nguyen, CD-11, len.nguyen@lacity.org
James Williams, Area Planning Commission Secretary, apcwestla@lacity.org



Planning APC West LA <apcwestla@lacity.org>

Case VTT-73715-CN 2310 1/4 Pisani Pl, Venice.

1 message

James Poche <vintagebookmarks@gmail.com>
To: APCWestLA@lacity.org

Mon, Oct 5, 2020 at 3:46 PM

Hello,

10/5/2020

I'm James Poche'
841 Cherry Ave #4
Long Beach, Ca. 90813
(310) 827 4255
Vintagebookmarks@gmail.com

I was born in Santa Monica and have spent over 40 years on the same block in Venice. I've unfortunately watched the city gentrify.

I have lived in **two** different dwellings (though both under the same roof) from 1979 until getting booted out in 2015. To wit, 2310 1/4 Pisani Pl and at 2310 Apt "X" Pisani Pl..(Initially in an undocumented unit then later in a properly registered one). Vista Properties and it's owner Bill Keenan will support these claims upon request.. Never missed a rent payment in over three decades. A model tenant.

I had been self employed making bookmarks out of postage stamps and selling over two million units. I mention this because over a period of time I eventually was able to house the entire operation in TWO different garages at the same location for which I paid an additional sum (I think it may have been around \$450/mo?). Finding affordable business space on the Westside was challenging.

I combined these two different charges (one personal, and one business) into one single check for bookkeeping simplicity. At first glance this larger sum might give the **mistaken** impression that I paid the highest amount of rent rather than the lowest since I had been under rent control for the longest.

I contend that this is what happened.

I am the oldest tenant at the Pisani address predating Deborah, Venita, and Amy. The units under Vista Prop were rent controlled from the get go however when I upgraded to the one bedroom it was at a market rate and not discounted despite my continued tenancy..This explains our slightly different rates.

I assert that my income then and now is lower than any of the other tenants still residing there.

I claim that by rights I should have had the first right of refusal for continued tenancy at affordable housing rates rather than the other neighbors so designated.

Fight or flight? My treatment under the new owners went from "glad hand" to "the bum's rush." No idea why. Some neighbors pursued litigation.

It was made crystal clear that I was impeding progress and troublingly in the way. Throw some money at the problem and it will go away. I observed other neighbors pursue various strategies. Different settlements got hashed out. My reasoning at the time was that this was a David vs Goliath situation and the other side had unlimited resources which I did not.

I ended up moving right next door for about five years. Several units (of the eight) including my old one have lay vacant this entire time. Add in a couple years of vacant garages. All locked in a time capsule. At the end of the day, it's not about the money. It's about the money!

Virus-free. www.avg.com



Planning APC West LA <apcwestla@lacity.org>

Case VTT-73715-CN 2310 1/4 Pisani Pl, Venice P.S.

1 message

James Poche <vintagebookmarks@gmail.com>
To: APCWestLA@lacity.org

Mon, Oct 5, 2020 at 4:34 PM

P.S. It's now been a number of years ago. I'm certain you have records with the exact amount of rent I was last paying. Seem to recall it was under a grand. (without the garages of course). Next door I started at \$950 in 2015 and ended at \$1,050 in 2020 before eventually succumbing to the developers.

Thanks very much for your time and trouble. I really appreciate your attention to these matters.

All the best,
Jim Poche'

Virus-free. www.avg.com

Dear Councilmember Bonin,

Karen Rosenhoover, 618 Victoria Ave., Venice, CA 90291 Resident of Venice for 40 years

I am writing to express my support for the 2308 Pisani Place project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

This is a good project for Venice that has received the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process. In fact, the Venice Neighborhood Council supports this project.

Now, at the last minute, two community members who do not live near the project have filed an appeal in opposition. This project deserves your support. Please consider the following:

- The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- 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 (replacing the existing eight units, of which only six were legal units).
- The appellants are trying to derail a project that would benefit the community and long-time residents in order to make their own statement about the City's development rules.
- The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise with few options available to stay in the area.

Please help us preserve our community and lend your support to this project.

Sincerely,

Karen A. Rosenhoover

cc: Len Nguyen, CD-11
James Williams, Planning Commission Secretary



Planning APC West LA <apcwestla@lacity.org>

I Support Case DIR-2015-3883-CDP-SPP-MEL

1 message

Lee Ann Goya <muchasb@gmail.com>

Sat, Oct 3, 2020 at 1:19 PM

To: mike.bonin@lacity.org

Cc: len.nguyen@lacity.org, apcwestla@lacity.org

Dear Councilmember Bonin,

My name is Lee Ann Goya and I live on 603 Woodlawn Ave. I have been a resident of Venice for 19 years. I am writing to express my full support for the [2308 Pisani Place](#) project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

This is a good project for Venice that has received the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process. In fact, the Venice Neighborhood Council supports this project.

Now, at the last minute, two community members who do not live near the project have filed an appeal in opposition. This project deserves your support. Please consider the following:

- The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- 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 (replacing the existing eight units, of which only six were legal units).
- The appellants are trying to derail a project that would benefit the community and long-time residents in order to make their own statement about the City's development rules.
- The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise with few options available to stay in the area.

Please help us preserve our community and lend your support to this project.

Sincerely,

Lee Ann Goya, Venice resident/artist
(310) 920-6653

cc: Len Nguyen, CD-11

10/5/2020

City of Los Angeles Mail - I Support Case DIR-2015-3883-CDP-SPP-MEL

James Williams, Planning Commission Secretary



Planning APC West LA <apcwestla@lacity.org>

I Support Case DIR-2015-3883-CDP-SPP-MEL.

1 message

Mira Wilder <planetmir@gmail.com>

Wed, Sep 30, 2020 at 11:34 AM

To: mike.bonin@lacity.org, len.nguyen@lacity.org, apcwestla@lacity.org

Dear Councilmember Bonin,

I Mira Wilder 2306 Oakwood Ave... Venice, 90291 have lived in Venice for 34 years

I am writing to express my support for the 2308 Pisani Place project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

This is a good project for Venice that has received the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process. In fact, the Venice Neighborhood Council supports this project.

