


## Communication from Public

**Name:** Marta Evry

**Date Submitted:** 09/09/2020 06:38 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Dear PLUM members, One of the talking points that the developer employs is that the Venice Place Project has enjoyed widespread support over the 8-year development process. Please see the attached opposition emails dating from 2013 to the present clearly showing this isn't the case. This is just a small sampling of emails generated from one list, and doesn't include opposition emails supplied by those appealing this case.

**From:** Lisa Udelson lisaudelson@mac.com   
**Subject:** 1033 S. Abbot Kinney Blvd.  
**Date:** October 2, 2013 at 1:24 PM  
**To:** veniceforchange@gmail.com


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PLEASE! NO MEGA-HOTELS ON ABBOT KINNEY!

Thank You -

Lisa Udelson  
Venice resident/homeowner/taxpayer/voter

**From:** Linda Giella linda\_giella@hotmail.com   
**Subject:** Proposed hotel development at 1033 S Abbott Kinney Blvd, Venice, CA 90291  
**Date:** October 2, 2013 at 2:30 PM  
**To:**  
**Bcc:**

LG

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TO: VNC LAND USE AND PLANNING COMMITTEE; AND VENICE COUNCIL  
OFFICE

RE: **Proposed Hotel at 1033 S Abbott Kinney Blvd, Venice, CA 90291**

To Whom It May Concern:

I am a Venice resident living at 803 Milwood Avenue, and I'm very opposed to the Abram's hotel project as planned. At a minimum, **it must conform to the Venice Specific Plan and provide adequate parking for the site's use.**

In general, the is a terrible idea for a neighborhood which is currently thriving because of it's unique small businesses. It will an create unpleasant traffic nightmare (think west hollywood near the PDC) not just for the residents... but for anyone who wants to spend a day in that part of Venice.

Profits for one group of investors is NOT worth making thousands of other people miserable and stressed.

Thank you,

Linda Giella  
803 milwood ave  
venice ca 90291

**From:** Dan St. Pierre danst.pierre28@gmail.com  
**Subject:** Hotel Project at: 1033 S Abbott Kinney Blvd, Venice, CA 90291  
**Date:** October 2, 2013 at 2:33 PM  
**To:** lupc@venicenc.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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Hello all,

I am writing today so I can be included amongst the many people that oppose the hotel project proposed for 1033 S Abbott Kinney Blvd. I am a long time Venice resident. I live on Horizon and have an office on Electric. I am very concerned that the proposal blatantly overlooks the neighborhood plan.

My concerns, along with a large majority of the Venice residents I have talked to are simple.  
Will the hotel provide adequate parking for it's guests and employees?  
What impact will this have on our already very congested traffic issues?

I am concerned that the height of the proposed hotel is higher than any other building in the area.

Doesn't that directly go against the Venice Specific Plan?

I vote no. I do not want this project to be approved, it is not good for the residents of Venice. There are far too many questions left unanswered, and to sacrifice everything this neighborhood has stood for without properly assessing the impact would be a disaster.

Thank You

Dan St. Pierre  
239 Horizon Ave.

From: yasmine yasmine@usinter.net

Subject: 1033 S Abbott Kinney Blvd, Venice, CA 90291: NO NO NO on Abrams Hotel Project

Date: October 2, 2013 at 5:11 PM

To: yasmine yasmine@usinter.net, lupc@venicenc.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com



**1033 S Abbott Kinney Blvd, Venice, CA 90291**

**VOTE NO NO NO NO**

As a long time resident of Venice (35 years), I implore you to veto the plan for this hotel. It will disrupt all the neighborhoods around there as well as Abbott Kinney, from a point of view of traffic, parking and maintaining the character of Venice. Venice is a small, quiet, friendly community with a real sense of neighbor-to-neighbor and casual living. We also have a much larger pedestrian quality as well compared to the rest of Los Angeles. People stroll and visit and walk dogs - a real neighborhood.

You can see their bad faith already from the plans as they have characterized the streets as being twice as wide as they are not truthfully representing what their hotel would impose on the neighborhood. They are happy to block the views and light of their neighbors behind, that they are violating zoning with an extra story so they dominate the street. Abbott Kinney has these small, beautiful little shops and the hotel wants to dominate the whole corner and build very high. It's hideous and very oblivious of the character of the area they want to inhabit with absolutely no benefit to Venice.

Once you have a huge, fancy hotel, then the priority and usage of that area and the street and the streets around there changes. The hotel starts dictating what is convenient for them and their patrons rather than the people living nearby. Any project this big is going to ask for (and expect) exceptions to zoning restrictions to accommodate their needs and it will totally jam up residents and visitors ability to move freely through the area just with people getting on and off of the hotel property. It takes up a whole block and completely ruins the adjacent residential area.


Having lived here a long time, my experience is that once a project gets started zoning restrictions are lifted or just wantonly violated and it is impossible then to undo them after the fact - particularly as regards parking and circulation. Also, the hotel will feel their patrons are the priority and the residents and casual Abbott Kinney visitors are secondary. This, too, has happened repeatedly. Venice will gradually lose all its character if it invites in a crowd that does not appreciate or respect Venice in its quaintness, quietness, casualness, beach quality and if it caters to a fancy hotel and its needs. And it completely changes life - negatively - for residents.

On a practical level, Venice is small, the streets are small. Electric Avenue is already a one and a half lane street....the other streets are small, neighborhoods. A hotel will completely congest everything.

PLEASE PLEASE PLEASE VOTE NO!!!!

Thank you.

Sincerely,  
Joan Chodorow  
Ocean Front Walk, Venice, CA

**From:** yasmine yasmine@usinter.net   
**Subject:** NO NO NO on Abrams Hotel Project  
**Date:** October 2, 2013 at 3:37 PM  
**To:** lupc@venicenc.org; mike.bonin@lacity.org; tricia.keane@lacity.org; veniceforchange@gmail.com

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PLEASE PLEASE PLEASE VOTE NO!!!!

Thank you.

Sincerely,  
Joan Chodorow  
Ocean Front Walk, Venice, CA

**From:** MARINA ZENOVICH gracefulz@icloud.com 

**Subject:** Hotel in Venice?

**Date:** October 2, 2013 at 6:27 PM

**To:** lupc@venice.org, tricia.keane@lacity.org

**Cc:** mike.bonin@lacity.org, veniceforchange@gmail.com, Marina Zenovich gracefulz@me.com

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MZ


Why? why do we need a hotel in venice? more traffic? more people? more disruptions to the beauty of our life and neighborhood?

I think the hotel is a horrible idea that will ruin what is left of our small town quaintness.

Tell dan Abrams and company to go somewhere else for their hotel. We do not need it.

Please reconsider before we turn into west Hollywood.

Marina Zenovich  
Venice resident

**From:** jeremiah chechik tinroof@me.com   
**Subject:** proposed hotel 1033 S Abbott Kinney Blvd, Venice, CA 90291  
**Date:** October 24, 2013 at 4:54 PM  
**To:** lupc@venicenc.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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As a local venice resident and someone who has had to adhere to site specific plans when renovating my own property, I'd like to register my opposition to the proposed hotel plan which ignores the very character of the neighborhood. traffic will be a major problem, parking will become so difficult that locals and visitors will no doubt drift away from what is own neighborhood main street.

it saddens me to see such a unique neighborhood considering a transformation so radical. i do think we could use a hotel but more in the model of similar neighborhoods in cities like Buenos Aires for example. the palemo hollywood area which is filled with character, mixed wealthy , working class, artists etc have several hotels each small 20 rooms, modern and integrated with the street. HOME HOTEL is such an example.

venice is not rodeo drive - what brings people here is its character and unique qualities. creating an enormous tear in the fabric of the community will destroy the very reason we have come so love and protect our wonderful neighborhood.

thanks

jeremiah chechik

**From:** CharlotteRulesIC charlotterules@me.com 

**Subject:** AGAINST - 1033 S. Abbot Kinney Blvd., Venice 90291

**Date:** December 16, 2013 at 8:13 AM

**To:** Board@venicenc.org Board@VeniceNC.org, lupc@venicenc.org lupc@VeniceNC.org, Mike Bonin mike.bonin@lacity.org, tricia.keane@lacity.org, Marta Evry veniceforchange@gmail.com



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Now the developers have proposed even LESS parking for the AK Hotel.  
You have got to be kidding me.

I refuse to suffer 3-4 years while this Community Killing Complex is under construction.

The only people who would agree to this are those who are benefitting financially,  
and that ain't right.

Venice is now Washington DC, but worse, because we're smaller & we all know each other-  
we're eating our own.

**Thank you,  
Charlotte  
25 year resident**

**From:** Daniel Tiffany tiffany@usc.edu   
**Subject:** 1033 S Abbot Kinney Blvd, Venice, CA 90291  
**Date:** December 16, 2013 at 9:37 AM  
**To:** Board@VeniceNC.org, lupc@veniceNC.org, mike.bonin@lacity, tricia.keane@lacity.org, veniceforchange@gmail.com

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To all addressees,


I am a homeowner on Beach Ave. in Venice, several blocks from the proposed development.

I oppose in the strongest possible terms the hotel/retail complex proposed on Abbott Kinney Blvd. It would permanently alter the reputation and unique qualities of Venice, transforming the general profile of Venice into a second-rate version of Santa Monica, or any other city willing to sell its soul for a few dollars--and lose its identity in the process.

Stop 1022 S. Abbott Kinney Blvd now!

Sincerely,

Daniel Tiffany  
2337 Beach Ave.  
Venice, CA 90291


**From:** Keith Harrison krsh@verizon.net   
**Subject:** 1033 Abbot Kinney , Venice , CA, 90291  
**Date:** December 16, 2013 at 11:24 AM  
**To:** veniceforchange@gmail.com

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I oppose the current proposal for the hotel. Development which does not overwhelm parking, traffic and the neighborhood is fine but not this proposal.

Keith Harrison  
2118 Louella Ave  
Venice ,CA,90291  
Sent from my iPhone

**From:** roccoklein@aol.com   
**Subject:** Proposed Abbot Kinney hotel  
**Date:** December 16, 2013 at 12:18 PM  
**To:** Board@venicenc.org Board@VeniceNC.org, lupc@venicenc.org lupc@VeniceNC.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com



Re: 1033 S Abbott Kinney Blvd, Venice, CA 90291

I am a long time (over 25 years) Venice resident and homeowner and I'm writing to let you know I am in opposition to the proposed hotel project on Abbot Kinney.

Not only am I opposed for the reasons below, I am opposed because Abrams and his development partners have not been honest, especially now as they try to railroad this project through while people are distracted by the holidays.

SOME of the reasons I am opposed:

- **IT'S TOO HIGH:** David Hertz wrote "*the project fully compliant with the Venice Specific Plan and Local Coastal Plan and we are not asking for any exceptions to these plans whatsoever.*" Hertz wasn't telling the truth. The developer may have knocked off the 4th floor in October, but he's come back with a design that's still asking for a [precedent-setting height exemption](#) to the Venice Specific Plan.
- **IT'S TOO BIG:** The hotel complex as currently proposed includes an 87-room hotel (down only 5 rooms from the October proposal, with two of those now apartments for some reason), a 3,500 sq ft restaurant/bar, a separate coffee bar on Electric, a 1,500 sq ft spa on Electric and Westminster, a 2,500 sq ft retail space on Westminster and Abbot Kinney, and a 2,444 sq ft poolside bar area. It still takes up the entire block between Broadway and Westminster, with a partial carve-out for two parcels the developers don't own. There's nothing else on Abbot Kinney that even comes close to it in terms of mass and scale.
- **THERE'S STILL NOT ENOUGH PARKING:** In fact, in this revamped version, the developer is offering only 160 parking spaces, 12 less than the 172 he was offering back in October. That's supposed to suffice for all 87 hotel rooms, plus three restaurants, a coffee bar, a spa and 2,500 sq ft of retail/cafe space. By the developers own estimates, the hotel and three restaurants alone will have 160 employees (a low figure, since they aren't figuring in the 2,500 sq ft retail/cafe space proposed for the corner of Westminster and Abbot Kinney). In his [letter to supporters](#), project architect David Hertz wrote "the project allows employees to park for free." The numbers I just listed above show how ridiculous this statement is. Unless, of course, he means the project allows employees to park for free on our streets.
- **TRAFFIC WILL STILL BE A NIGHTMARE:** A [new traffic report released by the City of LA](#) states the hotel complex will add close to 700 net new car trips a day. It will be gridlock on Abbot Kinney, Broadway, Westminster and Electric as cars, taxis, trash trucks and delivery vehicles cue up to service the hotel and deposit its guests.

Thank you for listening,  
Andrea Klein

**From:** Mari Carmen Jaffe maricar3@verizon.net   
**Subject:** FW: Abbott Kinney hotel proposal  
**Date:** December 16, 2013 at 2:15 PM  
**To:** Venice For Change veniceforchange@gmail.com

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I am absolutely opposed to the plan for a hotel on Abbott Kinney. It plans to be across the school (BIG DANGEROUS MISTAKE!). Very unmanageable traffic for residents and business.

Please do not approve this madness.

Thank you.

