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- **“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.
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SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 North Spring Street, Room 272, Los Angeles, CA

December 15, 2020

TO: City Planning Commission

FROM: Jason McCrea, Planning Assistant

TECHNICAL MODIFICATIONS TO STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2017-3251-TDR-MCUP-SPR LOCATED AT 1033 – 1057 SOUTH OLIVE STREET

The following corrections/additions are to be incorporated into the Staff Recommendation Report to be considered at the City Planning Commission meeting of December 17, 2020, related to Item No. 6 on the meeting agenda. Deleted text is shown in ~~striketrough~~ and added text is shown in underline.

Site Plan Review Conditions – Add new Condition 14

14. Electric Vehicle Parking. Electric vehicle parking shall be provided pursuant to the Municipal Code.

F-21 Site Plan Review Findings – modify the last sentence of the first paragraph:

As mentioned previously, through the project's compliance with Site Plan Review Condition 14 requirements ~~Project Design Feature AQ-PDF-1~~ a minimum of 30 ~~20~~ percent of the LAMC-required parking shall be pre-wired for the future installation of electric vehicle (EV) charging stations and ~~five (5) percent~~ ten (10) percent of the spaces are required to be equipped with EV charging stations.

F-28 Site Plan Review Finding – modify the second paragraph

As an ELDP project, the project would be required to provide sustainable features and service amenities for its residents and visitors such as achieving LEED Gold certification, maximizing transit friendly features (resulting in a minimum 15 percent greater transportation efficiency), and being 'Net-Zero' in GHG emissions. The project also complies with Site Plan Review Condition 14 which ~~also includes a Project Design Feature (AQ-PDF-1)~~ ~~that~~ would require the installation of wiring for the future installation of electric vehicle charging stations for 30 ~~20~~ percent of the proposed parking, the immediate installation of electric vehicle charging stations for ten (10) percent ~~five percent~~ of the proposed parking spaces. The electric vehicle charging spaces and other sustainability features as an ELDP project will improve habitability for residents and neighboring properties by reducing the level of greenhouse gas emissions and fuel consumption from the project site, through encouraging the use of low or zero emission vehicles and public transit.



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

December 14, 2020

TO: City Planning Commission

FROM: Esther Serrato, City Planning Associate

TECHNICAL MODIFICATION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. DIR-2019-4920-TOC-1A; 1600 – 1614 EAST VENICE BOULEVARD

The following technical modification is to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of December 17, 2020, related to Item No. 7 on the meeting agenda. The building elevations were modified from the originally approved design to respond to community comments provided during the outreach process and respond to Urban Design Studio (UDS) feedback. The attached Elevation Plans provide additional information to supplement the originally approved plans.

Planning Staff recommends that the Commission consider and approve the attached Elevation Plans as part of Exhibit A at its meeting on December 17, 2020.



1600 VENICE BLVD

1439 ARMACOST AVE
LOS ANGELES, CA 90291

JOB NUMBER:

ISSUE DATE:
07/09/20
REFERENCE:

SCALE:

NOT FOR
CONSTRUCTION

SHEET TITLE:
COVER

SHEET NUMBER:
A000
SHEET REFERENCE:



FINISH MATERIALS LEGEND

1

STUCCO, SMOOTH TROWEL,
COLOR: WHITE (TBD)

2

AZEK PLANKS
COLOR: TAN (TBD)

3

STONE LOOK TILE
COLOR: BEIGE (TBD)

4

PAINTED ALUMINUM GUARDRAIL
OR AZEK PLANKS,
COLOR: TAN (TBD)

5

STUCCO, SMOOTH TROWEL,
COLOR: TAN (TBD)

6

WINDOWS: BEIGE VINYL

7

48" TALL CUT STEEL
LETTERS, 1" THICK,
FONT: HAETTENSCHWEILER
COLOR: WHITE



SOUTH-EAST ELEVATION
1/8" = 1'-0"

1



NORTH-EAST ELEVATION
1/8" = 1'-0"

2

1600 VENICE BLVD

JOB NUMBER:

ISSUE DATE:

07/09/20

REFERENCE:

SCALE:

1/8" = 1'-0"

NOT FOR
CONSTRUCTION

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A002

SHEET REFERENCE:

FIRM / AFFILIATE OFFICES

Beijing	Moscow
Boston	Munich
Brussels	New York
Century City	Orange County
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London	Singapore
Los Angeles	Tokyo
Madrid	Washington, D.C.
Milan	

December 15, 2020

VIA EMAIL

Ms. Samantha Millman, President
Honorable Commissioners
Los Angeles City Planning Commission
c/o Los Angeles Department of City Planning
200 North Spring Street
Los Angeles, CA 90012-2601

Re: December 17, 2020, Agenda: 1045 Olive Project –
CPC-2017-3251-TDR-MCUP-SPR – Secondary Submittal

Dear Commission President Millman and Commissioners:

On behalf of Crescent Heights and 1045 Olive, LLC, we write to respond to the Staff Report and appreciate our additional discussions with staff about this iconic new 70-story mixed-use residential building (the “Project”) in downtown Los Angeles.