Now, at the last minute, two community members who do not live near the project have filed an appeal in opposition. This project deserves your support. Please consider the following:

- The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- 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 (replacing the existing eight units, of which only six were legal units).
- The appellants are trying to derail a project that would benefit the community and long-time residents in order to make their own statement about the City's development rules.
- The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise with few options available to stay in the area.

Please help us preserve our community and lend your support to this project.

Sincerely,

cc: Len Nguyen, CD-11

James Williams, Planning Commission Secretary



Planning APC West LA <apcwestla@lacity.org>

My support for 2308Pisani Place project in Venice

1 message

Stephanie Avedon <stephanieavedon@gmail.com>

Tue, Oct 6, 2020 at 4:06 PM

To: mike.bonin@lacity.org, len.nguyen@lacity.org, apcwestla@lacity.org

Cc: debrajtpadilla@gmail.com

To: Councilman Mike Bonin; Len Nguyen, Senior Planning Deputy; James Williams, Secretary for Area Planning Commission

I am writing to express my support for 2308 Pisani Place project in Venice and asking for denial of the pending appeal for **Case No. DIR-2015-3883-CDP-SPP-MEL**. Please find my letter of support attached.

Thank you,
Stephanie

Stephanie Edwards Avedon

she/her/hers

[venicemama jewelry](#)

c 310.480.1493

Dear Councilmember Bonin,

My name is Scott Gagain. I've been a resident at 2306 ½ Pisani Place Venice, CA for 14 years.

I am writing to express my support for the 2308 Pisani Place project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

This is a good project for Venice that has received the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process. In fact, the Venice Neighborhood Council supports this project.

Now, at the last minute, two community members who do not live near the project have filed an appeal in opposition. This project deserves your support. Please consider the following:

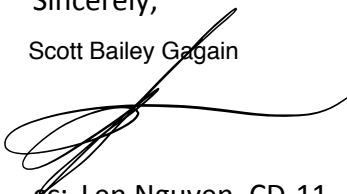
- The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- 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 (replacing the existing eight units, of which only six were legal units).
- The appellants are trying to derail a project that would benefit the community and long-time residents in order to make their own statement about the City's development rules.
- The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise with few options available to stay in the area.

Keep in mind that I am the next door neighbor and would be the person most effected by the construction of this development.

Please help us preserve our community and lend your support to this project.

Sincerely,

Scott Bailey Gagain

A handwritten signature in black ink, appearing to read 'Scott Bailey Gagain', with a long, sweeping horizontal stroke extending to the right.

cc: Len Nguyen, CD-11

James Williams, Planning Commission Secretary



Planning APC West LA <apcwestla@lacity.org>

DIR-2015-3883-CDP-SPP-MEL-1A. Please support Appeal and Deny Project.

1 message

Stewart Oscars <stewart.oscars@gmail.com>
To: APCWestLA@lacity.org, ira.brown@lacity.org
Cc: stewart.oscars@gmail.com

Mon, Oct 5, 2020 at 3:40 PM

Dear West Los Angeles Area Planning Commission,

Please rule in favor of the Appeal regarding the proposed project at 2308-2310 S. Pisani Pl, Venice, 90291 and deny building permits for construction.

I live four blocks from the project site. This project will not fold into the fabric of the existing neighborhood; rather it will create a rift splitting the block into two parts.

The proposed huge project size is out of scale with the neighborhood.

There are no setbacks in the design of the front facade like the surrounding homes.

The existing mature landscape which now works as natural air conditioning will be destroyed and replaced by mechanical air conditioning which will contribute to increased global warming.

Please support this Appeal and deny building permits.

Thank you,

Stewart Oscars
810 Angelus Pl
Venice, CA

Sent from my iPad



Planning APC West LA <apcwestla@lacity.org>

I Support Case DIR-2015-3883-CDP-SPP-MEL

1 message

Teresa Conrow <tconrow2@gmail.com>

Sun, Sep 27, 2020 at 7:11 PM

To: mike.bonin@lacity.org

Cc: len.nguyen@lacity.org, apcwestla@lacity.org

Dear Councilmember Bonin,

My name is Teresa Conrow and I have lived in Venice for over twenty-five years. I live around the corner from 2308 Pisani Place, at 603 Woodlawn Ave. I would very much like to see the project proceed as planned.

Both of the two tenants that would be receiving the affordable housing units at [2308 Pisani Place](#) are single women and long-term residents of Venice, who have contributed tremendously over many years to our community. I do not want to see them displaced. So many of the former residents on our blocks have been forced to move.

We have an opportunity with this project to help two very long-term residents of Venice stay in place. This project needs to go forward.

I am writing to express my support for the [2308 Pisani Place](#) project in Venice (Case No. DIR-2015-3883-CDP-SPP-MEL).

This is a good project for Venice that has received the necessary approvals and has had no visible opposition from the community throughout the multi-year entitlement process. In fact, the Venice Neighborhood Council supports this project.

Now, at the last minute, two community members who do not live near the project have filed an appeal in opposition. This project deserves your support. Please consider the following:

- The developer is not only upgrading a very old, rundown, and unsafe building, he is also offering 33% of the units as affordable workforce housing to long time Venice residents in low income but high value professions—Venetia Phillips, an LAUSD teacher, and Debra J.T. Padilla, a non-profit community leader. This is very generous. To our knowledge, a Venice developer has never voluntarily given replacement units to affordable tenants.
- 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 (replacing the existing eight units, of which only six were legal units).
- The appellants are trying to derail a project that would benefit the community and long-time residents in order to make their own statement about the City's development rules.
- The developers, 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 without overbuilding and providing an affordable option to two long-time residents who would be displaced otherwise with few options available to stay in the area.

Please help us preserve our community and lend your support to this project.

Sincerely,

A handwritten signature in black ink that reads "Teresa Conrow". The script is cursive and fluid.