Mari Jaffe  
714 6th Ave.  
Venice, CA

**From:** Alicia Arlow alicia@arlocreative.com  
**Subject:** 1033 S Abbott Kinney Blvd, Venice, CA 90291: CASE #APCW2012-3354

**Date:** January 27, 2014 at 6:44 PM

**To:** Board@venicenc.org Board@VeniceNC.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

AA

I am a ten year resident of Venice CA, 90291 and I am **still opposed to the current scale, size, parking, and safety issues of the AK boutique hotel project**. And deeply saddened by it.

The project is too large, too tall, and does not have enough parking. It will create havoc and traffic congestion in an area that has already had so much recent growth and increased traffic issues, yet no long-term, urban planning in place. We cannot keep building without looking at the long term ramifications.

Additionally, we cannot sustain adding a massive hotel without addressing the issues of neighborhood safety. Traffic on AK Blvd has tripled in the past 6 years with an onslaught of more cars, pedestrians, and cyclists all cramming onto a tiny street. There is a school across the street and children on this block as well to be concerned about.

I love this neighborhood and support new businesses. What has been proposed for this block however, is too large and unwieldy for this area. It must be **scaled down** to be appropriate, fitting, and useful to this community and have MORE PARKING for the influx of a potential capacity of 921 people, 163 is far from adequate in an area already known for its utter lack of parking (I purchased a tiny Smart Car simply because I live in Venice and there is never anywhere to park near any of the apartments I have lived in in 10 years -- parking is LUDICROUS here, and you expect me to share that for some hotel guests??).

**This is a RESIDENTIAL neighborhood with a business street running through it, it is not a BUSINESS area with a neighborhood inside of it.**

**This project is NOT a residential "mixed use" development, it is a COMMERCIAL DEVELOPMENT, as any hotel is considered.**

The focus should be on the residential needs and impact against us. I look forward to a scale back of the proposed development and then I'm sure it will still be a big change, with many problems and issues, but at least it will be a better fit for this small and unique area that stands to be destroyed by a useless hotel that we do not need.

Alicia Arlow

**From:** Alicia Arlow alicia@arlocreative.com 

**Subject:** Venice Resident OPPOSED to the project at 1033 S Abbot Kinney Blvd, Venice, CA 90291

**Date:** December 16, 2013 at 6:13 PM

**To:** Board@venicenc.org Board@VeniceNC.org, lupc@venicenc.org lupc@VeniceNC.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com



I am a ten year resident of Venice CA, 90291 and I am highly opposed to the AK boutique hotel project.

The project is too large, too tall, and does not have enough parking. It will create havoc and traffic congestion in an area that has already had so much recent growth and increased traffic issues, yet with no proper long-term, urban planning schemes in place. We cannot keep building on without looking at the long term ramifications.

Just trying to get from Venice Blvd over to Main Street has become a nightmare with increased pedestrians and cars on Abbot Kinney Blvd.

Abbot Kinney, once a neighborhood stretch with low traffic, is now a major thoroughfare for the Westside along with being the #1 tourist destination in the city.

We cannot sustain more traffic by adding a massive hotel without addressing the issues of neighborhood, safety, and traffic, they go hand in hand. As a cyclist and pedestrian, I worry very much about the safety of other locals utilizing this street, adding more cars driven by lost tourists is not a good mix. Safety is already an issue. There is a school across the way, another on the next corner, and other children in this area as well to be concerned about.

I love this neighborhood and support new businesses. What has been proposed however, is too large and unwieldy for this area. It must be scaled down to be appropriate, fitting and useful to this community. One suggestion could be that all new businesses promote a "park and walk" sentiment in this area, that might be a better system for this area to remain safe and promote fewer cars/less traffic, not more.

This is a RESIDENTIAL neighborhood with a business street running through it, it is not a BUSINESS area with a neighborhood inside of it.

The focus should be on the residential needs and impact against us. I look forward to a scale back of the proposed development and a long-term traffic and safety analysis by an independent 3rd party (this may exist, not sure).

Thank you for your consideration to opposing the current project scope.

Alicia Arlow

**From:** Gailee33 gailee33@aol.com 

**Subject:** 1033 Abbot Kinney Blvd.

**Date:** December 16, 2013 at 9:19 PM


**To:** board@venicenc.org, lupc@venicenc.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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GR

I am **opposed** to the block-long hotel/mall complex at 1033 Abbot Kinney Blvd. It is important to remember what made Abbot Kinney Blvd. such an attraction in the first place. It was the people who live here that created the color, diversity, and vitality of it. When commercial development goes too far, destroying the quality of residential life and driving members and independent small shop owners of this eclectic, creative community out of Venice, all that will be left will be an over-developed, congested and grid-locked street.

Best,  
Gail Rogers

**From:** Sri Keshava westside.property@gmail.com   
**Subject:** 1033 S Abbot Kinney Blvd, Venice, CA 90291 - resident opinion

**Date:** December 17, 2013 at 8:59 AM

**To:** Board@venicenc.org Board@VeniceNC.org, lupc@venicenc.org lupc@VeniceNC.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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SK

Dear Representative,

As a local, I object to the proposed development at 1033 Abbot Kinney Blvd Venice CA 90291. I admire the work of architect David Hertz, but believe **this project will negatively impact change Abbot Kinney, and my day-to-day life in Venice.**

I believe the impact of the large scale of this hotel complex, the location opposite Westminster Elementary school, the physical imposition upon the SCBC (Church) as well as the French school Ecole Claire Fontaine being demolished, is unfavorable. Traffic is already horrendous on Abbot Kinney. I fear for the safety of school children (for many reasons). I am sympathetic that the developer needs the large scale in order for the development to pencil out financially, but it is simply too large. I could potentially be in favor of a smaller scale development (50% reduction in scale), and without the demolition of the French school (historical Craftsman) buildings. Thank you for considering local opinion, and for your service to the community.

Sincerely,

--

Sri Kesava

From: Tom Vinetz tvinetz@gmail.com   
Subject: 1033 S Abbot Kinney Blvd, Venice, CA 90291

Date: December 17, 2013 at 11:46 AM

To: Board@venicenc.org, lupc lupc@venicenc.org, mike.bonin mike.bonin@lacity.org, tricia.keane tricia.keane@lacity.org, Marta Evry veniceforchange@gmail.com

TV

Having lived in and owned property in Venice for over 35 years, I am decidedly **against** the hotel project proposed for **1033 S Abbot Kinney Blvd, Venice, CA 90291** for the following reasons.

1. Parking in Venice is already impossible. The overflowing visitors, restaurant parkers, valet services etc. have already made it close to impossible to find parking by my home or on any of the other residential streets near Abbot Kinney. This hotel project does not provide anywhere near the appropriate (or even bare minimum) number of parking spaces to accommodate the number of cars, visitors, and clientele which the project will generate daily. There is no reason why we residents should have to search for a half hour or more to find parking near where we live because a commercial venture has not been required legally to provide for its own parking, its own restaurant parking, its own worker parking, and its own services parking. There is no reason why my wife or children should have to search endlessly for parking, and then have to walk many blocks at night to get home because parking near our house is being used by hotel visitors and customers, and other Abbot Kinney related activity. And because City Planning has not been forceful enough to stop projects which will increase the already horrendous problems

2. Traffic on Abbot Kinney is already gridlocked parts of the day. It is a two lane road which is being forced to accommodate more traffic than it possible can absorb. This is the "funnel effect". Increasing cars traffic traveling north/south from Santa Monica or the Marina/Playa Vista increasingly make Abbot Kinney impassable. This hotel project will do nothing but add more problems.

**It is unreasonable and should be illegal to impose such destructive and disintegrative parking and traffic policies and patterns on such a small community such as Venice.**

Abbot Kinney is being forced to function as a major thoroughfare flowing North/South and as Lincoln Blvd. becomes more and more unusable, Abbot Kinney will become more of a major headache than it is now. This is not a question of the "old" Venice vs. the "new", or a question of land use per se. It is a question of the logic and rationality of force-feeding more cars and traffic into an area which simply **cannot adjust to or accommodate this influx. Land Use and Planning was created for just such a situation... to assess the effect that a specific project will have on Venice now and in the future. And make decisions which are in the best interests of the community, not the best interests of a few developers. And to plan for the future by solving problems through decisions, not increasing the problems.** There is no doubt at all that a project such as this will have a profoundly adverse effect on the quality of life for everyone living in the area.

3. The size of the project is totally out of scale with the present standards, and violate the Venice Specific Plan. And this is related to the size of Abbot Kinney Blvd. itself. The street is small, basically two lanes, and in the zeal of over-development, misplaced values, lack of wisdom and insight, this project is being proposed which dwarfs everything around it. This is a project that belongs on much larger streets which have multiple traffic lanes such as Lincoln Blvd, or Venice Blvd which can absorb the egregious nature of the plan concept. Abbot Kinney is prized for its intimacy, local charm, and scale. **This project violates every aspect of the street, regardless of whether the developers and architect suggest they live in Venice and treasure it or not. Why destroy something if you love it ? That is a true perversion.**

Let us call on some semblance of sanity in assessing this project and not create problems which cannot be alleviated or even addressed in the future. And which will destroy exactly the elements of Venice which are so sought and valued. If the developers would like to present and execute some plan that truly and adequately addresses the traffic and parking aspects for their project and Abbot Kinney Blvd. I would gladly reconsider my absolute rejection of this project. Until then, I ask the LUPC to reject this project.

Thank You,  
Tom Vinetz  
[tvinetz@gmail.com](mailto:tvinetz@gmail.com)



**From:** Marianne Robin marichan@rtmf.com 

**Subject:** Proposed Hotel: 1033 S Abbott Kinney Blvd, Venice, CA 90291

**Date:** December 17, 2013 at 6:24 PM

**To:** lupc@venicenc.org, Board@VeniceNC.org, mike.bonin@lacity.org, tricia.keane@lacity.org, Venice For Change veniceforchange@gmail.com

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MR

To whom it may concern,

We stand opposed to building a hotel on Abbot Kinney.

We have lived in Venice since 1985, own two houses and one duplex here, and our business has been in Venice since 1991. During this time we've seen changes in our neighborhood-- many good, some not so good.

Among the not so good is the proposed hotel at 1033 Abbot Kinney. This street, known for being funky, fun and fashionable, has also become frenetic and fiercely over-crowded. Parking has become impossible. If we want to shop or dine on AK, we need to walk there, as the adjacent streets are constantly jammed and valet parking is exorbitant. Of course, walking in the neighborhood is something we enjoy, but if it's cold or one wishes to dress-up, it's nice to have the option to drive.

We feel that this hotel will only exacerbate these problems, and create others. The hotel does not have enough parking planned for all the staff needed to work there, and there is no public transport easily available, so where will they park? At the beach? At a city lot? In our residential streets? Where will the guests who can't find or can't afford parking leave their cars? Delivery trucks will clog the streets, too. The increased traffic will add pollution and stress.

Plus, the size of the proposed hotel will tower above the existing buildings, destroying the feel of the neighborhood. I also feel very bad that the church will have a huge structure built around it and that the French pre-school -- a place that keeps the family atmosphere in the neighborhood -- is losing their space.


Venice has plenty of hotels and tourists already. They visit Abbot Kinney, enjoy the shops, restaurants and unique, low-rise atmosphere. If we allow such huge variances to the buildings and stores, Abbot Kinney will soon look like any other street, filled with chain stores. Then there's no reason for tourists to visit--they can get that anyplace else in America.

Please keep Abbot Kinney's low development. Too much growth is not desirable in a neighborhood already densely crowded. Please let the people who live here enjoy some peace and quiet in the fun beach area we love.

Tourists are good for the economy and we love that they enjoy visiting, but they come and go. Keep Venice nice for the people who LIVE here!

Most sincerely,

Marianne Robin-Tani  
Noriyasu Tani  
710 Superba  
Venice, 90291

**From:** Sherie Scheer sherie.scheer@me.com   
**Subject:** Hotel at 1033 S Abbott Kinney Blvd, Venice, CA 90291  
**Date:** December 17, 2013 at 6:37 PM  
**To:** VNC Board Board@VeniceNC.org, lupc@venicenc.org lupc@VeniceNC.org, Bonin Mike mike.bonin@lacity.org, tricia.keane@lacity.org

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December 17, 2013

Re: Abbot Kinney Hotel Complex at 1033 S. Abbott Kinney Blvd, Venice 90291

To Whom It May Concern:

I oppose the latest iteration of the proposed Abbot Kinney Hotel Complex.

The parking situation still makes no sense to me. Parking in the North Beach area of Venice is already a catastrophe. Everyone who lives here knows that and so do all who try to park their own cars when coming to Abbot Kinney to shop or to dine or to visit residents.

For one thing, although 160 parking spaces may technically conform to requirements, I do not believe that number would be adequate in reality to the parking needs of the patrons and employees of this 85-unit hotel complex which includes several restaurants, bars and retail establishments.

Moreover, if there were any option on the street, who would willingly subject their vehicle to underground parking where cars are packed in rows 2 to 4 cars deep so that one's car might have to be moved 3 or 4 times to accommodate the retrieval of cars around it and where one might wait while two to three cars were moved in order to free her own vehicle .