We appreciate the Staff Report’s support for the updated podium design and together with the Project’s world-class architects, ODA, look forward to presenting to you later this week. The Project’s design has been carefully developed and incorporates important Environmental Leadership Development Project (“ELDP”) commitments approved by the Governor after review by the California Air Resources Board, consistent with stringent state law guidelines. These include the rooftop design with extensive landscaping to reduce any potential “heat island” effect, as required by ELDP commitments.

The podium design incorporates the tower’s signature design element of “fritted” glass on the balconies of podium-level residential units, while fully shielding parking areas with opaque glass. After extensive study, including analysis of City-provided examples of desirable podium screening approaches, several options were reviewed with staff. This process resulted in strong concurrence between staff and the design team on the preferred option. Attached are graphics showing a summary of options reviewed before selection of the architectural approach incorporated in the updated design.

Recognition as an ELDP Project requires a minimum \$100 million investment in California, and the Project greatly exceeds that threshold. As outlined in the Economic and

Fiscal Impact Report prepared by the Los Angeles Economic Development Corporation's Institute for Applied Economics, Project investment is over \$450 million. The Project has also committed to honor prevailing wage consistent with ELDP requirements. As Los Angeles plans for economic recovery and creation of quality jobs for the post-pandemic era, approval of projects like 1045 Olive is critically important.

For the Project's construction phase, the Report projects 2,460 direct jobs and 2,260 indirect jobs, for a total of 4,720 jobs, with an associated creation of labor income of \$327 million. Nearly \$100 million in taxes will be generated by construction, bringing much-needed government revenues to pay for essential services. The total economic impact of construction is projected as \$808 million.

With Project completion and ongoing operations, including the spending of residents in the nearly 800 units on local and regional goods and services, support is estimated for 400 direct jobs with an additional 150 indirect jobs for a total of 550 jobs, creating \$20.5 million annually in labor income from operations. On an annual basis, nearly \$14.2 million will be generated in taxes, supporting government operations including revenue for essential services. The report anticipates the annual total of economic activity supported by the Project in LA County during operations as over \$67 million.

The sustainability and "zero net GHG" commitments incorporated for ELDP approval go well beyond any City green building requirements and, coupled with other project design elements and proposed public benefits, serve as a model for other LA projects. These commitments include:

- No net new emissions of GHG, including all projected additional emissions
- Honor prevailing wage for all project employment
- Offset construction emissions and operational emissions through project design features and/or purchasing carbon credits
- LEED Gold sustainability
- Incorporate heat island reduction strategies, with extensive landscaping and canopy trees to provide shade and capture carbon dioxide
- Optimize building energy performance with a minimum of a 5% reduction from LEED baseline
- Reduce water consumption by 40% for indoor water and by 50% for outdoor water from the LEED baseline
- Reduce indoor potable water use by at least 20% with water fixtures that exceed applicable standards
- Provide on-site recycling areas with containers and storage areas
- Prohibit use of natural gas-fueled fireplaces in residential units
- Located in transit-adjacent area, robust TDM program, bicycle sharing, EV parking
- Extensive pedestrian amenities and community serving retail
- Approximately \$21.6 million provided in public benefit funding through TFAR, which can be used to support affordable housing

As to TFAR, we have also continued discussions with Planning staff. They advised late last week that they are coordinating internally with LA DBS and BOE on the Lot Area calculation and provided additional information for review, which is much appreciated. For the purposes of the Commission's deliberations on TFAR, we understand staff is recommending calculations based on a Lot Area that does not include the square footage owned by the Project which underlies the adjacent alley and sidewalks, where easements were obtained by the City, and accordingly this letter updates our prior calculations to utilize the staff recommended numbers for your review of the policy issues for allocation.

Using Staff's calculation, the Public Benefits Payment is for a total of \$21,698,509, and we concur with staff that 50% of the Public Benefit Payment should go to the TFAR Trust Fund. As to the additional 50% that is eligible for direct allocation, we also concur that a direct payment of \$200,000 should be made to the South Park Business Improvement District ("BID"). This reflects the \$200,000 identified as the BID's cost for development of parklets and a nearby dog park.