10/5/2020

City of Los Angeles Mail - I Support Case DIR-2015-3883-CDP-SPP-MEL

cc: Len Nguyen, CD-11

James Williams, Planning Commission Secretary

**Venetia Phillips
2308 Pisani Place
Venice, CA 90291**

October 1, 2020

West Los Angeles Area Planning Commission

Re: 2308 Pisani Place Project; DIR-2015-3883-CDP-SPP-MEL; ENV-2015-3884-CE

Via email: apcwestla@lacity.org

Dear Commission President Michael Newhouse and Commissioners:

I have lived in Venice for 30 years. I've been on Pisani Place for 28 of those years. It is my home. I love this place with my whole heart. I intend to retire here so I could be here another 30 – 40 years, God willing.

I have worked as a LA Unified School District teacher for 30 years and I have dedicated my life to education and music. From my work at our own Venice High School and Mark Twain Middle School, I often see former students around town who eagerly approach me to fill me in on their latest accomplishments. Currently, I am the music teacher at Westchester HS.

I am also a professional freelance musician and have played in every music venue in Venice. Besides many others, I have performed in Danny's, Witz End, Beyond Baroque, The Talking Stick, and on the beach with the street musicians. I have played Venice weddings, birthdays, and local gatherings and I love giving back to this wonderfully eclectic community. I am fully committed to this city.

What I find most disconcerting is that the appellants are attempting to derail a really good project. Venice has changed. Pisani Place has changed. What once used to be a street that was a small community is now a very transitory place. Out of the other four houses, three have plans to rebuild and three are AirBnB. Debra J. T. Padilla (my neighbor) and I are the only long-term residents left on the block. It is no longer the cozy community where I knew all my neighbors. Everybody is gone. People build large fences and block the view of their homes.

This project is a beautiful, creative space that will provide TWO replacement units, or one third of the total units being built. The other very important aspect is that the developers, Steve and Michelle Meepos, are also upgrading a very old, rundown and frankly unsafe building. They inherited a worn-down structure beyond repair. The water is rusty, the plumbing is bad, the roof is shot, and the electricity is a fire hazard. Nor is it sturdy enough to handle a huge earthquake. Rebuilding is the best approach because it will improve our quality of life. Sometimes things need to be torn down. I love this place – I have lived here now for three decades – but I truly agree it is time to rebuild.

I have seen the changes in Venice. But this project, however, is not typical of the others we've seen. Steve Meepos is community minded and is not the "evil" developer who is solely in it for profit. I understand others may have a different perspective, but from our perspective Steve is providing us the opportunity to own a home, which is a blessing and an opportunity we never would have had without him.

Steve Meepos is actually CONTRIBUTING to his local community and its residents with this project. He couldn't have been more generous to me, a teacher, and Debra J.T. Padilla, a non-profit arts leader (professions, unfortunately, in a lower income bracket) and to the other two tenants who have voluntarily moved out of the property and who have not only been awarded a settlement, but also negotiated with the developer's representative to obtain low income units for each to live in a different location. I haven't seen a developer who has done this of his own will. Steve is a local Venice resident who is fully invested in preserving its character and people.

This is a *creative* project that protects and works with long term local residents, much in the spirit of Venice. It is a tastefully designed structure and will provide Debra and myself the opportunity to stay in Venice at an affordable price.

It would be an unfortunate and shortsighted action were I to lose this great opportunity to own a home in Venice. It would impact me across the board. It may be hard for some to understand the feeling of uncertainty that comes with being a renter. Even if we do get to stay here as renters, we will be living in fear that one day our circumstances will change.

I urge you to deny the appeal, so Debra and I can keep and rebuild our homes and have the same opportunity that others have, which is to own a home and never worry about renting again. Ultimately, Venice gets its reputation from the people who live here. Debra and I have been part of that fabric and deserve to stay.

A true Venetian,

Venetia Phillips



October 5, 2020

Response to Staff Report to 2308-2310 Pisani Appeal
DIR-2015-3883-CDP-SPP-MEL-1A
ENV-2015-3884-CE

Honorable WLAAPC Commissioners:

Appeal Point 1

The City contends that this project conforms to Coastal Act Section 30251 Scenic and Visual Qualities and Coastal Act Section 30253 Minimization of Adverse Impacts. As in the Letter of Determination and the Staff Response to the Appeal (Staff Response), **the decision maker still does not make adequate findings that the development meets the requirements for protection of the Visual Resources and the Special Coastal Community of Venice and its Community Character as per Chapter 3 of the Coastal Act.**

Venice is a unique Coastal Resource. The City-approved project would negatively impact the character of the community because the proposed structure is not consistent with the surrounding development pattern in its mass, scale or character.

That the decision maker says the project would not have a significant impact on the existing neighborhood is not born out by their description of the existing neighborhood. A three-story glass contemporary structure is not compatible with this street of modest, low rising homes. (See Streetscape analysis.) The applicant included a height study as a character, mass, scale compatibility analysis. A height study does NOT support a mass, scale or character compatibility finding. Without house styles, number of stories (height is not a character component), year built and type of housing (SFD or multi) it is not a character study. Other characteristics that can give a picture of the area might also be considered. But height alone does not represent the character, mass or scale of an area for purposes of determining compatibility with neighborhood character.

So, while the proposed project may meet the development standards in the certified Venice Land Use Plan (LUP) re. height, setbacks, and parking, the City does not address the compatibility requirements:

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. **All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods.**

Policy I.E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures **while maintaining the neighborhood scale and massing.**

The block on which the proposed project will stand is made up of 11 lots (2300 and 2302, 2308-2310, and 706-708 Victoria are combined lots but with separate addresses.) Of the 11 lots, only two are two-story – one an Arts and Crafts home listed in SurveyLA as a historic resource--and the subject property, a “bungalow court,” which is valued as an historic resource of the Venice Coastal Zone. Eighty-two percent (82%) are one-story. (See attached Streetscape.)

The homes are Spanish influenced or Arts and Crafts style, with the exception of 711 Boccaccio, a modest one-story contemporary home with wood clad siding, and 2106 Pisani, a two-story (garage on street level, units above), typical ‘60s stucco apartment building.

