
General Information About the Contents of This File

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), are distributed to the Commission and uploaded online. The ROPs can be accessed at planning.lacity.org, by selecting "Planning Commissions" from the top menu and selecting the specific Commission.

Submissions are uploaded to a publicly accessible folder linked at the top of each Agenda at the close of each Submission period. Following a meeting all submissions are compiled and posted to the Department of City Planning website within three (3) business days.

All compliant submissions may be accessed as follows:

- **Initial Submissions:** Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by 4 p.m. Monday of the week prior to the week of the Commission meeting. Initial Submissions are appended to the end of the Staff Report, which can be accessed by clicking on the Case Number linked from the Agenda.
- **Secondary Submissions:** All written materials received after the close of the Initial Submission period, but no later than 48 hours before the Commission meeting, shall not exceed ten (10) pages. For Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting.
- **Day of Hearing Submissions:** Submissions received after the close of the Secondary Submission period must not exceed two (2) written pages, including exhibits.

Material which does not comply with the submission rules is not distributed to the Commission. If you have any questions, please contact the Commission Office at (213) 978-1300.

Secondary Submissions



Subject: Strong Opposition to Project at Case No. APCW-2025-2220-SPPE-CU2-SPPC-CDP (305 Rose Ave) –

1 message

rick swinger <rickswinger@yahoo.com>

Wed, Sep 30, 2026 at 8:00 AM

To: Planning APC West LA <apcwestla@lacity.org>, Sienna Kuo <sienna.kuo@lacity.org>, Sean Silva <sean.silva@lacity.org>, Traci Park <councilmember.park@lacity.org>

Cc: Phil Brock <commissionerbrock@gmail.com>, Mark Ryavec <venicestakeholders@ca.rr.com>, Craig Ribeiro <carsmca@aol.com>, Steve Geller <steve@stevegellerhomes.com>, Lori Cozen-Geller Geller <lori@loricozengeller.com>, Jeff Khau <jeff.khau@lacity.org>

Request to Deny Variances Due to Manufactured Hardship, Parking Crisis, and Nuisance History

Dear Honorable Commissioners,

My name is Rick Swinger, and I am writing to strongly urge the West Area Planning Commission to **deny the requested entitlements and variances** for the upcoming project on October's agenda. As a follow-up to the West Area Planning Commission meeting this past September, the applicant's lobbyist is continuing to push a thoroughly deceptive narrative that completely misrepresents the history of this property.

During that September meeting, the lobbyist described what can only be called a **manufactured hardship**, claiming that the owner is "forced" into this development because the property lacks a valid religious usage permit and asserting that the building has sat vacant for 10 years. **This assertion is completely bogus and factually incorrect.**

The applicant's team is entirely erasing the true history of the property by claiming that "Full Circle" was the last tenant. They have completely ignored and refused to acknowledge that the Jewish learning center was ever operating there. The truth is that the Jewish center was actively there until 2021.

I know this for a fact because I possess photographic evidence to prove it. Consider the true timeline:

- **Active Use Through the Pandemic:** I have **photographs of the Jewish learning center taken during the pandemic in 2019**, proving active, continuous use. The Jewish family did not vacate the property until the early part of **2021**.
- **Legally Protected Extensions:** Because this active religious use extended into the COVID-19 pandemic, the religious usage permit was legally protected and extended under the city's emergency tolling provisions.
- **The August 2021 Purchase:** When the property was purchased in **August 2021**, the religious permit was active, valid, and legally intact.

The current owner was not "forced" out of a religious permit by the city or by time. **The extension was allowed to expire on purpose.** The "hardship" the lobbyist described to you in September was entirely self-inflicted—a calculated maneuver to let a valid zoning asset lapse so they could claim the building was non-viable and push through an inappropriate development.

Furthermore, the requested variances will completely cripple our local infrastructure, specifically regarding the **ridiculous parking situation** in the immediate area. The lobbyist is seeking to bypass standard zoning requirements, yet our streets are already entirely overwhelmed. To prove this, I am

submitting **photographs taken during weekdays in September 2026** showing a completely jampacked parking grid.