For the remaining 49% of the total that is eligible for direct allocation, we recommend two options for the Commission's consideration and recommendation to City Council.

For Option A, the overall TFAR allocation would include a direct payment to the Citywide Affordable Housing Trust Fund, with details as follows:

	Updated TFAR Public Benefits Plan Request – Option A	
Amount for Public Benefits Cash Payment to TFAR Public Benefits Trust Fund (50%)	\$10,849,255	Payment to TFAR Public Benefits Trust Fund 50% of overall Public Benefit Payment
Amount Eligible for Public Benefit Direct Provision (50%)	\$10,849,255	Percentage of Public Benefit Payment: 50% Subtotals below as follows:
Recommended for Direct Provision:		
South Park BID	\$200,000	Percentage of Public Benefit Payment: 1%
Allocation of Remaining Amount Eligible for Public Benefit Direct Provision: Citywide Affordable Housing Trust Fund	\$10,649,255	Percentage of Public Benefit Payment: 49%
TOTAL	\$21,698,509	

For Option B, the Applicant is willing to utilize TFAR for direct provision of on-site affordable Workforce housing. As noted in our submittal letter dated December 7, 2020, the Project has made costly commitments with this architecturally distinctive design, including the public benefits such as the public plaza and Environmental Leadership elements with LEED Gold and other sustainability measures in support of emission reduction goals. The financial analysis attached to our prior letter shows the cost if market rents were reduced on 24 units to be affordable for Workforce Income households (using the Greater Downtown Incentive Area definition of Workforce Income at 150% of Area Median Income). As shown in the analysis, the subsidy per unit would be approximately \$518,749, for a total of \$12,449,971. Accordingly, if the City chose to expend TFAR or other affordable housing funds on such Workforce housing units in a comparable project Downtown for a 55 year period, we anticipate the subsidy cost for the 24 units would be about \$12,449,971.

Recognizing that the Commission is strongly supportive of affordable housing, and may prefer a direct provision of Workforce housing on-site for the Project, Option B would utilize the remaining amount eligible for Public Benefit Direct Provision, \$10,849,255, to cover most of the cost so the Project can provide 24 Workforce units. Based on our estimates, that would represent an additional cost to the Project, and a cost savings for the City, of approximately \$1,600,716 compared to the estimated rent subsidies cost.

The TFAR allocation for this Option B would be as follows:

	Updated TFAR Public Benefits Plan Request Option B –Direct Provision to On-Site Affordable Housing	
Amount for Public Benefits Cash Payment to TFAR Public Benefits Trust Fund (50%)	\$10,849,255	
Amount Eligible for Public Benefit Direct Provision (50%)	\$10,849,255	
Recommended for Direct Provision:		
South Park BID	\$200,000	
Allocation of Remaining Amount Eligible for Public Benefit Direct Provision	\$10,649,255	Project to provide 24 Workforce Housing units restricted by covenant for 55 years, and absorb estimated excess cost (approx. \$1.6m)
TOTAL	\$21,698,509	

We look forward to your review of this innovative approach.

LATHAM & WATKINS^{LLP}

In summary, as staff has recommended, all of the necessary findings of compliance with City requirements are present for this Project, which has already been approved by the Advisory Agency with a certified EIR. With LEED Gold sustainability levels, GHG reductions and economic investments, the Project has been recognized by the State of California as meeting Environmental Leadership Development Project standards. The Project meets all objective standards for approval by the City of the remaining entitlements so that nearly 800 residential units can be added to the housing supply approved in Los Angeles, located in a transit-oriented, walkable South Park neighborhood.

We look forward to your consideration of the Project at the December 17, 2020, City Planning Commission hearing and respectfully request your approval of the remaining entitlements needed to authorize this exciting new development.

Very truly yours,

A handwritten signature in black ink, reading "Lucinda Starrett". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Lucinda Starrett
of LATHAM & WATKINS LLP

cc: Bruce Menin, Crescent Heights
Elliot Kahn, Crescent Heights
Adam Tartakovsky, Crescent Heights
James L. Arnone, Latham & Watkins
Lauren Glaser, Latham & Watkins



#A NO FRIT



#B BOX FRIT



#A FRITTED



#B BOX FRIT



#C NO FRIT



PREVIOUS



1A: FRITTED



PREVIOUS



1B: BOX FRIT



PREVIOUS



1C: NO FRIT

April 30, 2020

APPEAL OF DIR-2019-4920-TOC, ENV-2019-4921-CE and PAR-2019-3781-TOC
1600-1614 EAST VENICE BLVD, VENICE CA 90291

LIST OF ADDITIONAL APPELLANTS:

1.