The surrounding streets also show a similar pattern: modest homes in the Spanish and Arts and Crafts styles with well-developed yards. There is more recent development in the surrounding streets, but the prominent character is similar to the Pisani block.

As indicated in the attached Streetscape, the average square footage on the block is 1,998 square feet (and the average FAR on the block is .45). **The proposed project is 4.5 times as large as the average square footage of the houses on the block** (and none are three-story). Also, **the proposed project is 2.5 times as large as the existing structure.**

The proposed project is three stories with minimal upper level step-backs. and the yard area and landscape are not compatible with the properties in the surrounding areas, as required by LUP Policy I.A.8.a. Though the developer describes the ground level to be below grade and thus not visible, the rendering supplied by the owner shows a three-story structure.

The block is 63% multi-family properties with 20 RSO units (the 8 on subject property have been Ellised) in seven structures. If this project were to be built that would be a loss of 40% of the RSO/multi-family housing on the block.

Staff cites the proposed project at 2300-2302 Pisani, a director-approved, three-story, 3-unit condominium project, to support the subject proposed project. However, the 2300-2302 Pisani project was appealed to Coastal Commission and at the October 2019 meeting the Coastal Commissioners found Substantial Issue, which voided the CDP; the De Novo hearing has not been scheduled (but the property is in foreclosure as per the Assessor’s Report due to nonpayment of 2019 taxes). Using 2300-2302 Pisani as a relevant case is an error as a City permit for that proposed project no longer exists.

The City decision maker erred and abused its discretion in not making proper and adequate Coastal Act Findings (1, 2 and 4).

Staff Appeal Point 2: Categorical Exemption

The decision maker erred and abused its discretion in granting a Categorical Exemption.

The proposed project does not meet the requirements of the California Environmental Quality Act (CEQA) Guidelines, Section 15332(a), that “The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.”

The project is not in substantial conformance with the General Plan, which includes the Venice Community Plan and the LUP; and it is also not in substantial conformance with the Venice Coastal Zone Specific Plan. We have made Findings and provided evidence of that fact in this letter.

In addition, the project does not qualify for a Categorical Exemption as it is not consistent with the existing development in the surrounding area and thus has the potential for adverse cumulative impacts. As per state CEQA Guidelines Section 15300.2, a Categorical Exemption is inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The decision maker failed to include an analysis of cumulative effects of the approved development on community character but yet concludes that there would be no cumulative impacts as the project is consistent with the type of development permitted for the area. As explained in detail above, the project is not consistent with the Coastal Act or the LUP requirements. The exception to the exemption is required when the cumulative impact of successive projects of the same type in the same place, over time, is significant.

Past projects include two projects dating from the 1960s, one is a SFD and the other a fourplex, 2-story apartment building. No new development applications appear to be made since then. The character of the block has been stable as described above. In the past year, two large projects have made applications to the City for large, market rate condominiums. Both have been approved and both have been appealed.

As noted above, the property at 2300-2302 was appealed to the Coastal Commission is applicable as the Coastal Commission agreed that this project, which is similar in size and scale, could cause a significant adverse cumulative impact and prejudice the Local Coastal Program (LCP). They found a Substantial Issue, which voided the CDP and will be scheduling a De Novo Hearing. Using this as a relevant case in support of the project is therefore an error.

Similar to Coastal Staff’s conclusions in a recent Coastal Commission case for 710-712 and 714-716 Palms, the City’s findings in this case fail to include an analysis of cumulative effects of the approved development on community character; and the City’s determination may prejudice the City’s ability to prepare a LCP.

Prejudicing the Writing of the LCP

Venice is a unique Coastal Resource and its Community Character are required to be protected. The City-approved project would negatively impact the Community Character of the area because the proposed large scale of the structure is not consistent with the surrounding development pattern. Allowing this condominium building would significantly and incrementally change the character of the neighborhood, making it more likely that other new, large structures that are out of character

with the current neighborhood would be approved and built, causing an adverse cumulative impact. Therefore, the development could significantly and adversely affect Coastal Resources.

The City does not currently have a certified LCP, but it does have a LUP. The proposed development is not consistent with the community character standards and policies set forth in the LUP. Thus, the project does not conform with the community character policies of Chapter 3 of the Coastal Act and the LUP and would have the potential to set a negative precedent for future development and future interpretation of the City's LUP. Thus, this project, as proposed and conditioned, may prejudice the ability of the City to prepare a LCP that is in conformity with Chapter 3 of the Coastal Act.

Appeal Point 3. **Specific Plan Project Permit Compliance (SPP)**

One of the appeal points is that the decision maker errs in Finding that the project would not be materially detrimental to adjoining lots or the immediate neighborhood. The Staff Report does not specifically address this. There is no logic to or basis for the Finding in the Determination and thus the Finding is conclusory. Here, we have provided clear, local Findings that the project WOULD be materially detrimental to adjoining lots, with associated Substantial Evidence. See Streetscape. This is a Finding very specific to the SPP and cannot be assumed to have been done using the CDP Findings.

Conclusion

The CDP for this project should be denied and the Appeal granted because the City decision maker did not make proper and adequate findings to support the approval of this coastal zone project.

In conclusion, the primary issue for the appeal is potential adverse cumulative impacts to community character. The proposed project is not in conformity with the Chapter 3 policies of the Coastal Act and the guidance in the LUP. As proven in the Findings in this letter and the substantial evidence in the attached Streetscape, the decision maker erred in finding that the project is in conformance with the community character policies of the Coastal Act, including sections 30251 and 30253 and thus erred and abused its discretion in approving the CDP.

Sincerely,

Sue Kaplan

Sue Kaplan, President
Citizens Preserving Venice

Citizens Preserving Venice (CPV), a nonprofit 501c(3), founded as a group dedicated to preserving and protecting the character and scale of Venice as a Special Coastal Community. We work with the Venice community preserving the history, including the social, cultural and economic diversity, and protecting affordable housing by promoting healthy growth throughout Venice.