Finally, the community has zero guarantees regarding the future operations or tenants of this site.

There is a glaring risk that this space could be rented right back out to problematic operators like "**Full Circle.**" Our neighborhood already suffered through an absolute disaster when this location previously operated as a social club. While the current owner did not own the building during that time, granting these open-ended zoning variances to the property now completely opens the door for a repeat of that exact same public nuisance.

My previous **Freedom of Information Act (FOIA) request** explicitly documented a mountain of complaints generated during that social club disruption, and those records represent just the tip of the iceberg of what the neighborhood endured. The Commission must protect the community from the risk of resurrecting a documented neighborhood nightmare.

The Commission should not reward a lobbyist's attempt to spin a self-inflicted timeline and a rewritten history into a legitimate grievance, nor should you approve a project that ignores our parking crisis and threatens our neighborhood's peace.

We ask that you reject the false narrative presented at the September meeting, look at the photographic evidence of our congested streets and the property's true timeline, and **deny this project.**

Thank you for your time and your service to our community.

Sincerely,

Rick Swinger

307 Rose Ave

Venice

46 year resident and stakeholder

424-384-7995



Venice

June 7, 2019 12:41 PM

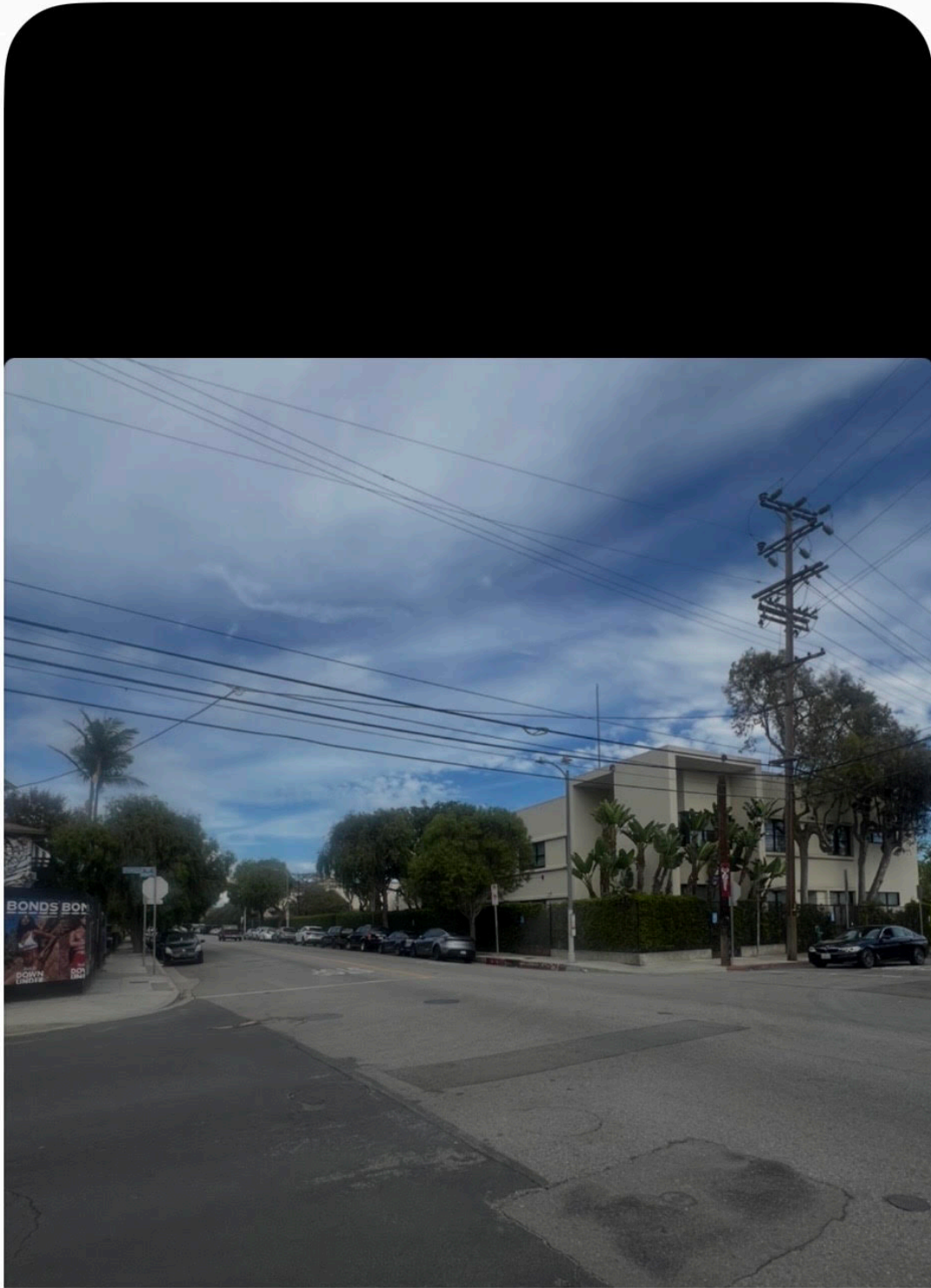






September 9

7:14 AM



3:21



September 9
7:13 AM



Add a Caption



Look Up **Place** >

Tuesday • Sep 8, 2026 [Adjust](#)
• 11:28 AM

 IMG_4518

Apple iPhone 13 Pro

HEIF

Sent from Yahoo Mail for iPhone



Another route to take Case No. APCW-2025-2220-SPPE-CU2-SPPC-CDP (305 Rose Ave) –

1 message

Lori Cozen-Geller <lori@loricozengeller.com>

Wed, Sep 30, 2026 at 2:25 PM

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

Cc: Sienna Kuo <sienna.kuo@lacity.org>, Sean Silva <sean.silva@lacity.org>, Traci Park <councilmember.park@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>

Dear Commissioners,