Appellant' Name: **RONALD DOUGLAS**

Company/Organization

Mailing Address: 1616 Venice Blvd #101

City: Venice

State: CA

Zip: 90291

Telephone: (818) 517-8237 + (818) 606-1565

E-mail: nelsondouglas@gmail.com + dana@danamdouglaslaw.com



2.

Appellant' Name: **ERICA LYSE MOORE**

Company/Organization: Bonne Bouffe Catering & Events

Mailing Address: 1521 Venice Blvd

City: Venice

State: CA

Zip: 90291

Telephone: (310) 629-7423

E-mail: bbcatering@earthlink.net



3.

Appellant' Name: **RUSSEL EPHRAIM**

Company/Organization

Mailing Address: Beethoven Avenue

City: Mar Vista

State: CA

Zip: 90066

Telephone: (845) 628-4709

E-mail: rephraim50@yahoo.com

NO!

4.Appellant' Name: **PATRICK HOUSTOUN**

Company/Organization

Mailing Address: Appleton Avenue

City: Venice

State: CA

Zip: 90291

Telephone: (310) 402-9952

E-mail: phoustoun@yahoo.com

5.Appellant' Name: **RENEE & DAVID RAYMOND**

Company/Organization

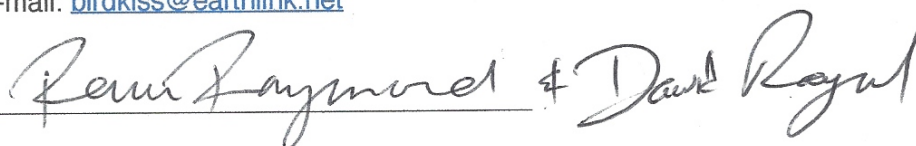
Mailing Address: 1035 Marco Place

City: Venice

State: CA

Zip: 90291

Telephone: (310) 497-8266

E-mail: birdkiss@earthlink.net

6.Appellant' Name: **VIRAG VIDA**

Company/Organization

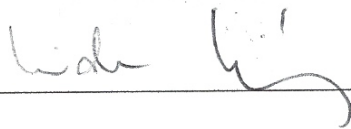
Mailing Address: 1620 Venice Blvd #304

City: Venice

State: CA

Zip: 90291

Telephone: (310) 437-3021

E-mail: viragvida@gmail.com

7.

Appellant' Name: **WILLIAM WOOD**

Company/Organization

Mailing Address: 2001 Penmar Avenue #3

City: Venice

State: CA

Zip: 90291

Telephone: (213) 280-1970

E-mail: wwood@swlaw.edu



8.

Appellant' Name: **DAVID & LISETTE PIDGEON**

Company/Organization

Mailing Address: 2470 Penmar Avenue

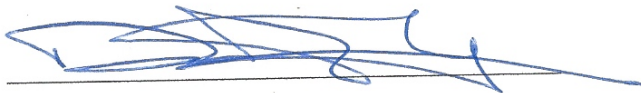
City: Venice

State: CA

Zip: 90291

Telephone: (206) 962-9111

E-mail: dpinch1@yahoo.com



9.

Appellant' Name: **LAWRENCE SZABO**

Company/Organization

Mailing Address: 1245 Palms Blvd

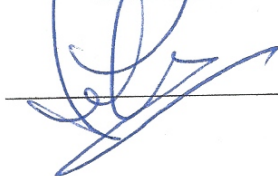
City: Venice

State: CA

Zip: 90291

Telephone: (310) 663-4269

E-mail: szabo.lawrence@gmail.com



10.Appellant' Name: **MICHAEL 'MIKE' GANTZ**

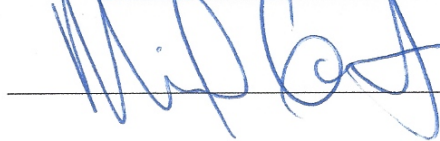
Company/Organization

Mailing Address: 2411 Glencoe Avenue

City: Venice

State: CA

Zip: 90291

Telephone: (323) ²⁵³628-2079E-mail: [gantzmike@yahoo.com](mailto:gantz_mike@yahoo.com)

11.Appellant' Name: **GREG NAHABEDIAN**

Company/Organization

Mailing Address: 1506 Venice Blvd #305

City: Venice

State: CA

Zip: 90291

Telephone: (818) 613-0593

E-mail: shaggyone600@gmail.com

12.Appellant' Name: **KATIE LENEGHAN**

Company/Organization

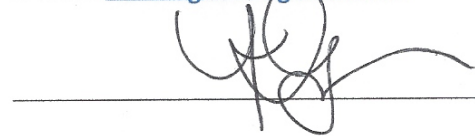
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City: Venice

State: CA

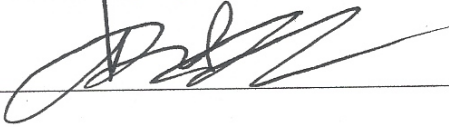
Zip: 90291

Telephone: (904) 400-2751

E-mail: kt.leneghan@gmail.com

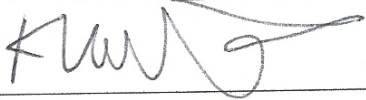
13.