**This part of Venice needs several multi-story parking structures before we can entertain the idea of a hotel with inadequate parking.**


Traffic-wise I can imagine that, with the time-consuming care required for parking/unparking each vehicle and with only two elevators to service potentially 160 cars, there could frequently be a line of cars backed up onto Electric, waiting to be valeted down into the subterranean parking area. Electric is a very narrow street; it can barely handle cars moving in both directions as it is. It can't handle any additional clogging from backed up cars or from delivery trucks.

Abbot Kinney is both a quiet shopping and dining street and an overworked traffic artery for the communities near the beach. As an artery it can't handle more congestion either.

Even if the developers and architect were to come up with a plan which brought the height of the proposed complex into alignment with the LUP for Venice rather than the present unacceptable 10% over the height limitation, the parking and the traffic problems will remain.

Could the property be put to worse use with a more brutish design and even worse traffic and parking problems while still complying with the letter of the Venice Specific Plan? Probably. But, to one who lives, walks, drives and parks here in North Beach, fear of what may come in the future does not is not sufficient grounds for endorsing the present faulty plan.

Sherie Scheer  
31 Park Avenue  
Venice resident and property owner since 1969  
MA Environmental Design UCLA

**From:** Marsha Straubing marstrau@aol.com   
**Subject:** opposition to complex at 1033 Abbot Kinney Blvd  
**Date:** December 17, 2013 at 10:31 PM  
**To:** mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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MS

I am **opposed** to the block-long hotel/mall complex at 1033 Abbot Kinney Blvd.


Venice is not Santa Monica or Marina del Rey. It has a unique charm that is the very thing that attracts visitors. This Hotel is not in keeping with the feeling tone of Abbot Kinney Blvd. It will destroy the feel of the neighborhood and likely put current stores out of business.

It will be responsible for unbearable traffic and parking problems and will contribute to the downfall of Venice as we know it.

I have lived in Venice for 39 years and would like to preserve its character for the next generation.

Thank you for your consideration of the serious problems that are presented by the hotel proposal.

Sincerely,  
Marsha Straubing  
44 Park Ave  
Venice, CA 90291

**From:** Marian Crostic mcrostic@mac.com   
**Subject:** 1033 S Abbot Kinney Blvd, Venice, CA  
**Date:** December 17, 2013 at 11:40 PM  
**To:** Board@venicenc.org Board@Venicenc.org, lupc@venicenc.org  
**Cc:** mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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To the Members of those organizations I have addressed


I am against the proposed hotel at 1033 S Abbot Kinney Blvd in Venice, CA.

I have two major objections.

- 1) The size and mass of the complex and its relationship to the surrounding neighborhoods is much too great. The neighborhoods are composed of narrow lots and narrow streets. Traffic, bike riding, and parking are already at full capacity and this structure will add more to an area which is struggling to handle the development which has already taken place.
- 2) I do not see a proper off the street loading and unloading dock for this project. Living on Abbot Kinney I see the delivery trucks for the restaurants during the day struggle to find a spot to unload their supplies. The majority of the time the trucks use the center lanes of Abbot Kinney and that creates a traffic hazard for everyone using Abbot Kinney. I have attended numerous meetings on projects that have been proposed and passed on Abbot Kinney and the delivery truck are always an issue. Unless a loading and unloading dock off street is mandated the trucks will back up into the neighborhoods waiting their turn.

This hotel does not belong in this location and I encourage all of you attending and voting on this development take into consideration the impact it will have on the neighborhood.

MarianCrostic

**From:** Jacky Lavin jklvenice@jackylavin.com   
**Subject:** 1033 S. Abbot Kinney Boulevard, Venice 90291

**Date:** December 18, 2013 at 10:27 AM

**To:** lupc@venicenc.org, board@venicenc.org, tricia.keane@lacity.org, mike.bonin@lacity.org

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As a longtime Venice homeowner and resident I am strongly opposed to the hotel at 1033 Abbot Kinney Blvd and urge you not to approve this massive project. The fate of Venice rests in your hands as this project will create a dangerous precedent opening the floodgates to massive and out of scale development along Abbot Kinney and in the adjacent neighborhood.

Please enforce the Venice Specific Plan and do not allow the hotel ANY exceptions to it. The parking is entirely inadequate for this project. Where is the free employee parking located for this project that has been promised? The developers are promising a lot but what guarantee do we have after this is built and possibly sold? The hotel and its construction will create a traffic nightmare for the entire neighborhood for years. Deliveries and loading are inadequately provided for and will create additional noise and traffic problems for the adjacent residents.

This project reeks of entitlement boasting of what it is doing for Venice, while threatening us with a worse alternative if we don't allow this to move forward. There is too much at stake here, and this will be LUPC's legacy to Venice. Are you sure that you want to be remembered for destroying the "coolest street in America?" There are too many negative impacts including density, traffic, parking, noise, lack of preservation .

I urge you to reject this project and preserve the mass, scale and character of the Venice neighborhoods. This is the game-changer.

Jacky Lavin  
448 Rialto Avenue  
Venice, CA



**From:** Tracy Scruggs tracy\_scruggs@yahoo.com

**Subject:** Hotel Project at 1033 Abbot Kinney Blvd., Venice

**Date:** December 18, 2013 at 1:40 PM

**To:** Board@venicenc.org Board@VeniceNC.org, lupc@venicenc.org lupc@VeniceNC.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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To Whom it May Concern:

I am opposed to the proposed project as currently planned at 1033 Abbot Kinney Blvd. Please do not approve anything that is not consistent with the Venice Specific Plan or that requires special waivers. The proposed project is too high and too big. It will destroy the aesthetic of the neighborhood. I am not anti-development but I am opposed to development that is not within the character the neighborhood and one that is inconsistent with the codified vision of the area.

Thank you, in advance, for your consideration.

Best,

Tracy Scruggs  
21 Park Ave.  
Venice, CA 90291

**From:** Jenn S [jstammfly@gmail.com](mailto:jstammfly@gmail.com)  
**Subject:** Objection to Abbot Kinney Hotel Proposal  
**Date:** December 18, 2013 at 2:11 PM

**To:** [Board@venicenc.org](mailto:Board@venicenc.org) [Board@VeniceNC.org](mailto:Board@VeniceNC.org), [lupc@venicenc.org](mailto:lupc@venicenc.org) [lupc@VeniceNC.org](mailto:lupc@VeniceNC.org), [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org),  
[tricia.keane@lacity.org](mailto:tricia.keane@lacity.org), [veniceforchange@gmail.com](mailto:veniceforchange@gmail.com)

JS

Hi,

As a Venice resident I am writing to voice my objection to the proposal for the Hotel Dan Abrams and his development partners are purposing for Abbot Kinney.

The plans do not allow for enough parking, the project height does not comply, the project is too big, traffic will add close to 700 net new car trips a day. I know GQ has claimed a state on Abbot Kinney being the hottest block in America, it is slowly allowing a voice the doesn't represent Venice and why we all live here. Improvements are great, exploitation of resources, space and increased traffic are not. This is why I choose not to live in Hollywood. Venice has allowed me space, surrounded by a community varied in race, economic backgrounds, creativity and most important a sense of community and acceptance of those differences. To see these core values slip away for the price of greed is disheartening.

I plead a consideration not to pass more of the Greed we find creeping into our unique backyard. I would love to not see Venice in it's Glory to be a thing of the past.


Thank you,  
Jennifer Stamm

--

Jenn Stamm  
Producer

[Jstammfly@gmail.com](mailto:jstammfly@gmail.com)

m 310 591 7095 efax 310 359 0873

**From:** Stephanie Stephens [steph@stephaniestephens.tv](mailto:steph@stephaniestephens.tv)   
**Subject:** STRONGLY OPPOSE 1033 S ABBOT KINNEY BLVD, VENICE CA 90291  
**Date:** December 18, 2013 at 4:14 PM  
**To:** Marta Evry [veniceforchange@gmail.com](mailto:veniceforchange@gmail.com)

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Hi Marta,

I sent this email to all the addresses you supplied and have asked all clients and friends in the area to do the same. Thank you for staying on top of them and I hope your efforts pay off at tonight's meeting.

I've written to you previously in opposition to the proposed Hotel development at the above address.

**For numerous reasons, I feel that the proposal will impact our neighborhood in a horribly negative way.**


As a resident since 1993, a home owner and a business owner in the Abbot Kinney neighborhood, I have seen some responsible development occur. In recent years though I've also seen:

- parking scarcity rise to an insane level
- increased "road rage" on the street
- multiple pedestrian accidents due to increased traffic/limited parking
- and many other issues related to parking.

I know the issue will be discussed at tonight's meeting and I hope that you will show restraint in terms of granting Mr. Abrams his full request for the crazy height application and poorly planned parking scenario.

It is all of our responsibilities to make sure the Abbot Kinney area is still a friendly neighborhood that is easy to navigate and a joy to live and work in.

Thank you for your time.  
Stephanie Stephens

**From:** Kyle Bouquet kylebouquet@gmail.com 

**Subject:** Hotel Opposition

**Date:** December 18, 2013 at 7:00 PM

**To:** Board@venicenc.org Board@VeniceNC.org, lupc@venicenc.org lupc@VeniceNC.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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KB

Dear people,

I have lived in Venice for the entire 23 years of my life. It has already transformed so much from the artsy and bohemian town it used to be. I strongly disagree with the plans for developing this new hotel on Abbot Kinney. I do not believe this hotel should be constructed because it will negatively effect the Venice community that is slowly being destroyed by swanky commercial businesses. The traffic is extremely annoying, and the parking has become a nightmare. There are already huge complexes being built on Ocean right past Pico and I do not understand the reason to build another here in Venice, which currently has no large hotels like Santa Monica does. Keep it that way please!

I VOTE NO

Kyle

**From:** Dana Leibovitz dana@mariposagroup.net 

**Subject:** Opposing Voice to the proposed AK Hotel

**Date:** December 18, 2013 at 7:19 PM

**To:** Board@VeniceNC.org, lupc@VeniceNC.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

DL

To all,

I have been working in Venice for 25 years (originally as a new yorker) and a resident and home-owner here for 18 years. I have many friends who are long-time business owners and of course I support growth and activity on the street...especially on their behalf.

I have seen Venice evolve over the years – for the better and the worse. I am realistic and open to the understanding that all things must change, yet as a resident who has loved Venice for a long, long time, I share the opinion of many that we are quickly losing – if not already lost, what made Venice so magical.

I am saddened by the droves of people who crowd the streets with little care or attention to bike riders and pedestrians and quite frankly, Venice itself. The housing market continues to change the landscape of our residents (myself included, to a degree) and the retail and restaurants cater to that demographic.

This is not the first proposed "boutique" hotel movement I've experienced here...and similar to The Ambrose before this, I am still very much against a hotel on AK.

Neither the city nor the street is large enough to host such an endeavor – both in the building and active phases. We have already lost much of our neighborhood charm – I can't conceive of how this could benefit our community. Sure, the AK Hotel has all the standard check lists of what is modern, considerate, green...but it is such a transparent plan.

In the end, our little town which has grown exponentially over the years has already become over-crowded and congested, because the small veins of roadways can no longer accommodate our growing population. There is no plan for this in his proposal.

I can't imagine how traffic will be affected during the construction of this behemoth of a structure...Electric Avenue used to be the "secret way" - now it is constantly jammed. Where will people go?? They claim this is a boutique hotel, in concert with the scale of the street. It is not. Perhaps there are lofts that are grander than other original structures, but they are not an entire block...which has plans for FURTHER grown in the next few years.

And when it is operational, what kind of crowds will it attract? Literally and figuratively. Yes – it would be convenient to have a local hotel option — but it is well worth the drive to Santa Monica for friends/clients/associates, in order to preserve the last stronghold of privacy.

As we've already witnessed by the swarm of tourists — both local and international, they have little invested in our town, other than window shopping and instagram-ing photos of their meals at Gjelina. A Hotel would take this inconsideration to an entirely new level.

Parking is a whole other topic I won't even broach, as I am sure many others have that covered.


As I said above, change is inevitable. I mourn for the days when I could casually walk the street in beach attire and wander into any bar or restaurant. Now, unless you are at the door by 5:30, you need to make your dinner plans a month in advance. I can't imagine how much worse this will become with the onset of new visitors and a Consierge service.

I truly hope you are each reading this email, along with other you receive and take into consideration what this might do to our community. There will be no turning back.

If there were TRULY and upside...like a large percentage of the profits would go towards improving our local schools...MAYYYYYBE I would have something positive to say. Alas, it is another person(s) with \$\$\$ in their eyes...packaging visions of their future fortunes in a way that seems palatable to some. To me, it is simply another Trojan Horse.

Thank you for taking the time to read this....fingers crossed the vote goes in favor of the true Venice community.

Dana Leibovitz

**From:** Martha Hertzberg marthahertzberg@gmail.com 

**Subject:** Please reject the hotel proposal

**Date:** January 27, 2014 at 11:57 AM

**To:** Board@venicenc.org Board@VeniceNC.org, apcwestla@lacity.org, mike bonin mike.bonin@lacity.org, tricia.keane@lacity.org, Marta Evry veniceforchange@gmail.com, Emily Hertzberg emhertzberg@verizon.net, Peter Stoughton pstoughton@sunamerica.com, Paul Kroskirty paulvk@ucla.edu

MH

Dear Representatives:

In terms of economic life and vitality, Venice is thriving. We have a beautiful, unique street in Abbot Kinney. Rose Ave is following suit. Residential areas have had some negative impact with the increased activity--trash, congestion, inability to park in front of their own houses, but the overall feeling is that it's manageable and an acceptable trade-off given the revival of the area compared to 15 years ago.