As I'm sure that you know by now being the owner of 252 Hampton Drive just across the narrow alley from this church property that my husband and I absolutely oppose the whole idea. However, what if it was merely a workspace and it needed to close seven days a week by 6 PM at least my tenants and Rick Swinger tenants would be able to sleep peacefully. My hopes are that you deny the entire project however this might be an alternative even though I am hoping that it is shut down completely.

Many thanks,

Lori Cozen-Geller

(310)922.2140

www.loricozengeller.com

On Sep 30, 2026, at 1:54 PM, Planning APC West LA <apcwestla@lacity.org> wrote:

Hello Mr. Swinger,

We are in receipt of your Secondary Submission and it will be forwarded to the Commissioners for their review.

Thank you,

Alma Sandoval



LOS ANGELES
CITY PLANNING

West Los Angeles Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1368 | Planning4LA.org

Note: Regular Day Off Alternating Fridays

On Wed, Sep 30, 2026 at 8:00 AM rick swinger <rickswinger@yahoo.com> wrote:

Request to Deny Variances Due to Manufactured Hardship, Parking Crisis, and Nuisance History

Dear Honorable Commissioners,

My name is Rick Swinger, and I am writing to strongly urge the West Area Planning Commission to **deny the requested entitlements and variances** for the upcoming project on October's agenda. As a follow-up to the West Area Planning Commission meeting this past September, the applicant's lobbyist is continuing to push a thoroughly deceptive narrative that completely misrepresents the history of this property. During that September meeting, the lobbyist described what can only be called a **manufactured hardship**, claiming that the owner is "forced" into this development because the property lacks a valid religious usage permit and asserting that the building has sat vacant for 10 years. **This assertion is completely bogus and factually incorrect.**

The applicant's team is entirely erasing the true history of the property by claiming that "Full Circle" was the last tenant. They have completely ignored and refused to acknowledge that the Jewish learning center was ever operating there. The truth is that the Jewish center was actively there until 2021.