	A	B	C	D	E	F	G	H	I	J	K	L	M
1				Streetscape for:			Pisani		Block:	2300			
2													
3	PROPOSED PROJECT ADDRESS:												
4													
5	2308-2310 Pisani											The subject project has a FAR of 1.13; the Average FAR on the block is .45. This project is 2 1/2 x larger than the Average FAR.	
6		9,052	8,000	1.13	6				3	Contemporary	half-pitched		
7													
8													
9	HOUSE NO.	HOUSE SQ	LOT SQ FT	% HOUSE/ LOT (FAR)	MULTI-UNIT	YEAR BUILT	Housing Status	HISTORICAL CONTRIB.	STORIES	HOUSE STYLE	ROOF		
10													
11	2312 (803 Boccaccio)	1,741	4,002	0.44	2	1942	RSO		1	Bungalow	pitched	Out of 11 lots, there are 2 two-story buildings, one (the subject property) has the second-story stepped back, barely visible from	
					6 +2 unper-mitted								
12	2308-2310 Pisani	3,672	8,001	0.46		1947	RSO (ELLIS)		2	Bungalow	pitched		
13	2306 Pisani	1,118	3,999	0.28	2	1921	RSO		1	Spanish	pitched		
14	2304 Pisani	1,160	3,577	0.32		1924	SFD		1	Spanish	flat	There are 20 RSO units in 7 buildings (including the 8 Ellised of subject property) on this block. There are 4 SFD houses.	
15	2302 Pisani	1,805	2,836	0.64	2	1937	RSO		1	Spanish	flat		
16	2300 Pisani	1,805	3,909	0.46	2	1937	RSO		1	Spanish	flat		
17													
18	2106 Pisani	3,456	4,000	0.86	4	1966	RSO		1	Spanish	flat		
19	2104 Pisani	1,401	4,633	0.30		1911	SFD		1	Spanish	flat		
20	706-708 Victoria	2,371	6,002	0.40		1912	SFD	SurveyLA Resource	2	Arts & Crafts	gabled		
21	711 Boccaccio	1,453	4,500	0.32		1960	SFD		1	Bungalow	pitched		
22													
23													
24	Average	1,998	4,546	0.45									
25													
26	1- STORY								82%				
27													
28	Multi-unit structures				64%								
29	BEFORE 1930												
30	BUILT 1931-1959				36%								
31	BUILT AFTER 1960				45%								
32					18%								



James Williams <james.k.williams@lacity.org>

2308 Pisani Request Continuance

2 messages

Bill Przylucki <bill@power-la.org> Fri, Oct 2, 2020 at 8:00 AM
To: James Williams <james.k.williams@lacity.org>
Cc: Robin Best <wildrudi@me.com>, Sue Kaplan <sueakaplan@gmail.com>, Jason Douglas <jason.p.douglas@lacity.org>

Hi James,

In order to allow time for our experts to review the case file and to adequately prepare for the hearing, POWER is formally requesting a continuance of the 2308 Pisani hearing scheduled for next Wed. 10/7.

Feel free to call me if you have any questions or want to discuss.

--

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

James Williams <james.k.williams@lacity.org> Fri, Oct 2, 2020 at 8:23 AM
To: Bill Przylucki <bill@power-la.org>
Cc: Robin Best <wildrudi@me.com>, Sue Kaplan <sueakaplan@gmail.com>, Jason Douglas <jason.p.douglas@lacity.org>, Oscar Medellin <oscar.medellin@lacity.org>, Raoul Mendoza <raoul.mendoza@lacity.org>, Ira Brown <ira.brown@lacity.org>, Juliet Oh <Juliet.Oh@lacity.org>

Good morning Bill,

I will share your request with 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



[Quoted text hidden]

DAY OF HEARING SUBMISSIONS



James Williams <james.k.williams@lacity.org>

WLA APC 11/4 - 1936-1942 Westwood Blvd.

1 message

Barbara Broide <bbroide@hotmail.com>

Tue, Nov 3, 2020 at 6:37 PM

To: James K Williams - CPC <james.k.williams@lacity.org>

Hello James,

Please note that the Westside Neighborhood Council voted to oppose the CUP to convert the 30 apartment units to a hotel use on Westwood Blvd.

We will have a representative (still to be determined) at the meeting to speak on behalf of the Westside NC in support of the appeal at the 11/4 hearing.

Thank you,

Barbara Broide
(Seat 7 / Land Use Co-Chair)



Planning APC West LA <apcwestla@lacity.org>

Written Comment on CASE NUMBER: ZA-2020-1297-CU-1A / CEQA: ENV-2020-1298-CE

1 message

Jordan Wyner <jordandwyner@gmail.com>
To: apcwestla@lacity.org

Tue, Nov 3, 2020 at 10:50 AM

Hi all,

I am writing to you since I won't be able to attend the oral testimony tomorrow. I strongly oppose the granting of the CUP to convert the 30 units at [1936-1942 Westwood Blvd](#) into a hotel. Neither the applicant nor the zoning administrator has sufficiently met the findings to be granted a CUP. In an area already well stocked with hotel/motel properties, the last thing this neighborhood needs is to lose 30 units of stable housing.

This city has been hit by a housing and homelessness crisis for years. In the midst of a raging pandemic, the community does not need another hospitality property. The community needs housing. Following this, converting the units into a hotel constitutes a direct harm to the public welfare. If the housing shortage contributes to homelessness, why on earth would you further reduce the stock of available housing.

Furthermore, the CUP request does not satisfy finding #3: it complies with neither the WLA Community Plan nor the City's Housing Element to preserve housing at all income levels.

For the above reasons, it is imperative for you to deny the CUP request and preserve the 30 units of housing at [1936-1942 Westwood Blvd](#).