Balance is the key. This hotel project goes way past the line of balance.

The negative impact on residents is too great--parking, congestion, trash, etc.


The precedent setting height, granted with exemptions, is a bad idea. Does granting exemptions mean that the Venice Specific Plan applies only to residents, people who have lived here for years and years, and not to the big business interests that are just now moving in?

Please preserve the good you've helped accomplish in the area. Please embrace the idea that balance matters and that sometimes saying "no" to what seems like a good thing in some ways, is in fact the RIGHT thing to do.

Please say no to this hotel.

Sincerely,

Martha Hertzberg and Paul Kroskirty

**From:** Stephanie Waxman waxman5@verizon.net   
**Subject:** 1033 S. Abbott Kinney Blvd, Venice-APCW-2012-3354

**Date:** January 29, 2014 at 8:14 PM

**To:** Board@VeniceNC.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

SW

Dear Council People,

As a Venice homeowner since 1969, I have seen many changes and recognize that change is inevitable. However, it is up to us as a community to protect the character of our neighborhood— that amorphous, hard to quantify sense of what Venice is, that same sense that tells us that a block-long complex on Abbot Kinney would simply be too big.

Please do not let a hotel out-scale the size of the neighborhood and bring with it too much traffic for the small area. A.K. is already congested. There are plenty of hotels/motels on Washington.

Sincerely,

Stephanie Waxman  
938 Marco Place  
Venice, CA 90291

**From:** Stephanie Waxman waxman5@verizon.net 

**Subject:** Abbot Kinney

**Date:** January 27, 2014 at 12:15 PM

**To:** Board@VeniceNC.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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SW


Dear Council People,

As a Venice homeowner since 1969, I have seen many changes and recognize that change is inevitable. However, it is up to us as a community to protect the character of our neighborhood— that amorphous, hard to quantify sense of what Venice is, that same sense that tells us that a block-long complex on Abbot Kinney would simply be too big.

Please do not let a hotel out-scale the size of the neighborhood and bring with it too much traffic for the small area. A.K. is already congested. There are plenty of hotels/motels on Washington.

Sincerely,

Stephanie Waxman  
938 Marco Place  
Venice, CA 90291

**From:** Sean McDonald mcdonald.sean@gmail.com 

**Subject:** hotel project

**Date:** January 27, 2014 at 12:49 PM

**To:** Board@venicenc.org Board@VeniceNC.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org, Marta Evry veniceforchange@gmail.com

SM

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Hello -

I have lived in Venice for 5 years and I'm writing about the hotel complex plans discussion.

Certainly Venice is a wonderful place to visit as a tourist or business traveler, so I understand the demand for accommodations development as well as the incentive of massive loads of tax money.

However - as a "serial entrepreneur" generating tax dollars, economic activity and cultural value through investment-backed startups, I implore you not to approve this new hotel plan on Abbott Kinney. It will change the recipe of Venice and sour the taste.


(For what it's worth, I'm also an artist on the side whose work has been shown throughout LA and at events like the Venice Art Crawl. I participate in and contribute to this community.)

I will be one of many of the "silicon beach" crowd who leaves to find another spot to grow companies in places that culturally appeal to me. If I wanted to live near big expensive hotels and their customers, I would live in Santa Monica.

I am not "just saying that." I lived in Naples, FL long ago and left because development for tourism destroyed it. I lived in Asheville, NC and left because development for tourism destroyed it. And I proudly, happily live in Venice, CA but I will leave along with my tax dollars if development for tourism destroys it.

Thank you for your time and your public service.

Sean McDonald

**From:** Darcy Parsons darcy@brewsterparsons.com   
**Subject:** ABBOT KINNEY DEVELOPMENT  
**Date:** January 27, 2014 at 4:19 PM  
**To:** veniceforchange@gmail.com



Dear All,

I am opposed to the hotel development on Abbot Kinney. It is far too large a project for this area. I am particularly concerned about the following issues:

- Inadequate parking for the workers, patrons and hotel guests. Less than 200 spaces is not enough for a development this size. It will have a negative impact on the existing businesses and residents.
- The overall look and scale of the development is out of keeping for the overall look and character of Abbot Kinney.
- I understand there will be alcohol served from 9am to 2am so will add to the noise and bar culture of the street which is already at a point where it is borderline out of control.
- Traffic: Adding this development will increase the traffic in the area tremendously. It is already congested.

I would appreciate the Board considering the long term effect of a development like this on the neighborhood and how it impacts the current residents and business owners.


Thank you,

Darcy Parsons  
Brewster Parsons  
1117 Abbot Kinney

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**Darcy Parsons**  
*Executive Producer*  
[darcy@brewsterparsons.com](mailto:darcy@brewsterparsons.com)  
O: 310.736.1663  
C: 310.963.6629

**From:** Robin robingurney@hotmail.com 

**Subject:** No BIG Hotel please

**Date:** January 27, 2014 at 4:29 PM

**To:** Board@VeniceNC.org board@venicenc.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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To whom it may concern,

My husband and I have been residents in Venice for fifteen years, we are raising our children here and hope to be here for years to come. We drive up and down Abbot Kinney several times a week; we enjoy the restaurants and shops of Venice and the genuine diversity and uniqueness of the community. A hotel like the one proposed for Abbot Kinney Blvd between Westminster and Main Streets does not feel like it belongs here. The traffic and parking issues are abundant and have not been sorted out, and I'm not sure that they can be. Please - we urge these developers to find a spot that is more fitting of their vision, and one that can exist harmoniously within a community, not as an affront to it.

Thank you for your time.

Best regards,  
Robin Gurney

**From:** Marta Evry veniceforchange@gmail.com  
**Subject:** Re: Abbot Kinney Development  
**Date:** January 27, 2014 at 9:22 PM  
**To:** Gina missglam09@aol.com



Thank you!

Marta

Sent from my iPhone

On Jan 27, 2014, at 9:17 PM, Gina <missglam09@aol.com> wrote:

Hi Marta,

Yes, I did.

Gina

Hi Gina,

Did you also send this to the VNC Board, Mike Bonin and the West LA planning commission email addresses as well?

Marta

Sent from my iPhone

On Jan 27, 2014, at 8:35 PM, Gina <missglam09@aol.com> wrote:

Please DO NOT allow the proposed development on Abbot Kinney. It will change and ruin everything that is unique and special about it.

Sincerely,

Gina Homan

**From:** Marta Evry veniceforchange@gmail.com  
**Subject:** Re: Abbot Kinney Development  
**Date:** January 27, 2014 at 9:00 PM  
**To:** Gina missglam09@aol.com

---



Hi Gina,

Did you also send this to the VNC Board, Mike Bonin and the West LA planning commission email addresses as well?

Marta


Sent from my iPhone

On Jan 27, 2014, at 8:35 PM, Gina <missglam09@aol.com> wrote:

Please DO NOT allow the proposed development on Abbot Kinney. It will change and ruin everything that is unique and special about it.

Sincerely,

Gina Homan

**From:** Gina missglam09@aol.com   
**Subject:** Abbot Kinney Development  
**Date:** January 27, 2014 at 8:35 PM  
**To:** veniceforchange@gmail.com


---



Please DO NOT allow the proposed development on Abbot Kinney. It will change and ruin everything that is unique and special about it.

Sincerely,

Gina Homan

**From:** Daryn Eller daryne@me.com   
**Subject:** 1033 S Abbot Kinney Blvd, Venice, CA 90291: CASE #APCW2012-3354  
**Date:** January 28, 2014 at 8:37 PM  
**To:** Board@venicenc.org Board@VeniceNC.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com

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Hello,

The other day, a week day afternoon, I decided to stop by the ice cream shop on Abbot Kinney to get my daughter a cone on the way home from school. I drove around for a long time and could not find a parking space. Instead, we went over to Main Street in Santa Monica, parked easily and got our ice cream. It wasn't too long ago that I could zip over to Abbot Kinney, pick up food and zip home. And that was before the dirt parking lot behind Hal's et. al. opened up.

Obviously, there is a parking problem (usually I walk or bike but once in a while we need to drive) and the plans for a hotel will only add to the problem. As someone who lives right off of Rose and has seen the traffic become crazy (I have to go down the alley to the stop sign on 6th if I ever hope to make a left), I urge you to reconsider the scale of this project and be cautious about all development in Venice.

Thanks for your attention.

Daryn Eller  
221 Dimmick Avenue  
Venice

Daryn Eller  
310-429-5572 (cell)  
310-450-2250 (home)  
[daryne@mac.com](mailto:daryne@mac.com)

**From:** Channing cpourchot@hotmail.com 

**Subject:** Abbott Kinney Hotel Development

**Date:** January 28, 2014 at 9:11 PM

**To:** Board@VeniceNC.org board@venicenc.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com



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### To Whom It May Concern:

I am a parent of a child at Claire Fontaine and a longtime patron of the Venice area. I have always been drawn to the eclectic and diverse vibe of the neighborhood. It is truly unique and a gem for the city of LA. I have concerns over the size and scope of the hotel development along with just the idea of a hotel in that location. The development takes up almost an entire block and is not congruent with the surroundings. Buildings of that size exist on Main Street in Santa Monica and in Marina Del Rey, but not along Abbott Kinney. Allowing this hotel to be built would set a dangerous precedent and would negatively break new ground on types of developments allowed on this unique street.

Across the street from an elementary school is a poor location for a hotel. Schools belong in neighborhoods. A major development such as this will increase traffic congestion and bring a transient nature to that block, both of which would negatively impact the school and children. Although the developer says traffic impacts will be minimal, the last thing any of us want is more cars and cabs crowding the street.

Abbott Kinney is unique. There is no other street in LA like it, and no one wants development to turn it into just another cookie cutter street. Let's not turn our precious street into another Melrose. Please keep it authentic.

Channing Pourchot

**From:** Joan Miner minerjoan@ca.rr.com   
**Subject:** 1033 S. Abbot Kinney Blvd. Venice, CA 90291:Case #APCW-2012-3354  
**Date:** January 30, 2014 at 7:51 AM  
**To:**

JM

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re: Abrams project

William and Joan Miner oppose the building of ANY hotel on Abbot Kinney, much less the proposed Abrams 90+ room luxury hotel Project. We thought the issue was resolved when LUPC denied the developers of the Ray Hotel Project five or six years ago. Now we learn that the VNC "LUPC" has approved the hotel complex as currently proposed. As long term residents of Venice since 1970, this is **NOT** in our best interest nor for our neighbors. We are outraged at this decision and continue to oppose a project of such a massive scale on Abbot Kinney. Developers, realtors and architects, seek to distort and destroy the purpose for Venice Specific Plan and it is not acceptable.

For the same reasons as our opposition in the past: Traffic, congestion, noise, parking, density, close proximity to an elementary school, violation of the Venice Specific Plan and safety to name a few, we oppose the Abrams project. Please consider what has happened to Abbot Kinney Blvd. and the Milwood neighborhood since the Ray Project was proposed. Regardless if the structure is behind, on top of or in front of existing properties the issue remains the same. The mega-development argues that is fully compliant with the VSP but as we all know any document or statistic can be slanted or interpreted to meet anticipated goals.

Consider our situation as residents. Often, we cannot park in front of our own homes, especially on street cleaning day or first Fridays. Pedestrian, bicyclist and auto Traffic on Abbot Kinney is currently gridlocked. It is hard to imagine that it could get any worse. And, we personally have had far too many near misses as pedestrians, from bicyclists and irresponsible drivers on the streets adjacent to Abbot Kinney. Have you tried lately to make a turn onto or from Abbot Kinney?


We have watched Venice rapidly lose it's unique character, and this project may just push the VSP over the edge. For example, Interpretation, have you seen the monster mansions taking over our immediate Milwood Neighborhood that are completely out of character for our community? At least they are following the VSP. Please don't let this project 1033 S. Abbot Kinney Blvd. Venice, CA 90291:Case #APCW-2012-3354 set precedence for the future of our community.

We wish our voices could be heard but we are not comfortable speaking at the proposed meeting February 17th but we will be in attendance and hope you as city officials will listen carefully and to the opposition of this project and not sell out to them.

Sincerely,

Joan and Bill Miner

Joan Miner  
[minerjoan@ca.rr.com](mailto:minerjoan@ca.rr.com)  
310-821-0042

**From:** Robina Mapstone mapstone@mac.com   
**Subject:** 1033 S Abbot Kinney Blvd. Venice, CA 90291: Case #APCW2012-3354  
**Date:** January 31, 2014 at 9:35 PM  
**To:** Board@VeniceNC.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com



Dear City Officials

I am writing as a 42-year resident of Venice. I have seen plenty of changes many of which have added to to this community while maintaining it's own special essence. As one of the last beach communities that has retained it's personality, it is important to maintain the scale and character that has made it special. Venice is surrounded by fast-growing communities; there are hotels in Santa Monica, there are hotels in the Marina, why do we need to take a block of Abbot Kinney that is steeped in Venetian character and turn it into a large hotel with it's accompanying community stresses. This is a huge physical change to the landscape that cannot be reversed and we need careful consideration of the issues of traffic, parking, noise, children, overcrowding, history, community and more.