Appellant' Name: **LAITISHA JONES**
Company/Organization
Mailing Address: 1520 Venice Blvd #1
City: Venice
State: CA
Zip: 90291
Telephone: (406) 599-8589
E-mail: latisha.raej@gmail.com



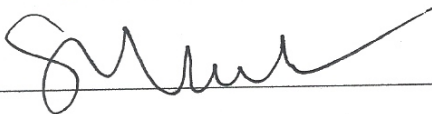
14.

Appellant' Name: **KRISTOPHER VALENTINE**
Company/Organization
Mailing Address: 1520 Venice Blvd #2
City: Venice
State: CA
Zip: 90291
Telephone: (805) 341-4577
E-mail: kristophervallentine@gmail.com



15.

Appellant' Name: **SARAH JEAN MARK**
Company/Organization
Mailing Address: 1520 Venice Blvd #3
City: Venice
State: CA
Zip: 90291
Telephone: (339) 832-0329
E-mail: sarahjeanmark@gmail.com



16.Appellant' Name: **MEGHAN HAYDEN**

Company/Organization

Mailing Address: 1520 Venice Blvd #4

City: Venice

State: CA

Zip: 90291

Telephone: (772) 486-8361

E-mail: meghanlhayden@gmail.com

17.Appellant' Name: **AMBER JONES**

Company/Organization

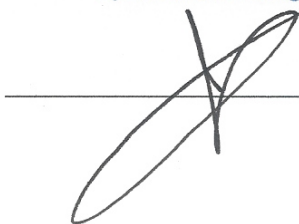
Mailing Address: 1520 Venice Blvd #1

City: Venice

State: CA

Zip: 90291

Telephone: (406) 599-8587

E-mail: ajones.nicole@gmail.com

18.Appellant' Name: **SIERRA BARTER**

Company/Organization

Mailing Address: 1520 Venice Blvd #6

City: Venice

State: CA

Zip: 90291

Telephone: (530) 448-3397

E-mail: sierrakbarter@gmail.com

19.Appellant' Name: **PHILIPPE GAUDARD**

Company/Organization

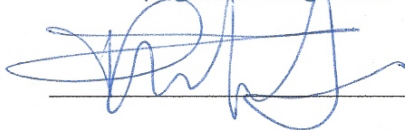
Mailing Address: 1520 Venice Blvd #6

City: Venice

State: CA

Zip: 90291

Telephone: (949) 444-1116

E-mail: phgaudard@gmail.com

20.Appellant' Name: **LYNDSEY OWSLEY**

Company/Organization

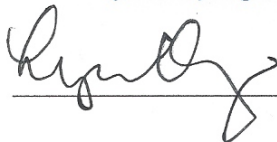
Mailing Address: 1520 Venice Blvd #1

City: Venice

State: CA

Zip: 90291

Telephone: (406) 599-4284

E-mail: lyowsley@gmail.com

21.Appellant' Name: **DAVID S. EWING**

Company/Organization

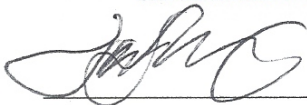
Mailing Address: 1234 Preston Way

City: Venice

State: CA

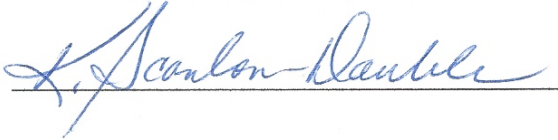
Zip: 90291

Telephone: (310) 339-0848

E-mail: moreseriousbus@gmail.com

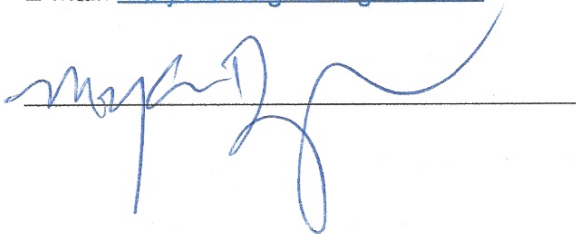
22.