Sincerely,
Jordan Wyner

Date: November 4, 2020

To: West Los Angeles Area Planning Commission

From: Casey Maddren

Re: WLAAPC Meeting, November 4, 2020, Item 5
1936 South Westwood Boulevard, CUP for Change of Use to Hotel
ZA-2020-1297-CU-1A
CEQA: ENV-2020-1298-CE
SUPPORT APPEAL

Members of the West LA Area Planning Commission,

It is in a state of stunned disbelief that I find myself writing yet again to ask the City of LA to refrain from sacrificing housing for hotel rooms. The Mayor and every member of the City Council is continually telling us that we're in the middle of a dire housing crisis, and yet once again the City is greenlighting the loss of housing to make way for a hotel. The hypocrisy is staggering.

The findings necessary to approve the CUP cannot be made. The City must find that the Project will:

1. Enhance built environment, perform an essential or beneficial service.

There is no service more essential or beneficial right now than the provision of housing. In the middle of a pandemic, when hotel vacancy rates are extremely high and no one knows when tourism will rebound, there is no pressing need for hotel rooms. However, there is an immediate and urgent need for housing. Also, the conversion will not enhance the built environment.

2. Be compatible with the surrounding neighborhood.

A hotel use is not compatible with the surrounding residential neighborhood. Area residents have a right to live their lives undisturbed by the disruptions of transient occupancy uses.

3. Conform to the General Plan and the applicable community plan.

On page 6-3, the Housing Element states: "GOAL 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs."

In recent years the City has failed miserably to meet this goal. Not only has the City consistently failed to meet RHNA allocations for Middle, Low, and Very Low Income Housing, but there are 40,000 people living on the streets within City boundaries.

Since 2016, through both demolitions and conversions, the City has approved the removal of 305 residential units from available housing. The approval of this conversion brings the total to 335.

HOUSING UNITS DEMOLISHED FOR NEW HOTEL PROJECTS OR CONVERTED TO HOTEL ROOMS, 2016 - 2020

ADDRESS	ZIP	CASE NO	NO OF UNITS	RSO	APPROVAL DATE
1850 N Cherokee Ave	90028	ZA-2015-2683-CU-ZV-ZAA-1A	18	Y	2016 06
1405 S Wellesley Ave	90025	ZA-2017-1594-CU	88	Y	2018 08
1719 Whitley	90028	DIR-2016-4920-SPR	40	Y	2019 08
1434 S Robertson Blvd	90035	CPC-2019-7522-VZC-CU-SPR	10	Y	NOT YET ON ZIMAS
<i>SUB-TOTAL</i>			<i>156</i>		
5825 W Sunset Blvd	90028	ZA-2017-210-CU	52	N	2017 05
888 S Olive St	90014	LADBS Permit No. 17016-10000-04924	97	N	2017 06
1938 S Westwood Blvd	90025	ZA-2020-1297-CU	30	N	2020 08
<i>SUB-TOTAL</i>			<i>179</i>		
TOTAL			335		

Source: ZIMAS

In Napa Citizens for Honest Gov. (2001), the court held that “A development project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.” Given the City’s ongoing failure to achieve the primary goal of the Housing Element, its persistent practice of approving the demolition or conversion of residential units to create hotel rooms certainly obstructs efforts to achieve the goals of the general plan. The finding that this CUP is consistent with the general plan cannot be made.

How can City Hall repeatedly claim that we desperately need more housing, and at the same time continue to approve the removal of residential units? I urge you to support the appeal and overturn approval of this conversion.

Casey Maddren
2141 Cahuenga Blvd., Apt. 17
Los Angeles, CA 90068



Planning APC West LA <apcwestla@lacity.org>

ZA-2020-1297-CU-1A Appeal - 1936 Westwood Boulevard1 message

Margret <thehealyfamily1@verizon.net>
To: apcwestla@lacity.org

Wed, Nov 4, 2020 at 11:26 AM

Attention: James Williams
Re: ZA-2020-1297-CU-1A Appeal

Dear Mr. Williams:

I find the decision to permit the conversion of 30 single apartment units to hotel use at 1936 Westwood Boulevard astounding. I write this because the City is at the same time proposing to upzone single family homes on Glendon Avenue, just behind Westwood Boulevard. Housing is a far greater need than a hotel at this Westwood Boulevard location, and there are already a large number of hotels nearby. A recently built one, on the UCLA campus, has 254 guest rooms. In fact, many of the existing hotels in the area remain vacant, except for housing the homeless in some instances.

I live in the neighborhood, and I strongly support the appeal. Please do not remove 30 dwellings from the much-needed housing stock and replace them with unneeded hotel rooms.

Thank you,
Margaret Healy
2370 Midvale Avenue

Sent from my iPad

Honorable West Los Angeles Area Planning Commissioners
Michael Newhouse, President
Lisa Waltz Morocco, Vice President
Esther Margulies, Commissioner
Adele Yellin, Commissioner

Agenda Item 5
11/4/2020

Susan Hunter
6500 Sunset Blvd.
Los Angeles, CA 90028

11/3/2020

Electronic Submission RE: ZA-2020-1297-CU/ENV-2020-1298-CE/ 1936 South Westwood Blvd.

Honorable Commissioners,

The applicant is asking for a conversion of an existing residential usage to a hotel usage with units that currently have kitchens. TORS usage is a transient usage in a residential unit that isn't dependent on amount of time for the guest stay, but it is the fact that kitchens are present. TORS allow for both long-term and short-term. Due to these factors, the applicant is asking for an illegal change of residential use to a hybrid TORS use that is currently banned under the Home-Sharing Act (CF 14-1635-S2).

This type of use is especially egregious when it is within 500' of a residential usage. Per the Home-Sharing Act:

Sec. 7. Section 12.24 W.24 of the Los Angeles Municipal Code is amended to read as follows:

Hotels (including motels), apartment hotels, or hostels in the CR, C1, C1.5, C2, C4, and C5 Zones when any portion of a structure proposed to be used as a hotel (including a motel), apartment hotel, or hostel is located within 500 feet of any A or R Zone.