Venice has maintained it's scale through struggles with developers and once again they want to change the essence of this community. The hotel would set a dangerous precedent in this scale-significant community in terms of mass, scale and character that would violate the letter and spirit of the Venice Specific Plan and brings with it unresolved and troublesome traffic issues of gridlock and inadequate parking in an area already struggling with traffic.


This block-long hotel with 87 rooms and accompanying services - restaurant, coffee bar, spa, retail space - will overburden this small community. 87 rooms, 240 restaurant seats, some 160 employees with as many as 50 onsite at any time, cannot be accommodated with 163 parking places. And, this doesn't take into consideration the parking needs of the community that is already in situ. Furthermore, The California Coastal Commission does not permit residents to receive any kind of permit parking either.

Westminster Elementary School is in the impacted area and it's traffic flow along with busy weekends, night traffic and Venice residents and visitors already means there are traffic and parking problems. You cannot add 700 car trips a day to this busy neighborhood without causing nightmare traffic and impacting pedestrians, and especially troublesome, school children. There are no loading docks so all deliveries and trash vehicles will take place on Broadway - just a few feet from the Elementary School crosswalk and Electric Avenue.

Please consider the residents of Venice who love and support it, the existing businesses, the school, and the services that pay taxes before authorizing this hotel that has little regard for the history and culture of a unique, historic and special community and will bring more congestion and chaos while benefiting a few at the expense of the many.

Sincerely,

Robina Mapstone.

**From:** Karen Rosenhoover karen@emctwo.com   
**Subject:** ABBOT KINNEY HOTEL  
**Date:** February 12, 2014 at 12:22 PM  
**To:** veniceforchange@gmail.com


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A big NO to building a 8 lots hotel complex on Abbot Kinney. A Venice resident for over 35 years and of course I have seen changes. It is all progress; however this is overwhelming. There are not enough parking spaces, there will be traffic gridlock and some current and long standing buildings will be wiped out.

NO, NO, NO,

Karen A. Rosenhoover  
E=MC2  
Engineering Management Career Consultants  
618 Victoria Avenue  
Venice, CA 90291  
Phone: 888-256-7458  
Local: 310-823-5777  
Fax: 310-823-5300  
E-Mail: [karen@emctwo.com](mailto:karen@emctwo.com)  
Website: [www.emctwo.com](http://www.emctwo.com)

**From:** savenezia@aol.com 

**Subject:** PROPOSED VENICE HOTEL

**Date:** February 12, 2014 at 9:30 PM

**To:** Board@venicenc.org Board@VeniceNC.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org, veniceforchange@gmail.com


---



To All Concerned:

Please vote "no" on the proposed Venice hotel project. It is totally inconsistent with the character of Abbott Kinney Blvd., and would cause endless traffic problems.

Stephen Pouliot  
Antonio Martinez Garcia  
1223 Cabrillo Avenue  
Venice, CA 90291

**From:** Jacky Lavin jklvenice@jackylavin.com   
**Subject:** OPPOSED:1033 S. Abbot Kinney Blvd, Venice CA90291:Case#APCW2012-3354  
**Date:** February 14, 2014 at 10:43 AM  
**To:** board@venicenc.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org

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As a long-time Venice homeowner and resident, I urge you to say NO to the proposed hotel at 1033 Abbot Kinney Blvd and reject the LUPC recommendation for this project. This is a disaster in the making for our community for a variety of reasons:


The hotel is not appropriate in mass, scale and character for Abbot Kinney. It sets a dangerous precedent for development on Abbot Kinney and the surrounding area as it joins eight lots together under a false representation that it be considered mixed use. This is not allowable under the Venice Specific Plan which was created to protect our community. If this project proceeds, it will open the floodgates to more massive development in the area.

This project does not provide adequate parking for both employees of the complex, hotel guests and restaurant patrons. That will only increase demand for our short supply of street parking that is already heavily competed for by beachgoers, employees and patrons of Abbot Kinney's many businesses and restaurants. Residents are already frustrated by the demand for street parking.

Regardless of the traffic study that was submitted by the developer stating that there was a negligible increase of traffic, any intelligent person can understand that with more intensified use comes more vehicles and more vehicles equal more traffic. The adjacent narrow streets will be a traffic nightmare, especially with truck deliveries servicing this block-long development. Without an adequate loading area, trucks will be blocking traffic as they wait to access the space and backing up into the neighboring narrow streets.

I object to the additional CUP for this property, allowing alcohol to be served from 9 AM-2 AM. The developer is asking for an entitlement to build a hotel within 500 feet of residences which would create a serious negative impact on the adjacent residents. Please do not give this massive project the green light. Just say NO for the sake of the neighborhood and the future of Abbot Kinney and Venice. Please support the Venice Specific Plan. Do NOT allow this precedent-creating project to proceed. The negative aspects far outweigh what they claim to offer the community.

Jacky Lavin  
448 Rialto Avenue  
Venice, CA 90291

**From:** LeeAn Lantos leelee005@gmail.com   
**Subject:** 1033 S. Abbot Kinney Blvd., Venice, CA 90291: CASE #APCW2012-3354  
**Date:** February 14, 2014 at 12:12 PM  
**To:** APCWestLA@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org, Marta Evry veniceforchange@gmail.com

---




My husband and I live in the 90292 zip code, and would like to express our adamant opposition to the proposed hotel on Abbot Kinney Blvd., which we feel would set a dangerous precedent for Venice in terms of mass and scale, and result in the destruction of our neighborhood's unique character.

Additionally, the hotel would violate the letter and spirit of the Venice Specific Plan. It's provision for parking is woefully inadequate, and it would certainly create even worse traffic gridlock than currently exists.

The plan to sell alcohol starting at 9 a.m. seven days a week is also disturbing, particularly because there's an elementary school across the street. If marijuana shops can't be within a certain distance from schools, why is this not also applicable to sales of alcohol?

We urge you to make sure that this does not go forward. Please reject this application.

Sincerely,  
LeeAn and Jeff Lantos  
3217 Thatcher Ave.  
MDR 90292

**From:** David M. St. John dstjohn@usc.edu   
**Subject:** OPPOSED:1033 S. Abbot Kinney Blvd, Venice CA90291:Case#APCW2012-3354  
**Date:** February 15, 2014 at 11:09 AM  
**To:** veniceforchange@gmail.com

---



David St. John  
440 Rialto Avenue  
Venice, California 90291  
310-450-2725

**From:** james schley jmschley@hotmail.com   
**Subject:** CASE #APCW2012-3354 New Hotel  
**Date:** February 17, 2014 at 11:52 AM  
**To:** board@venicenc.org  
**Cc:** mike.bonin@lacity.org, tricia.keane@lacity.org, apcwestla@lacity.org, veniceforchange@gmail.com



I am a Venice resident for over 40 years. Over this time Venice has changed, sometimes for the better and sometimes not.

The new proposed hotel will add some benefit but overall it will create a nightmare for the surrounding area.


Venice, and portions of Santa Monica, have become saturated with population, both transient and permanent. The traffic in this area is beyond ridiculous. This project will only exacerbate this problem. That small landlocked area will gridlock during peak hours. The proximity to the adjacent elementary school will likewise be problematic. But the main issue for me is the parking. At a meeting regarding the hotel some months ago, when asked about the parking the reply was that they would put in more parking than the code required. I find this most disingenuous. The fact of the matter is that they will be taking out over 60 parking spaces which now exist in the present lot. They will be adding what for the area amounts to a huge hotel. They will increase restaurant and bar capacity substantially and increase population density substantially and require people who do not have parking at their residence to forage in the hopeless and futile attempt to find parking each and every day. The number of residents in this area who do not have permanent parking is HUGE! Thankfully I'm not one of them but my neighbors spend countless hour cumulatively on a daily basis to find a place to park. God forbid that one might have a friend or relative who wants to come for a visit. I guarantee that a very large number of people who wish to visit their establishment will be looking for the already small number of street spaces. I know the property owner has a right to develop the property but this project isn't the right fit for our community.

## JAMES MICHAEL SCHLEY

LAWYER  
STATE BAR 54512

205 SOUTH BROADWAY  
photobucket SUITE 905 photobucket  
host. store. share. host. store. share.  
LOS ANGELES  
CA 90012  
213 489 5015

FAX 213.680.1905

**From:** Paula Kaplan kappy480@aol.com   
**Subject:** OPPOSED: 1033 S. Abbot Kinney Blvd. Venice 90291 Case # APCW2012-3354  
**Date:** February 17, 2014 at 1:05 PM  
**To:** kappy480@aol.com

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PK

I oppose this development and encourage you to oppose it as well.


It is not a good plan. It is too dense and massive for the neighborhood. There is not enough parking, worsening an already difficult parking situation. There will be a negative impact on traffic. Alcohol will be sold beginning at 9 AM.

While Abbot Kinney is a commercial street, the adjacent blocks are primarily residential, and there are a school and a library nearby.

This is not an appropriate development for this area.

Please oopose!

Paula Kaplan  
2032 Glencoe Ave.  
Venice 90291

**From:** Barbara Peck [icare@benefitnetwork.org](mailto:icare@benefitnetwork.org)   
**Subject:** OPPOSED: 1033 S Abbot Kinney Blvd, Venice, CA 90291: CASE #APCW2012-3354  
**Date:** February 17, 2014 at 1:53 PM  
**To:** [Board@venicenc.org](mailto:Board@venicenc.org) [Board@VeniceNC.org](mailto:Board@VeniceNC.org), [apcwestla@lacity.org](mailto:apcwestla@lacity.org), [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org), [tricia.keane@lacity.org](mailto:tricia.keane@lacity.org), [veniceforchange@gmail.com](mailto:veniceforchange@gmail.com)



Hello,

I am opposed to the Abbot Kinney Blvd. Hotel being proposed by David Hertz. Please vote "no" on this project, and here's why:

**1) IT SETS A DANGEROUS PRECEDENT FOR ALL OF VENICE:** In his letter to supporters, project architect David Hertz wrote "the project is fully compliant with the Venice Specific Plan and Local Coastal Plan and we are not asking for any exceptions to these plans whatsoever." This is not the case.

**2) By tying 8 lots together to create the block-long hotel complex,** the developers are violating both the spirit and letter of the VSP in terms of mass, scale and retaining the character of the community. They claim they can do this because the hotel somehow qualifies as a residential "mixed use" development, not a commercial one. If this tenuous legal definition is allowed to stand it would create a new legal and development precedent never envisioned when the VSP was created. It would open the door to neighborhood-busting development all over Venice.

**3) THERE'S STILL NOT ENOUGH PARKING:** The developer is offering only 163 parking spaces for a hotel complex that, according to the developer's own documents submitted to City Planning, at capacity can accommodate up to 921 people. That includes all 87 hotel rooms, 240 restaurant seats, a coffee bar, a spa and thousands of feet of retail/cafe space. By the developer's own estimates, the hotel and three restaurants alone will have 160 total employees, with 50 on-site at any one time.

**4) If you listen carefully to the developers, they never claim they're providing enough parking** for the project's use, only what they are legally required. There's a reason for that - their numbers just don't add up. The reality is we'll be indirectly subsidizing the hotel as inadequate parking forces hotel patrons and employees to hunt for free street parking in our neighborhoods.

**5) TRAFFIC WILL STILL BE A NIGHTMARE:** A traffic report released by LADOT states the hotel complex will add nearly 700 net new car trips a day. The developer is quick to point out that only translates into a 1% increase in "peak hour" traffic. What they don't tell you is that the rest of that traffic will hit our streets during "off peak" times - the middle of the night, on busy weekends and during school hours as young children cross the street going to and from Westminster Elementary School.

**6) They also don't tell you the traffic report ignores the impact to Electric Ave.** even though all of the hotel's traffic will be entering and exiting from that street. It also doesn't take into account that the project has no loading dock, instead directing all deliveries and trash pick-ups onto Broadway - only feet away from the Westminster Elementary School crosswalk.

**7) THEY WILL SELL ALCOHOL STARTING AT 9AM, 7 DAYS A WEEK:** A recent search of planning documents reveal the developer is proposing to sell alcohol on the premises from 9am to 2am, 7 days a week, and to have alcohol available via hotel mini-bars 24 hours a day. In fact, alcohol sales are so important to this developer, he states in the document that entire project would be "unfeasible" without it.

**OK if they can't do it without selling alcohol (opposite an elementary school) - then they shouldn't do it at all!**

~~they shouldn't do it at all,~~

Sincerely,  
Barbara Peck

**From:** Doug Reed oceanwalk55@hotmail.com   
**Subject:** Venice Hotel Proposal  
**Date:** February 17, 2014 at 2:12 PM  
**To:** veniceforchange@gmail.com

---

DR


Dear Venice For Change,

As a twenty-five year resident of Venice,  
I am in heartfelt, non-support, of the Hotel proposal for Abbott Kinney Blvd.

The size and capacities of this design enlarge the 'Ray Hotel' of six years ago by at least a third,  
the numbers concerning traffic and parking are simple math that will only multiply in the summer.

We have a obligation to retain the *safety* and *spirit* of the Venice Community for all,  
including travelers.