I know this for a fact because I possess photographic evidence to prove it. Consider the true timeline:

- **Active Use Through the Pandemic:** I have **photographs of the Jewish learning center taken during the pandemic in 2019**, proving active, continuous use. The Jewish family did not vacate the property until the early part of **2021**.
- **Legally Protected Extensions:** Because this active religious use extended into the COVID-19 pandemic, the religious usage permit was legally protected and extended under the city's emergency tolling provisions.
- **The August 2021 Purchase:** When the property was purchased in **August 2021**, the religious permit was active, valid, and legally intact.

The current owner was not "forced" out of a religious permit by the city or by time. **The extension was allowed to expire on purpose.** The "hardship" the lobbyist described to you in September was entirely self-inflicted—a calculated maneuver to let a valid zoning asset lapse so they could claim the building was non-viable and push through an inappropriate development.

Furthermore, the requested variances will completely cripple our local infrastructure, specifically regarding the **ridiculous parking situation** in the immediate area. The lobbyist is seeking to bypass standard zoning requirements, yet our streets are already entirely overwhelmed. To prove this, I am submitting **photographs taken during weekdays in September 2026** showing a completely jam-packed parking grid.

Finally, the community has zero guarantees regarding the future operations or tenants of this site. There is a glaring risk that this space could be rented right back out to problematic operators like **"Full Circle."** Our neighborhood already suffered through an absolute disaster when this location previously operated as a social club. While the current owner did not own the building during that time, granting these open-ended zoning variances to the property now completely opens the door for a repeat of that exact same public nuisance.

My previous **Freedom of Information Act (FOIA) request** explicitly documented a mountain of complaints generated during that social club disruption, and those records represent just the tip of the iceberg of what the neighborhood endured. The Commission

must protect the community from the risk of resurrecting a documented neighborhood nightmare.

The Commission should not reward a lobbyist's attempt to spin a self-inflicted timeline and a rewritten history into a legitimate grievance, nor should you approve a project that ignores our parking crisis and threatens our neighborhood's peace.

We ask that you reject the false narrative presented at the September meeting, look at the photographic evidence of our congested streets and the property's true timeline, and **deny this project.**

Thank you for your time and your service to our community.

Sincerely,

Rick Swinger

307 Rose Ave

Venice

46 year resident and stakeholder

[424-384-7995](tel:424-384-7995)

<IMG_6693.jpeg>

<IMG_6694.jpeg>

<IMG_6695.jpeg>

Sent from Yahoo Mail for iPhone

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

Cc: rick swinger <rickswinger@yahoo.com>, Sienna Kuo <sienna.kuo@lacity.org>, Sean Silva <sean.silva@lacity.org>, Traci Park <councilmember.park@lacity.org>, Phil Brock <commissionerbrock@gmail.com>, Mark Ryavec <venicestakeholders@ca.rr.com>, Steve Geller <Steve@stevegellerhomes.com>, Lori Cozen-Geller Geller <lori@loricozengeller.com>, Jeff Khau <Jeff.khau@lacity.org>

Dear, honorable commissioners

My name is Craig Ribeiro

I own the property 253 3rd Ave., Venice, CA, across from Rick Swinger & the church

Also across from Phil Brock and next to Lori Geller,

This is absolutely correct with the Jewish learning center. They were the occupying the church after the full circle. During the time of the Jewish learning center the Rabbi's parents & family would frequently stay my Airbnb they were great to have this location while they were there.

I also agree with everything Rick Swinger stated in this letter.

Best, Craig Ribeiro,
253 3rd ave
Venice ca,

Sent from my iPhone

On Sep 30, 2026, at 1:54 PM, Planning APC West LA <apcwestla@lacity.org> wrote:

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

424-384-7995

<IMG_6693.jpeg>

<IMG_6694.jpeg>

<IMG_6695.jpeg>

[Quoted text hidden]

Day of Hearing Submissions

RECEIVED
CITY OF LOS ANGELES

OCT 07 2026

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

FILE COPY

#5