(a) Hotels (including motels), apartment hotels, or hostels, in the M1, M2 and M3 Zones when more than half of the lot on which the use is located is in the CR, C1, C1.5, C2, C4, C5 or CM Zones. In approving a request for a use in the M1, M2 and M3 Zones, the Zoning Administrator, in addition to the findings otherwise required by this section, shall also find that approval will not displace viable industrial uses.

(e) Transient Occupancy Residential Structures in the R4 and R5 zones as well as the CR, C1, C1.5, C2, C4, and C5 Zones. Approval of a partial or complete conversion from another residential use to a Transient Occupancy Residential Structure under this paragraph shall not

be permitted.

The applicant is asking for a change of use that conflicts with LAMC 12.24, and therefore must be denied. Only new construction of hotels with kitchens is permitted at this time in Los Angeles. This was done expressly to prevent the type of application you see before you today.

TORS is explained in the SECOND SUPPLEMENTAL REPORT BACK RELATIVE TO PROPOSED HOME-SHARING ORDINANCE (COUNCIL FILES 14-1635-S2, 14-1635-S3) dated January 11, 2018:

In order to consider potential options to allow for short-term corporate housing rentals in nonprimary residences it is important to first acknowledge the extent to which the current zoning code allows for this activity. In multi-unit buildings, the Transient Occupancy Residential Structure (TORS) designation allows for partial or total short-term rental use in high-density zones (R4, R5 and C) through a Conditional Use Permit (CUP) approved by a Zoning Administrator.

The TORS designation was established in the early 1990s to allow for extended-stay hotels to include kitchens in the guest rooms, something otherwise not allowed. It is used today for corporate rental buildings providing a mix of short- and medium/long-term rentals (in high density zones through a CUP). The concern is that the TORS definition is broad enough to permit the whole or partial conversion of existing apartment buildings currently providing important long-term housing to short-term rentals, which was not the original intent in creating the TORS use. In line with the direction in the original City Council Motion to preserve rental housing stock, the proposed ordinance would disallow the conversion of existing residential buildings to a TORS while preserving the opportunity for new buildings to request a TORS designation.

Therefore, this application must be denied and the residential usage of the structure must remain as such, especially during a time of an affordable housing crisis that is gripping this city.

Signed,
Susan Hunter
Los Angeles Tenants Union
Hollywood Local Case Worker



James Williams <james.k.williams@lacity.org>

ZA-2020-1297-CU-1A / ENV-2020-1298-CE

1 message

Stephen Resnick <saresnick@gmail.com>

Wed, Nov 4, 2020 at 3:07 PM

To: James Williams <james.k.williams@lacity.org>, APCWestLA@lacity.org

RE: ZA-2020-1297-CU-1A / ENV-2020-1298-CE

Hi James,

Please include the following information in the file for the above referenced case. Thanks.

Stephen Resnick

Supplemental appellant information:

Westside Tenants Union is a local chapter of the Los Angeles Tenants Union. The link to our Chapter can be found at:

<https://latenantsunion.org/en/locals/>The LA Tenants Union website can be found at: <https://latenantsunion.org/en/>

L.A. Tenants Union | Sindicato de Inquilinos de L.A.

We fight for the human right to housing. Luchamos por el derecho humano a la vivienda.

Locals - Los Angeles Tenants Union

Check meeting times and locations for our local chapters, covering neighborhoods across every corner of Los Angeles to the San Fernando Valley!

latenantsunion.org

Joan Ling, Luskin UP description, 2020.

Real estate advisor and policy analyst in urban planning. Experience in real estate financial analysis, affordable housing and urban mixed use development, and state and local land use and housing policy, legislation and regulation. Board Director, Southern California Association of Non-Profit Housing and MoveLA. Former Treasurer, Community Redevelopment Agency of the City of Los Angeles and Executive Director, Community Corporation of Santa Monica. Current research focus is on the nexus between land use policy and real estate development as well as analysis of community benefits project and program level feasibility. Lecturer, UCLA Urban Planning and Co-director, Affordable Housing Training Program at the UCLA Ziman Center for Real Estate.



Planning APC West LA <apcwestla@lacity.org>

2308 Pisani _ request for continuance

2 messages

Brian Silveira <silveira.brian@gmail.com>

Tue, Nov 3, 2020 at 6:35 PM

To: Planning APCWestLA <APCWestLA@lacity.org>

Cc: "Ferguson, Jordan E.A." <jeferguson@venable.com>, Bill Przylucki <bill@power-la.org>, "Rudisill, Robin" <wildrudi@mac.com>, Ira Brown <ira.brown@lacity.org>

Hi James,

Apologies for the short notice. The appellants (cc'd) and I would like to request a continuance for 2308 Pisani as we continue to work towards a settlement.

I assume this won't be an issue with the new extensions on jurisdiction.

The appellants will confirm via response to this email.

Thanks so much,

Brian
310-753-1090

Ferguson, Jordan E.A. <jeferguson@venable.com>

Tue, Nov 3, 2020 at 6:38 PM

To: Brian Silveira <silveira.brian@gmail.com>, Planning APCWestLA <APCWestLA@lacity.org>

Cc: Bill Przylucki <bill@power-la.org>, "Rudisill, Robin" <wildrudi@mac.com>, Ira Brown <ira.brown@lacity.org>

James,

Confirmed that appellants would also like to request a continuance in hopes of reaching a settlement here. Thanks in advance.