Thank you,  
Sincerely,  
Doug Reed  
717 Ocean Front Walk #E  
Venice, CA. 90291  
310.392.2328

**From:** Fred Crostic fcrostic@aol.com   
**Subject:** Opposed: 1033 S Abbot Kinney Blvd, Venice, CA 90291: CASE#APCW2012-3354  
**Date:** February 17, 2014 at 2:27 PM  
**To:** veniceforchange@gmail.com



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**Brian Finney, Venice for Change:**

**Opposed: 1033 S Abbot Kinney Blvd, Venice, CA 90291: CASE#APCW2012-3354**

My name is Fred Crostic, resident and owner of 1111 Abbot Kinney Blvd for nearly 40 years. My wife and I also own the adjacent building at 1117 Abbot Kinney Blvd.

I am very **opposed** to this Hotel project on Abbot Kinney Blvd for many reasons.

The size and scale of the project is beyond anything on the street. Asking for a precedent setting of combining 8 lots together for the project where the Venice Specific Plan allows combining no more than 3 lots for one project. The proposed hotel, even though reduced from 4 floors to 3 floors, would be far and above anything else in Venice, except a very few buildings near the Boardwalk. The Venice Specific Plan has served the community and neighborhood for many years and made Venice the unique community it has been and still is. Please reject this precedent setting exemption.


The proposed building has another problem with a completely insufficient trash pickup area combined with the lack of adequate space for deliveries during the day night operation of 4 restaurants, a spa, and hotel operations for 89 rooms. For all operations there are only 4 car spaces set aside on the corner of Broadway and Electric Ave for trash, garbage pick up, daily linen trucks, FedEx, UPS, beer, wine, fresh vegetables, meat, fish, chicken, and pastries. There is not enough room for all this daily processing. What will happen, naturally, is the vans, trucks, and dump trucks will park in the middle of Abbot Kinney Blvd and unload or pick up all that the hotel will be producing or requiring for daily operations. The traffic will be majorly impacted all day and add to the gridlock of inadequate parking for resident and visitor parking coming to Abbot Kinney Blvd, plus rush hour traffic that for 2 hours in the morning and 3 hours in the afternoon that turns Abbot Kinney Blvd into a moving parking lot. If that is not enough, this area of Broadway, Electric and Abbot Kinney also is the main area of traffic to and from and in front of the Westminster Elementary School, with hundreds of children in the immediate area of all this daily activity.

Please consider the ramifications of all this and the impact it will have on the quality of life on all the people who live and work in the area.

The "hardship" the developer says they have to work with in meeting the requirements of the project is not and should not be transferred to the residents and the street every body loves. Venice is a community first and foremost and not a commodity.

Thank you for your time and consideration on this very important issue.

Fred Crostic,  
111 Abbot Kinney Blvd  
Venice, CA 90291

**From:** Biljana Milasin inspirationbeinspired@gmail.com   
**Subject:** OPPOSED:1033 S Abbot Kinney Blvd, Venice, CA 90291: CASE #APCW2012-3354  
**Date:** February 17, 2014 at 9:09 PM  
**To:** veniceforchange@gmail.com

BM

Hello,

I am opposed to the Abbot Kinney Blvd. Hotel being proposed by David Hertz. Please vote "no" on this project, and here's why:

- 1) IT SETS A DANGEROUS PRECEDENT FOR ALL OF VENICE: In his letter to supporters, project architect David Hertz wrote "the project is fully compliant with the Venice Specific Plan and Local Coastal Plan and we are not asking for any exceptions to these plans whatsoever." This is not the case.
- 2) By tying 8 lots together to create the block-long hotel complex, the developers are violating both the spirit and letter of the VSP in terms of mass, scale and retaining the character of the community. They claim they can do this because the hotel somehow qualifies as a residential "mixed use" development, not a commercial one. If this tenuous legal definition is allowed to stand it would create a new legal and development precedent never envisioned when the VSP was created. It would open the door to neighborhood-busting development all over Venice.
- 3) THERE'S STILL NOT ENOUGH PARKING: The developer is offering only 163 parking spaces for a hotel complex that, according to the developer's own documents submitted to City Planning, at capacity can accommodate up to 921 people. That includes all 87 hotel rooms, 240 restaurant seats, a coffee bar, a spa and thousands of feet of retail/cafe space. By the developer's own estimates, the hotel and three restaurants alone will have 160 total employees, with 50 on-site at any one time.
- 4) If you listen carefully to the developers, they never claim they're providing enough parking for the project's use, only what they are legally required. There's a reason for that – their numbers just don't add up. The reality is we'll be indirectly subsidizing the hotel as inadequate parking forces hotel patrons and employees to hunt for free street parking in our neighborhoods.
- 5) TRAFFIC WILL STILL BE A NIGHTMARE: A traffic report released by LADOT states the hotel complex will add nearly 700 net new car trips a day. The developer is quick to point out that only translates into a 1% increase in "peak hour" traffic. What they don't tell you is that the rest of that traffic will hit our streets during "off peak" times – the middle of the night, on busy weekends and during school hours as young children cross the street going to and from Westminster Elementary School.
- 6) They also don't tell you the traffic report ignores the impact to Electric Ave. even though all of the hotel's traffic will be entering and exiting from that street. It also doesn't take into account that the project has no loading dock, instead directing all deliveries and trash pick-ups onto Broadway – only feet away from the Westminster Elementary School crosswalk.
- 7) THEY WILL SELL ALCOHOL STARTING AT 9AM, 7 DAYS A WEEK: A recent search of planning documents reveal the developer is proposing to sell alcohol on the premises from 9am to 2am, 7 days a week, and to have alcohol available via hotel mini-bars 24 hours a day. In fact, alcohol sales are so important to this developer, he states in the document that entire project would be "unfeasible" without it.

Sincerely,

Biljana Milasin

**From:** Lisa Rocchetti lisa.rocchetti@gmail.com   
**Subject:** DO NOT APPROVE HOTEL ON AK BLVD  
**Date:** February 18, 2014 at 8:20 AM  
**To:** veniceforchange@gmail.com

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As a Venice resident, I beg you not to approve the Abbot Kinney Beach Hotel.

The scale of the project, as well as the parking and congestion issues that will arise, will further strip our neighborhood of the sense of home that brought many of us here.

Thank you,  
Lisa

Lisa Rocchetti  
310.383.7667


**From:** Carol Beck rexbeck@gmx.us   
**Subject:** opposed to 1033 south abbot kinney blvd case #apcw 202-3354  
**Date:** February 18, 2014 at 9:52 AM  
**To:** veniceforchange@gmail.com

---



Writing in opposition to this overdevelopment.

CBeck  
1042 Doreen Place  
Venice, CA 90291

**From:** Robert Gilbert the2gilberts@ca.rr.com   
**Subject:** opposing AK hotel in Venice  
**Date:** February 18, 2014 at 1:34 PM  
**To:** Board@venicenc.org Board@VeniceNC.org  
**Cc:** veniceforchange@gmail.com

---

RG

Hello,

There is little to benefit the "neighborhood" with this hotel project as we see it.

We do not want more traffic and grid lock on Abbot Kinney that will spill into other streets. AND, parking will even become more scarce throughout the area for residents as well as visitors.


No disrespect to the developer, but the negatives as my wife and I see it far exceed the one benefit of bringing more local jobs. Selling more alcohol (starting at 9am) is not something the area needs, particularly across from an elementary school.

I am a Venice resident for the past 20 years, and the growth here has just about outpaced the town's capacity. There is already serious grid lock on Abbot Kinney that has increased exponentially in the past decade.

Let's keep what very little is left of the "lay back-beach vibe" & artistic integrity we have that made this Venice Community charming in the first place.

Thank you for considering Venice home owners and renters viewpoints.

Robert & Beth Gilbert

**From:** kirby shanklin kshanklin@earthlink.net   
**Subject:** Opposed:1033 S Abbot Kinney Blvd, Venice, CA 90291:Case #APCW2012-3354  
**Date:** February 18, 2014 at 2:01 PM  
**To:** board@veniceNC.org

KS

Greetings Fellow Citizens,

Venice is more than Abbot Kinney. Abbot Kinney is less and less about Venice.  
When did the conversation move from ‘how best can the street serve – enhance – the neighborhood?’  
to ‘how do we mitigate what’s happening’ on AK?

Where’s a real visual conversation between existing and new?  
AK gets three rescued structures, front façade set back, some open space, a spa, another restaurant.  
Yippee.

Oakwood now faces an open lot with access from Westminster. It will get an un-interrupted three story  
mixed-use  
parking structure (humans upstairs cars below) overlooking Electric Ave. with mid-block garage entry &  
staging area  
for approximately 6 vehicles awaiting robot-parking service. Breeze impacted, more sky gone.

Open up that back facade for relief and the result is a compounding of what often happens around houses  
used for short-term  
vacation rentals - folks are holidaymakers ready to party, little attuned to the sense or workday needs of  
the neighborhood.  
Multiply 92 rooms + roof top pool & bar service x 7 days x 24 hours. Yikes.  
Damned if they do, damned if they don’t.  
Perhaps this speaks to the soundness of the concept of a hotel in what is still a residential area.

Developers & landlords are only one aspect of ‘local.’ Will/Can Dan Abrams operate the hotel hands-on  
and thereby keep it local?

In his 2/12/14 LA Times article ‘Encore Performances’ Christopher Hawthorne talks about having ‘the  
rare chance to savor a  
victory in Los Angeles for architectural character and eccentricity over the forces of sleek  
homogenization.’  
Make that victory one project less rare. Vote this project down in its current manifestation.

Thank you.  
Kirby Shanklin

Dear Councilman Bonin,

We are writing to oppose the proposed hotel at 1033 S. Abbot Kinney Blvd in Venice. As homeowners, we are aware that big commercial development will be good for our home valuation. As residents, however, we are keenly aware that such a grossly out-of-scale development in our neighborhood will destroy the very reason we live here.

If the proposed development - large and unruly as it is - offered something that the neighborhood currently lacked, we would support it. In our opinion, this project does not offer anything that contributes to the community. It is simply another place of consumption, not a place of creative endeavor, collaborative efforts, education, or inspiration.

**1. A place to gather to drink and eat is not lacking in Venice.** By his own admission on his website, owner Dan Abrams wants the hotel to serve as his personal living room:

*"Why I'm excited about the hotel:* So many reasons. I can't wait to have a meal in the courtyard with friends who are staying there, surrounded by others who are spending quality time with each other. I look forward to using it as a platform for many fun, engaging, community-serving initiatives."

You can very well have this experience in any restaurant or bar that currently serves the community and the tourists who come here. You do not need a block-long edifice to make this happen.

**2. A place to house tourists is not lacking.** It has been well noted that there are many hotels serving the Venice area, from Santa Monica to Marina del Rey, including Hotel Erwin just a few blocks away.


**3. A place to enrich the community through education, art, and culture is what will continue to make Venice a unique destination.** Where do tourists go to learn about the history of Venice before the piers burned? Where do they go to discover the story of the skater kids who defined a new sport? Do the kids from the Valley eating at the food trucks know about the Art Block? Does a tourist know that the Electric Lodge exists? We would gladly support a large and unruly endeavor if we got something as a community in return. As it stands, the only people benefiting from the endeavor are those who have enough money to turn public space into their personal preferences.

Please do not let Venice turn into another destination of pure consumption, with only things to buy, drink, and eat! Let it be a place where people can experience something they can't see anywhere else: a place that is unique to the history, location

something they can't anywhere else. a place that is unique to the history, location, and spirit that helped us get to this point, a Venice community that continues to be a place that inspires, evolves, and grows by investing in community enrichment.

Sincerely,

Sue Choi  
Russ Pfeiffer

**From:** Ellen Andersen e\_andersen@verizon.net   
**Subject:** OPPOSED:1033 S. Abbot Kinney Blvd, Venice CA90291:Case#APCW2012-3354  
**Date:** February 18, 2014 at 7:51 PM  
**To:** Board@venicenc.org Board@VeniceNC.org, apcwestla@lacity.org, mike.bonin@lacity.org, tricia.keane@lacity.org,  
veniceforchange@gmail.com  
**Cc:** jklvenice@jackylavin.com


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***1033 S Abbott Kinney Blvd, Venice, CA 90291: CASE #APCW2012-3354***

This is a residential community. A hotel will accrue too much traffic. This is not a good place for bars and a hotel.

Ellen Andersen RN  
Venice Resident

**From:** Ariela J. Gross [agross@law.usc.edu](mailto:agross@law.usc.edu)   
**Subject:** FW: OPPOSED: 1033 S Abbot Kinney Blvd, Venice, CA 90291: CASE #APCW2012-3354  
**Date:** February 18, 2014 at 8:01 PM  
**To:** [veniceforchange@gmail.com](mailto:veniceforchange@gmail.com)

AG

Hi,

This is the email I sent to our various reps. Thanks for fighting this!


Ariela

---

**From:** Ariela Gross <[agross@law.usc.edu](mailto:agross@law.usc.edu)>  
**Date:** Tue, 18 Feb 2014 20:00:20 -0800  
**To:** "[Board@VeniceNC.org](mailto:Board@VeniceNC.org)" <[Board@VeniceNC.org](mailto:Board@VeniceNC.org)>  
**Cc:** Ariela Gross <[agross@law.usc.edu](mailto:agross@law.usc.edu)>  
**Subject:** OPPOSED: 1033 S Abbot Kinney Blvd, Venice, CA 90291: CASE #APCW2012-3354

I am a long-time resident of Venice, and the idea of a hotel on Abbot Kinney is absurd — the street is too small for that kind of density. We already don't have parking or room to breathe on Abbot Kinney. Say NO to over-development in Venice.