Appellant' Name: **KATE SCANLON-DOUBLE**
Company/Organization
Mailing Address: 1832 Penmar Avenue
City: Venice
State: CA
Zip: 90291
Telephone: (310) 384-6277
E-mail: katescanlondouble@gmail.com



23.

Appellant' Name: **MARY ELLEN DEGNAN**
Company/Organization
Mailing Address: 1520 Venice Blvd #4
City: Venice
State: CA
Zip: 90291
Telephone: (561) 251-1552
E-mail: Maryellendegnan@gmail.com



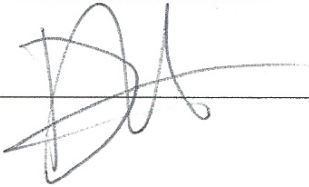
24.

Appellant' Name: **ANAIS WADE**
Company/Organization
Mailing Address: 1520 Venice Blvd #5
City: Venice
State: CA
Zip: 90291
Telephone: (904) 400-2751
E-mail: anais.wade@gmail.com



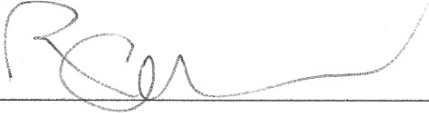
25.

Appellant' Name: **DAX HENRY**
Company/Organization
Mailing Address: 1520 Venice Blvd #5
City: Venice
State: CA
Zip: 90291
Telephone: (323) 571-7775
E-mail: dax@anaisdax.com



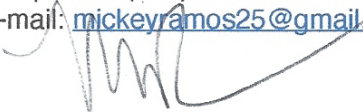
26.

Appellant' Name: **RYIAN ANDRAOS**
Company/Organization
Mailing Address: 1520 Venice Blvd #2
City: Venice
State: CA
Zip: 90291
Telephone: (213) 362-8779
E-mail:



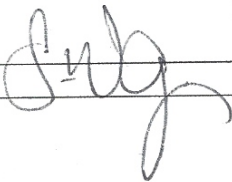
27.

Appellant' Name: **MICKEY RAMOS**
Company/Organization
Mailing Address: 2704 Glencoe Avenue
City: Venice
State: CA
Zip: 90291
Telephone: (310) 850-0077
E-mail: mickeyramos25@gmail.com



28.

Appellant' Name: **SEAN GOSSER**
Company/Organization
Mailing Address: 2704 Glencoe Avenue
City: Venice
State: CA
Zip: 90291
Telephone: (951) 316-8412
E-mail: sean.wesley88@gmail.com



29.

Appellant' Name: **RUTH PONTIUS**
Company/Organization
Mailing Address: 2418 Glencoe Avenue
City: Venice
State: CA
Zip: 90291
Telephone: (310) 306-8056
E-mail: EVNA.Venice@gmail.com

30.

Appellant' Name: **JAMES CUNNINGHAM**
Company/Organization
Mailing Address: 2417 Walgrove Avenue
City: Venice
State: CA
Zip: 90291
Telephone: (310) 980-7461
E-mail: james@objectanimal.com



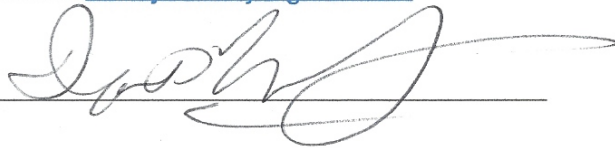
31.

Appellant' Name: **AMY KANE**
Company/Organization
Mailing Address: 2417 ½ Walgrove Avenue
City: Venice
State: CA
Zip: 90291
Telephone: (310) 779-3674
E-mail: kane_amy@yahoo.com



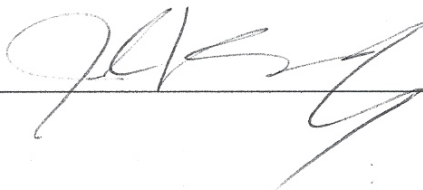
32.

Appellant' Name: **DAVID MORIARTY**
Company/Organization
Mailing Address: 1601 Venice Blvd #401
City: Venice
State: CA
Zip: 90291
Telephone: (310) 990-4010
E-mail: davidmoriarty@gmail.com



33.

Appellant' Name: **JOHN KOWALSKY**
Company/Organization
Mailing Address: 1601 Venice Blvd #402
City: Venice
State: CA
Zip: 90291
Telephone: (707) 631-3282
E-mail: JohnTKowalsky@gmail.com



34.

Appellant' Name: **RYAN LOUIS COOPER**
Company/Organization
Mailing Address: 1616 Venice Blvd # 106
City: Venice
State: CA
Zip: 90291
Telephone: (206) 330-8632
E-mail: rlcooper72@gmail.com



35.