Jordan E.A. Ferguson, Esq. | Venable LLP

t 310.229.0326 | f 310.229.9901 | m 951.318.8823

2049 Century Park East, Suite 2300, Los Angeles, CA 90067

jeferguson@venable.com | www.Venable.com

From: Brian Silveira <silveira.brian@gmail.com>**Date:** Tuesday, Nov 03, 2020, 6:35 PM**To:** Planning APCWestLA <APCWestLA@lacity.org>**Cc:** Ferguson, Jordan E.A. <jeferguson@venable.com>, Bill Przylucki <bill@power-la.org>, Rudisill, Robin <wildrudi@mac.com>, Ira Brown <ira.brown@lacity.org>**Subject:** 2308 Pisani _ request for continuance**Caution: External Email**

[Quoted text hidden]

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

11.3.2020

TO: Bill Przylucki
Jordan Ferguson

FROM: Joan Ling

RE: 2308 Pisani Feasibility

I reviewed the feasibility analysis of the project applicant, and ran an alternate analysis. I have adjusted the following assumptions:

Applicant assumptions:	My assumptions:	My notes:
\$400 PSF construction cost	\$260 PSF	PSMeans PSF cost 2020 luxury residential, three stories, plus add-ons and location adjustment
\$744,000 land cost (3-mile radius)	\$2,000,000	3 miles from the coastal area where the project is located, not anywhere from the coast. Mar Vista used as proxy.
\$850 PSF sales price	\$962 PSF	Redfin PSF median October 2020 Venice
\$387 PSF sales price (San Pedro) \$336 PSF sales price (3-mile)	\$427 PSF (San Pedro) \$887 PSF (Mar Vista)	Redfin PSF median October 2020
22% soft:hard cost ratio	25%	Rule of thumb percentage
\$289,157 affordable price/studio	\$190,000 studio \$240,000 large unit	Based on 60% AMI 2-person household Based on 60% AMI 4-person household

Based on the changes, the feasibility results with two studios and one large units (50% of the units) being affordable at Low Income are:

Applicant onsite	POWER onsite	POWER offsite in Venice	POWER in San Pedro	POWER 3-mile w/ Mar Vista = proxy
no	yes	no	no	yes

For details, please refer to the attached spreadsheet.

	HR&A (Robinson) Sept. 2020	POWER 2308 Pisani Oct. 2020		POWER Venice Oct. 2020	POWER San Pedro Oct. 2020	POWER 3-miles * Oct. 2020
Land	\$ 2,175,000	\$ 2,175,000	all land prices provided by applicant/developer except for 3-mile radius	\$ 3,912,000	\$ 832,000	\$ 2,000,000
Construction Cost						
Cost PSF	\$ 400	\$ 260	\$260 based on 2020 RSMeans Residential PSF cost	\$ 260	\$ 260	\$ 260
unit #1	516 206,400	134,160	Luxury, 3-story plus add-ons & location adjustment	134,160	134,160	134,160
unit #2	516 206,400	134,160		134,160	134,160	134,160
unit #3	2005 802,000	521,300		521,300	521,300	521,300
unit #4	2005 802,000	521,300		521,300	521,300	521,300
unit #5	2005 802,000	521,300		521,300	521,300	521,300
unit #6	2005 802,000	521,300		521,300	521,300	521,300
Subtotal:	\$ 3,620,800	\$ 2,353,520		\$ 2,353,520	\$ 2,353,520	\$ 2,353,520
Soft Costs						
A&E	238,000	na		na	na	na
Consulting/Expediting	59,500	na		na	na	na
Legal & Accounting	12,750	na		na	na	na
Permits & Fees	63,750	na		na	na	na
Finance	276,250	na		na	na	na
Insurance	114,750	na		na	na	na
Surveys & Geological	12,750	na		na	na	na
Taxes	33,000	na		na	na	na
Subtotal:	\$ 810,750	\$ 588,380		\$ 588,380	\$ 588,380	\$ 588,380
As % of hard cost	22%	25%	25% based on reasonable soft:hard cost ratio	25%	25%	25%
Total Development Cost	\$ 6,606,550	\$ 5,116,900		\$ 6,853,900	\$ 3,773,900	\$ 4,941,900
TDC per unit	\$ 1,101,092	\$ 852,817		\$ 1,142,317	\$ 628,983	\$ 823,650
Sales Revenues				Venice	San Pedro	Mar Vista
Price PSF	\$ 850.00	\$ 962.00	Market PSF price per October 2020 Redfin reports	\$ 962.00	\$ 427.00	\$ 887.00
unit #1	516 289,157	190,000 *	Affordable price per applicant/developer	190,000	190,000	190,000
unit #2	516 438,600	190,000	Est. affordable price @ 2 and 4 person households	190,000	190,000	190,000
unit #3	2005 1,704,250	240,000 *		240,000	240,000	240,000
unit #4	2005 1,704,250	1,928,810		1,928,810	856,135	1,928,810
unit #5	2005 1,704,250	1,928,810		1,928,810	856,135	1,928,810
unit #6	2005 1,704,250	1,928,810		1,928,810	856,135	1,928,810
	\$ 7,544,757	\$ 6,406,430		\$ 6,406,430	\$ 3,188,405	\$ 6,406,430
Less Sales Costs	5.0000% (377,238)	(320,322)		(320,322)	(159,420)	(320,322)
Net Sales Revenues	\$ 7,167,519	\$ 6,086,109		\$ 6,086,109	\$ 3,028,985	\$ 6,086,109
Profit	\$ 560,969	\$ 969,209		\$ (767,792)	\$ (744,915)	\$ 1,144,209
Return on Costs	8.49% *	18.94%	Profit/Total Development Cost	-11.20%	-19.74%	23.15%
Gross Margin	7.83%	15.92%	Profit/Net Sales Revenues	-12.62%	-24.59%	18.80%

Notes:

* Developer proposes 15% return on cost to determine feasibility.

* "3 miles" is 3 miles from the coastal area where the project is located.

* Estimated affordable sales price before HOA fee, insurance & maintenance adjustments,
but only 3% downpayment versus the typical 20% assumption.

1 person LI	\$ 9,740	annual max housing payment
	\$ 160,188	mortgage amount
	\$ 165,142	3% downpayment
2 person LI	\$ 11,131	annual max housing payment
	\$ 183,072	mortgage amount
	\$ 188,734	3% downpayment
3 person LI	\$ 12,523	annual max housing payment
	\$ 205,956	mortgage amount
	\$ 212,326	3% downpayment
4 person LI	\$ 13,914	annual max housing payment
	\$ 228,840	mortgage amount
	\$ 235,918	3% downpayment
5 person LI	\$ 15,027	annual max housing payment
	\$ 247,147	mortgage amount
	\$ 254,791	3% downpayment