Ariela Gross  
1912 Shell Ave.  
Venice, CA 90291

**From:** sue c. roomforsue@yahoo.com   
**Subject:** OPPOSED:1033 S Abbot Kinney Blvd, Venice, CA 90291: CASE #APCW2012-3354  
**Date:** February 20, 2014 at 3:20 PM  
**To:** mike.bonin@lacity.org  
**Cc:** tricia.keane@lacity.org, cecilia.castillo@lacity.org, Board@VeniceNC.org, veniceforchange@gmail.com



Councilman Bonin,

It was very disappointing to see the VNC board approve the measure for the proposed hotel on Abbot Kinney. The voices and bodies in attendance against the motion were clearly in the majority and as board member Helen Stotler duly noted, she was obligated as an elected official to REPRESENT THE COMMUNITY. Although her vote against the motion was against her personal opinion, her conscientious fulfillment of her role required her to deny the motion.

One thing that did not get much scrutiny in this meeting was Phase 2 of the project, in 7 year's time.

How can a project with that time horizon get approved? I recall Phase 2 was 'pending the success of the hotel'. By what measure would it be a success? Hotel finances? Abrams' determination that owning a hotel that indeed winds up angering his neighbors is not worth owning? What happens to Phase 2 when he sells the place out? Do the new owners get the right to replace a nursery school with condos, as Abrams plans to do?

Are the condos proposed on the site of the current nursery school what is needed to make this "mixed use"?

The project should at the very least not have this contingency. Phase 2 should be required to go through a similar vetting process.

There are too many contortions bundled into this single project to allow the community - this active, passionate community - to consider the impacts thoroughly.

Consolidating 8 lots does not serve the community.

Driving out a place of education for condos does not serve the community.

We heard that Dan is a nice guy. Being a 'nice guy' is good for the community, but does not make his *project* beneficial to the community.


Venice residents are not opposed to change. This community grew organically and that process keeps it human. We believe this hotel is an imposition and unnecessarily self-serving.

I urge you to oppose this hotel and continue to serve the Venice constituents by listening to our voices.

Sincerely,

Sue Choi  
Russ Pfeiffer  
221 San Juan Ave, Venice



**From:** Jonny Pray tuseluperjr@gmail.com   
**Subject:** Hotel in Venice  
**Date:** August 15, 2016 at 11:38 AM  
**To:** veniceforchange@gmail.com

---



RE: Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

Good Day Commisiioner Oh and Councilman Bonin,

I vote NO on this project. Too massive for our little neighbourhood, already reeling from the McMansion Invasion. The developer does not have enough parking planned (alsways a problem on AK anyway); the added car congestion will be onerous on the residents and 24 hours a day!

I urge you to hang with Venice and deny this dangerous proposal.

MANY thanks,

Jonny Pray  
44 Breeze  
Venice CA 90291

**From:** V4C [veniceforchange@gmail.com](mailto:veniceforchange@gmail.com)  
**Subject:** Re: Case#ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** August 15, 2016 at 1:32 PM  
**To:** Zoe Fairbourn [zefarrell@gmail.com](mailto:zefarrell@gmail.com)



Just checking, did you also send this to the West LA planning commission and to Mike Bonin?

Thanks!

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*Marta Evry*  
*Community Organizer*  
*310-850-7836*  
[veniceforchange@gmail.com](mailto:veniceforchange@gmail.com)  
[www.venice4change.com](http://www.venice4change.com)  
*follow me on twitter: @venice4change*

On Aug 15, 2016, at 1:09 PM, Zoe Fairbourn <[zefarrell@gmail.com](mailto:zefarrell@gmail.com)> wrote:

Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)

CEQA# ENV-2012-3355-MND-REC1

Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

Hello Marta,

I am a Los Angeles native who has been living in Venice off and on for the last 25 years. I currently own a home in Venice with my family, and I have been a proponent of change for this city, while at the same time, wanting it to maintain it's character and sense of eclecticism and diversity. We are a part of this community and are friends with many of the business owners on Abbot Kinney... Fran from Gjelina, Heather with Butchers Daughter, Amanda with Moon Juice, Mary who had Primitivo, etc.

I truly believe that opening an 80-room hotel will ruin one of the best streets in Los Angeles for some of the following reasons...

1. COMMUNITY - You will be taking away the character of this community and the neighborhood feeling if you put a hotel here. I love seeing the street lined with tourists and other locals walking on the weekends, but a hotel brings a whole other kind of tourism

that I do not think this the street can handle.

2. PARKING – This is a MAJOR issue and I know you know that. There is not enough parking as it is, and given the choice we all know that people will choose to park where it's free. This means that all surrounding streets will be blocked and cause major traffic jams between the hotel check in and the new restaurants.


3. SAFETY – You would be putting a hotel right across the street from Westminster School. I don't send my child there yet, but I can tell you that I would not want a hotel with transient people right across from a primary school with young kids. It is not appropriate.

There are several other streets in Venice area that can take a hotel, but Abbot Kinney is not one of them. The developers should look on Venice Blvd or other surrounding areas. I realize that they are looking for the "cool factor" Abbot Kinney brings, but in the process they are going to ruin one of the last great streets in LA with a modern hotel. It will truly be the demise of the area.

Thank you for your time and consideration.

Best,

Zoe Fairbourn

From: Zoe Fairbourn zefarrell@gmail.com   
Subject: Case#ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
Date: August 15, 2016 at 1:09 PM  
To: Marta Evry veniceforchange@gmail.com

ZF

Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)

CEQA# ENV-2012-3355-MND-REC1

Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

Hello Marta,

I am a Los Angeles native who has been living in Venice off and on for the last 25 years. I currently own a home in Venice with my family, and I have been a proponent of change for this city, while at the same time, wanting it to maintain it's character and sense of eclecticism and diversity. We are a part of this community and are friends with many of the business owners on Abbot Kinney... Fran from Gjelina, Heather with Butchers Daughter, Amanda with Moon Juice, Mary who had Primitivo, etc.

I truly believe that opening an 80-room hotel will ruin one of the best streets in Los Angeles for some of the following reasons...

1. COMMUNITY - You will be taking away the character of this community and the neighborhood feeling if you put a hotel here. I love seeing the street lined with tourists and other locals walking on the weekends, but a hotel brings a whole other kind of tourism that I do not think this the street can handle.
2. PARKING – This is a MAJOR issue and I know you know that. There is not enough parking as it is, and given the choice we all know that people will choose to park where it's free. This means that all surrounding streets will be blocked and cause major traffic jams between the hotel check in and the new restaurants.
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from Westminister School. I don't send my child there yet, but I can tell you that I would not want a hotel with transient people right across from a primary school with young kids. It is not appropriate.

There are several other streets in Venice area that can take a hotel, but Abbot Kinney is not one of them. The developers should look on Venice Blvd or other surrounding areas. I realize that they are looking for the "cool factor" Abbot Kinney brings, but in the process they are going to ruin one of the last great streets in LA with a modern hotel. It will truly be the demise of the area.

Thank you for your time and consideration.

Best,

Zoe Fairbourn

**From:** Joel Isaacs joelisaacs4@gmail.com   
**Subject:** Case#ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** August 15, 2016 at 1:44 PM  
**To:** veniceforchange@gmail.com

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Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard


Dear Planning Commission Members,

This project will greatly add to the destruction of the neighborhood it would occupy.

Please stop this monstrous project before it goes any further.

Thank you,

Dr. Joel Isaacs  
Long-time Venice resident

**From:** Pam Choi pamchoi.pc@gmail.com   
**Subject:** Case#ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** August 15, 2016 at 2:15 PM  
**To:** juliet.oh@lacity.org, mike.bonin@lacity.org  
**Cc:** veniceforchange@gmail.com


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Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

This is more than a bad idea. It is an abomination. Please do not let this happen.

Best Regards,  
Pam Choi  
8152 Manitoba St.  
Playa Del Rey, CA  
90293

**From:** Rosey Guthrie roseyguthrie@earthlink.net   
**Subject:** Case# ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** August 15, 2016 at 6:30 PM  
**To:** mike.bonin@lacity.org, juliet.oh@lacity.org  
**Cc:** Venice For Change veniceforchange@gmail.com

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RG


Dear Ms. Oh and Mr. Bonin,

I implore you NOT to approve the Abbot Kinney Hotel project as it stands. It will be devastating to our neighborhood, over-crowded with traffic and congestion.

It does not provide enough parking or loading and it will set a terrible precedent to tie the 8 lots together.

Please help keep our community livable.

Thank you for your time and consideration,  
Rosey Guthrie  
3352 Meier St  
Mar Vista 90066

**From:** Clara Beard clara-beard@ca.rr.com   
**Subject:** Case#ZA 2012-3354-1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** August 16, 2016 at 10:22 AM  
**To:** veniceforchange@gmail.com

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CB

**Subject:** Case#ZA 2012-3354-1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

Case # ZA 2012-3354 (CUB)(CU)(CDP)(SPR)(SPP)(MEL)


CEQA# ENV-2012-3355-MND-REC1

Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

Dear Sir or Madam,

As registered, active voters, we are imploring you to do everything in your power to NOT let the plans for this hotel to go forward. Please stop it. It is an ill-conceived use of this property. It will negatively impact the traffic and the safety of the community. A hotel, with transient people, should NOT be allowed to exist across from an elementary school. The traffic this use will bring to the area is a very NEGATIVE impact. There are enough hotels in the area to accommodate all needs. The marina is just a walk away with many hotels. The residents do NOT want this hotel.

Thank you,  
Clara Beard  
Paul Beard

**From:** Julie Herlocker julieherlocker@yahoo.com   
**Subject:** Case#ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** August 16, 2016 at 6:05 PM  
**To:** juliet.oh@lacity.org, mike.bonin@lacity.org  
**Cc:** veniceforchange@gmail.com, steve.zimmer@lausd.net



RE: Case #ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MNDREC1  
ADDRESS: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

Hello,

My husband, our four children, our dog and I live just off 4th Street on Brooks Avenue. We are very concerned about the planned development of an 80 room hotel with a new large restaurant. Since this is in addition to the existing two restaurants at this site, and the plan is to add both retail and office space, I think there is no question about the tremendous impact this will have on our neighborhood. I believe it won't be good.

As a parent, and a homeowner, I am very worried about the additional traffic this will bring to the neighborhood. Not just the people who will be going to the location and parking there, but for all the others who won't find parking in the 167 parking spaces that are planned. This is CLEARLY not enough parking for a development of this magnitude. That means the others will be driving up and down our streets, looking for parking, and most likely, not finding much.

Our neighborhood streets are already crowded with people coming in to visit the beach, the shops and restaurants on Abbot Kinney, as well as those who walk to Main Street and Rose. On summer weekends it is often impossible to find parking even within four blocks of our home because of visitors. Bringing this new project into our neighborhood will only make it worse.

I'll grant you that this sounds like a lovely plan, but does the neighborhood need it? Does an elementary school need a hotel right across the street? My son attended Westminster Elementary and I can tell you that it breaks my heart to think this is what could happen across the street from those young children's school.

My biggest concerns relate to the safety of our children. The increased traffic of all those drawn to this development means that our kids - and the grown-ups - are at an even greater risk when they are out on their bicycles, skate boards or even walking. I've already been almost run over by drivers flying through the intersections around 4th and Broadway and 4th and Brooks. How about when we're walking our dog? Will my teenage daughter get even more cat-calls when she has to walk four or more blocks from a parking spot to our home, because of the additional traffic that this project will draw?

This is a lively, fun neighborhood. I know we don't live in the suburbs and I'm not looking for a life like that by trying to keep this hotel (and all that comes with it) from happening. But I cannot believe that a massive undertaking like this won't have a negative impact on those of us who call this "Home." Which raises the point that adding only four apartments to an 80-room hotel so that it can be called "mixed-use residential/commercial" rather than strictly "commercial" is a bit of a joke, don't you think?

Because I work full-time, I don't believe that I will be able to attend a 10:00AM hearing on September 8th. However, I hope that you will remember my plea, even if I'm not there in person.

Please, I beg you to carefully consider the developer's proposal. I know it must be tempting for all the revenue a project like this could bring to the city. But doesn't the quality of life for your constituents matter? Please say "No, thank you," to the developer and ask him to try to find something that supports all that we ARE, not try to make us into something that doesn't fit into our neighborhood.


Thank you, in advance, for your kind understanding and support.

Sincerely, your constituent,  
Julie Herlocker Cecchini

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Julie Herlocker  
338 Brooks Avenue  
Venice, CA 90291  
[julieherlocker@yahoo.com](mailto:julieherlocker@yahoo.com)  
Home: 310.392.2754  
Office: 818.733.4596  
Mobile: 818.515.5965



**From:** DZ xtravoice@gmail.com   
**Subject:** Case#ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** August 17, 2016 at 9:10 AM  
**To:** juliet.oh@lacity.org, mike.bonin@lacity.org  
**Cc:** veniceforchange@gmail.com

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Regarding:

Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)


CEQA# ENV-2012-3355-MND-REC1

Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

As a resident within walking distance of this proposed project, I am writing in strong opposition to the development. Not only is there insufficient parking and loading options for deliveries, but it also exceeds in scale anything that has been approved for Abbot Kinney. Tying multiple lots together sets a bad precedent, and the inclusion of '4 apartments' blatantly manipulates the idea of mixed use as well.