Appellant' Name: **ALEX POLLINI**
Company/Organization
Mailing Address: 1601 Venice Blvd # 302
City: Venice
State: CA
Zip: 90291
Telephone: (760) 920-3215
E-mail: pollini.alex@gmail.com





APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- ☐ Area Planning Commission ☒ City Planning Commission ☐ City Council ☐ Director of Planning
☐ Zoning Administrator

Regarding Case Number: DIR-2019-4920-TOC ; ENV-2019-4921-CE ; PAR-2019-3781-TOC

Project Address: 1600 -1614 East Venice Blvd, Venice CA 90291

Final Date to Appeal: 05/05/2020

2. APPELLANT

Appellant Identity:
(check all that apply)

- ☐ Representative
☐ Applicant

- ☐ Property Owner
☐ Operator of the Use/Site

☒ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☐ Person affected by the determination made by the **Department of Building and Safety**

- ☐ Representative
☐ Applicant

- ☐ Owner
☐ Operator

☐ Aggrieved Party

3. APPELLANT INFORMATION

Appellant's Name: RUTH PONTIUS

Company/Organization: _____

Mailing Address: 2418 GLENCOE AVENUE

City: VENICE State: CA Zip: 90291

Telephone: (310) 306-8056 E-mail: EVNA.Venice@gmail.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☒ Self ☐ Other: _____

b. Is the appeal being filed to support the original applicant's position? ☐ Yes ☒ No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): KATE SCALON - DOUBLE

Company: _____

Mailing Address: 1832 PENMAR AVENUE

City: VENICE State: CA Zip: 90291

Telephone: (310) 384-6277 E-mail: EVNA.Venice@gmail.com

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? ☒ Entire ☒ Part

b. Are specific conditions of approval being appealed? ☐ Yes ☒ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- ☐ The reason for the appeal ☐ How you are aggrieved by the decision
☐ Specifically the points at issue ☐ Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: Ruth Pontius Date: 4/30/20

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates)
Each case being appealed is required to provide three (3) sets of the listed documents.

- ☒ Appeal Application (form CP-7769)
☒ Justification/Reason for Appeal
☒ Copies of Original Determination Letter

b. Electronic Copy

- ☒ Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- ☐ Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
☒ Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- ☐ Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
☐ Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? ☐ Entire ☐ Part

b. Are specific conditions of approval being appealed? ☐ Yes ☐ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- ☐ The reason for the appeal ☐ How you are aggrieved by the decision
☐ Specifically the points at issue ☐ Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____ Date: _____

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates)
Each case being appealed is required to provide three (3) sets of the listed documents.

- ☐ Appeal Application (form CP-7769)
☐ Justification/Reason for Appeal
☐ Copies of Original Determination Letter

b. Electronic Copy

- ☐ Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- ☐ Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
☐ Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- ☐ Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
☐ Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

- ☐ Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

- ☐ Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.
- ☐ Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
☐ Determination authority notified		☐ Original receipt and BTC receipt (if original applicant)

**1600 Venice Blvd.
Venice 90291**

The 1600 Venice Boulevard project borders 1616 Venice, a two-story brick building containing 16 residences.

1616 Venice will be dwarfed by 1600 Venice's planned four-story building on the west and, with a narrow setback from the property line, first-story apartments will have greatly reduced sunlight. Worse, drilling and excavation will likely damage the 1616 Venice structure and residents' personal property.

Residents of 1616 Venice are currently forced to park up to 3 blocks away two days each week for street-sweeping restrictions. Construction of 1600 Venice with inadequate parking as currently planned will exacerbate and already-difficult parking situation.

1616 Venice Blvd. NorthEast Adjacent to 1600 - Border with 1600 Venice



1600 Venice (at Glencoe) facing east toward 1616 Venice & facing northeast toward Venice Blvd.



DAY OF HEARING SUBMISSIONS

LATHAM & WATKINS LLP

December 16, 2020

VIA EMAIL

Ms. Samantha Millman, President
Honorable Commissioners
Los Angeles City Planning Commission
c/o Los Angeles Department of City Planning
200 North Spring Street
Los Angeles, CA 90012-2601

355 South Grand Avenue, Suite 100
Los Angeles, California 90071-1560
Tel: +1.213.485.1234 Fax: +1.213.891.8763
www.lw.com

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Hong Kong	Shanghai
Houston	Silicon Valley
London	Singapore
Los Angeles	Tokyo
Madrid	Washington, D.C.
Milan	

Re: December 17, 2020, Agenda: 1045 Olive Project –
CPC-2017-3251-TDR-MCUP-SPR- request for continuance

Dear Commission President Millman and Commissioners:

On behalf of Crescent Heights and 1045 Olive, LLC, the applicant for the 1045 Olive Street project in the City of Los Angeles (Case No. CPC-2017-3251-TDR-MCUP-SPR), we are requesting a continuance based on discussions yesterday with the 14th District, where the Planning Deputy for the newly elected Councilmember has just started in her position this week. We understand that TFAR policies and affordable housing policies will be priorities for their office, and given that the Commission's actions will be recommendations to the City Council on these issues, it would be beneficial for their office to have time to study these issues and for the Project to fully understand their perspective before the Commission's hearing on the Project. Accordingly, we respectfully request that the case be continued from the December 17, 2020, City Planning Commission hearing.

Since the initial Project continuance occurred as a result of the COVID-19 pandemic, and subsequent continuances as a result of time required to address design and TFAR issues identified by the City, we have very much appreciated the consideration of the Commission. Respecting the time of the Commission and the public, this request in coordination with the Council office should allow for all issues to be fully considered when the hearing goes forward. We have provided an extension request form to staff and hope to present to the Commission in February 2021.

LATHAM & WATKINS^{LLP}

Once again, thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lucinda Starrett".

Lucinda Starrett
of LATHAM & WATKINS LLP

A handwritten signature in blue ink, appearing to read "James L. Arnone".

James L. Arnone
of LATHAM & WATKINS LLP

cc: Emma Howard, CD 14
Bruce Menin, Crescent Heights
Elliot Kahn, Crescent Heights
Adam Tartakovsky, Crescent Heights
Lauren Glaser, Latham & Watkins



Planning CPC <cpc@lacity.org>

CASE NO. DIR-2019-4920-TOC-1A.

cwilli7269@aol.com <cwilli7269@aol.com>

Wed, Dec 16, 2020 at 4:51 PM

Reply-To: cwilli7269@aol.com

To: "esther.serrato@lacity.org" <esther.serrato@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>

Cc: "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "jason.p.douglas@lacity.org" <jason.p.douglas@lacity.org>, "lupc@venicenc.org" <lupc@venicenc.org>, "evna.venice@gmail.com" <evna.venice@gmail.com>

CASE NO. DIR-2019-4920-TOC-1A.

Dear Honorable Planning Commissioners:

THANK YOU for hearing this appeal. I want you to know that I STRONGLY support a denial of the project at [1600-1614 East Venice Boulevard](#) (CASE NO. DIR-2019-4920-TOC-1A), I believe the project's major flaws will have a terrible impact on our Venice neighborhood.

Backward thinking. All other apartment residences, except one, along Venice Blvd. between Lincoln and Walgrove have at least a 15-foot wide front yard, as required by code. The proposed, 41-foot tall building is the only one that crowds the sidewalk, other than the adjacent apartment building, which was built in 1928.

This project undermines City plans to improve the quality and livability of our neighborhood. City Planning's decision to allow the developer to shrink the front yard from 15-feet to 5-feet wide, removes approximately 1,200 square feet of front yard area. This decision directly conflicts with:

- Mayor Garcetti's Green Streets Initiative to "activate public spaces" and "enhance Neighborhood Character"
- Mike Bonin's Westside Mobility Plan - Livable Boulevards Streetscape Plan identifies Venice Blvd. as one of the four Westside corridors slated for beautification and improvement. It promises to help "fund efforts to green, beautify, and make major corridors safer and more inviting for pedestrians".

This project provides ZERO NEW AFFORDABLE HOUSING. The developer demolished 9 rent-stabilized (RSO) units; the approved building has 7 Affordable + 2 RSO. The City's rationale for giving the Transit Oriented Community (TOC) incentives (setbacks, height, parking, etc.) is to provide affordable housing near transit. The project replaces what was lost, but adds no additional units for Venice.

Three apartments (unit # 320, #PH3, and #Ph15) in the developer's plans (Exhibit A in the Determination Letter) have living rooms with no windows to the exterior, only to interior hallways. The same units are called out as 1-bedroom, their sizes are 280-309-315 square feet. Please condition the project to make sure any units used to satisfy the affordability requirements have exterior windows in living rooms as well as bedrooms. The 3 units identified above, shall not be the ones selected to house the low-income eligible households.

And please condition the project to be sure the total number of rooms in the affordable units at least matches the number of rooms in the demolished units they're replacing.

Only 43 PARKING STALLS for 77 units. The spill-over onto street parking will be substantial!

With limited available street parking in the neighborhood, due to various restrictions and the lack of on-site parking for some of the older apartment buildings in the immediate area, the project pits neighbor against neighbor for street parking.

Yours truly,

Laddie Williams

Venice resident