Please do not approve this development in its current design.

thank you,  
Debbie Zeitman  
Venice, CA

**From:** Nicolette van Sluis nicolette.vansluis@gmail.com   
**Subject:** concerns about Case#ZA 2012-3354- 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** August 31, 2016 at 11:03 AM  
**To:** juliet.oh@lacity.org, mike.bonin@lacity.org  
**Cc:** veniceforchange@gmail.com

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Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

Dear Councilman Bonin and Ms. Oh,

I am a 16 year Venice resident and have serious concerns about the proposed project for a 80 room hotel on Abbot Kinney Boulevard. I have seen Abbot Kinney transform from a quiet and quaint street into a frenzy of high end retail and restaurant space, driving out old time businesses and residents alike. We, and our two young children now have to maneuver through an always congested street whenever we venture outside. The neighboring streets are just as bad: we have had many near-misses riding our bicycles in the neighborhood, where people drive around in circles looking for parking. I am worried that adding a hotel to the already overcrowded area is too much for the neighborhood to sustain.

In addition, tying 8 lots together is a dangerous precedent for future development. Finally, there isn't nearly enough parking set aside for 80-rooms, 200+ restaurant seats, proposed retail space, and all the development's employees. I urge you to do everything in your power to block this project and protect Venice residents of the overdevelopment happening in our historic neighborhood.

Sincerely,  
Nicolette van Sluis  
912 Marco Pl  
Venice, CA 90291

**From:** Annie Sabroux asabroux@ca.rr.com   
**Subject:** Case ZA 2012-3354-1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** August 31, 2016 at 3:19 PM  
**To:** veniceforchange@gmail.com

AS

Hello,

In reference of Case # 2012-3354 (CUB) (CU) (CDP) (SPR) (SPP) (MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South  
Abott Kinney Boulevard

Please do not allow this 70,310sq ft hotel complex. This is a very unreasonable project, way out of scale for the area. It will destroy the charm of what Abott Kinney is about. All the streets around that block are narrow (Electric , Broadway etc). Across the street on Abbot Kinney is a school . They have school buses coming twice a day. They need the space and a safe crossing for the children. In the back on Electric, 2 cars going in opposite way can barely pass each other, same with Boadway, not to mention the garbage truck, or safe passage for the fire trucks. The traffic will become impossible. It is already high.

The developer seeks to tie 8 lots together, which could set a dangerous precedent for future development since the current number of lots allowed to be consolidated are three. The developers apparently hope to get around this by separating the buildings along existing lot lines (but connected by catwalks which are only accessible through the buildings). But since it's still all one project, it's unclear this will be enough to stop future precedents.

By adding 4 "apartments", it's believed the developer is trying to create the illusion the development is mixed-use residential/commercial rather than strictly commercial.


There isn't enough parking. At capacity (and especially during special events), 167 parking spaces isn't enough for an 80-room hotel, 200+ restaurant seats, 2,534 square feet of ground floor retail space, a 1,735 square-foot spa, 3,371 square feet of office space, and all the development's employees. Those unable to find parking in the garage will likely park on the surrounding residential streets in the Oakwood and Millwood neighborhoods, where parking is free and unrestricted.

The development will significantly increase traffic. The one traffic study we've seen states the project will generate 686 new car trips a day. Much of this traffic will of course end up on Abbot Kinney, but all of it will originate at Electric Ave, where the parking garage entrance is located. This will likely cause gridlock at peak times on Electric and on the surface streets in Oakwood. And unlike other recent retail/residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.

Lastly, the project has no off-street loading. Instead, there will only be two on-street loading areas on Broadway. Even now, with only a couple of restaurants operating on the site, loading and garbage collection often partially or completely blocks Broadway.

Thank you for your consideration.

Sincerely,  
Annie Sabroux

**From:** Louise Sevilla LouiseSevillaLCSW@gmail.com   
**Subject:** Case# ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** August 31, 2016 at 8:02 PM  
**To:** Juliet.oh@lacity.org, Mike.Bonin@lacity.org, Veniceforchange@gmail.com

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Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard


Dear Commissioners:

I live a few blocks, walking distance, from the above proposed project. I've lived at this location for 45 years. In the past several years my community has experienced increasing traffic congestion and parking has become increasingly scarce. This is a tremendous hardship for residents like me who have no off street parking.

Frequently driving home from my office in Culver City, I encounter a traffic jam at the corner of Abbott Kinney and Venice Bl., and the Main Street/Brooks Avenue intersection near the proposed project is likewise congested.

I urge you to disapprove this project. In addition to the issues I've raised above, this project is poorly situated between streets already shown to lack the capacity for this kind of intensified commercial use. It will force deliveries and hotel access onto a narrow street with low density residential immediately adjacent, and the normal functions of a hotel will substantially interfere with traffic flow along Abbot Kinney Blvd., an important through-street for community and regional north-south traffic.

I recognize the need for additional visitor-serving accommodations in Venice (especially in light of the damage short-term rentals are doing to the community's housing supply), but this is an unsuitable location for a project that does not enhance or improve the lives or environment of the people who live here or the tens of thousands of people who visit Venice every weekend.

**From:** miharhub@verizon.net   
**Subject:** Case #s ZA-2012-3354 and ENV-2012-3355: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** September 1, 2016 at 8:17 PM  
**To:** juliet.oh@lacity.org, mike.bonin@lacity.org  
**Cc:** stopvphotel@outlook.com, veniceneighborsunited@gmail.com, veniceforchange@gmail.com



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Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

September 1, 2016

Juliet Oh  
City of Los Angeles Department of City Planning  
West/South/Coastal Project Planning  
200 North Spring St. Rm 720  
Los Angeles, CA 90012

Re: Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

Dear Ms. Oh:

Based on the overwhelming size of this project, I am opposed to the Venice Place hotel project in its current form. It is without a doubt too big for the neighborhood and it absolutely contradicts the intent of the Venice Specific Plan and the Venice Coastal Land Use Plan. Its presence will create serious traffic and parking problems for our already stressed neighborhood, especially us nearby Oakwood residents.


The suspicious effort to consolidate eight parcels together with catwalks and above ground connectors would effectively constitute an "end run" around long standing, existing restrictions. Parking for tenants, shoppers, workers and guests would overwhelm the planned garaging structure, effectively pushing out the spillover onto our residential streets, in turn, compounding already overcrowded parking issues. Large increases in the number of vehicular daily trips is certain, and narrow Electric Avenue is hardly the place where additional traffic can be safely absorbed. And with no off street loading for this project, Broadway becomes a revolving choke point as the various businesses must have their deliveries offloaded somewhere close by throughout each and every day. Finally, alcohol sales so near Westminster School and its well used crosswalk raise concerns of safety for neighborhood kids and families.

Please do not approve this project until it truly complies with the laws that protect our neighborhood from inappropriate, inadequately planned development.

Thank you for your consideration and for listening to the community,

Hubert Hodgkin  
328 Vernon Ave  
Venice

cc: Councilmember Mike Bonin  
No Big Hotel  
Venice Neighbors United

**From:** Channing cpourchot@hotmail.com   
**Subject:** Case# ZA 2012-3354-1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** September 5, 2016 at 9:51 PM  
**To:** juliet.oh@lacity.org, mike.bonin@lacity.org, veniceforchange@gmail.com

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Case# ZA 2012-3354 (CUB)(CU)(CDP)(SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

Juliet Oh, Councilman Mike Bonin, and Venice for Change:


I would like to express my opposition to the hotel project on Abbott Kinney Blvd. The scale and scope of this project is inconsistent with the area especially when you consider there is an elementary school across from this site. In an era where we are trying to make our schools safer, it is wrong to allow a hotel to be built directly across the street from an elementary school. As public servants, it is your duty to protect the students at public schools.

Traffic and parking will increase due to this project. In an already congested area, this project will only exacerbate the problem. This is not an area served by the new Expo line extension so cars, taxi's and ride hailing services will be the only way to get to the site. Allowing this to happen seems inconsistent with the city's goal to reduce traffic congestion.

Additionally, the developer seems to be trying to circumvent zoning and planning requirements. If catwalks are used to connect the buildings, then these are not separate lots. This seems like an obvious end-around by the developer to avoid having to consolidate more than 3 lots.

There are plenty of lodging options in nearby Santa Monica and Marina Del Rey. It would be irresponsible to approve this project with all the negatives surrounding it when it is clearly not needed.

Kathryn Pourchot

**From:** Calebdom calebdom@earthlink.net   
**Subject:** Case#ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard.  
**Date:** September 6, 2016 at 4:32 PM  
**To:** veniceforchange@gmail.com

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To Whom It May Concern,

Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

This letter is in regards to Case#ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard.

I have lived in Venice for over thirty years and have seen and been affected by the myriad of changes that have been prompted by this new attraction to my community. there is not much left of what was once a nice neighborhood with its share of problems. It is now a community of companies and rich people bending it to their wills.

I am steadfastly against the building of this hotel for the following reasons:

It is setting a precedent in connecting up to eight different properties together to make the hotel a possibility.

There is not enough parking there! Parking is and has been one of the major issues of Venice.


Traffic is already a nightmare here and nothing has been done to ease it. This project wants to grow the parking problem exponentially.

There is already a problem of off street loading and it will be exacerbated since they have not provided an alternative to what already (does not) exists.

Can we do something for the community that doesn't make a profit , but perhaps increases the joy of living here for someone who doesn't have a six figure salary?

Thank you,

Dominic Hoffman  
16 Thornton Ave.  
Venice Ca.  
90291

**From:** ckelly capkelly@gmail.com   
**Subject:** Case#ZA 2012-3354 - 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard  
**Date:** September 7, 2016 at 6:12 AM  
**To:** Marta Evry veniceforchange@gmail.com

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Case# ZA 2012-3354 (CUB)(CU) (CDP) (SPR)(SPP)(MEL)  
CEQA# ENV-2012-3355-MND-REC1  
Address: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

I just wanted to weigh in that I am TOTALLY OPPOSED TO THIS.  
We are so overbuilt it is ridiculous.

Why do developers always get to do whatever they want?

Thank you for listening.

Carla Kallan  
12444 Barbara Ave  
Los Angeles, CA 90066

From: **Stop The HOTEL** stopvphotel@outlook.com   
Subject: Stop the Hotel: New Hearing date  
Date: September 14, 2016 at 12:24 PM  
To: msblucow@mac.com

SH

Help stop Venice Place.

[View this email in your browser](#)

# They said the hotel couldn't be stopped...



**until Venice mobilized!**

## What's Happened

1. Over 500 people joined a petition in two days before

1. Over 500 people joined a petition in two days before the scheduled Zoning Administrator Hearing last Thursday.
2. A respected Traffic Engineer submitted a report highly critical of the project.
3. A retired Associate Zoning Administrator wrote to City Planning undermining the "mixed use" rationale for its enormous size.
4. Attorney Amanda Seward, retained by *Venice Supports the Specific Plan*, submitted a comprehensive critique of the project.

### **Hearing Rescheduled.**

At the 11th hour, the developer pushed back the hearing to

**Sept. 22nd at 9:30 AM**  
**West Los Angeles Municipal Building**  
**Second Floor Hearing Room**  
**1645 Corinth Avenue, West Los Angeles**

### **What's Going On?**

The Planning Dept. apparently didn't even know about this postponement till the afternoon before the hearing date. The developer's team sent out a last-minute letter that said the postponement was because "...we discovered a technical issue with the public noticing..."

### **"Curiouser and curiouser!" said Alice in Wonderland**

We tried to find out what kind of "technical issue" it was. We called the City Planner but never heard back. We emailed the developer's team. No answer there, either.

We have a pretty good idea what the "technical issue" was: THE DOG ATE THEIR HOMEWORK.

**WHY WE FIGHT**

### **Why we fight**

This block-long "hotel with...amenities" is way out of scale with Venice and harms the community in many ways. If we let it through, we open ourselves up to one behemoth project after another, catering to visitors at the expense of residents: more traffic, more trucks, and more strain on our decrepit water and sewer systems. Delivery trucks will cut through Oakwood's residential streets. Abbot Kinney, already listed as one of the City's dangerous streets for pedestrians, will get even more dangerous, especially for children walking to Westminster Elementary School.

### **Fired Up and Ready.**

We're ready to win this fight. There's a lot to be done before the 22nd. We need all hands on deck. Numbers count at hearings, and professional assistance doesn't come free. There's research to do and letters to be written, canvassing to be done, photos to be taken, and more. But as long as we pull together, *this project is toast*. The developers thought they could spin and wheedle and massage their way through the City process. They loudly claimed the project conformed to the VSP, but saying so doesn't make it so. The Venice Specific Plan, the Venice Land Use Plan, the Venice Community Plan, and the LA Municipal Code are all on *our* side. They'll protect Venice if we stand behind them. It's up to us. Join our community group, *Venice Supports the Specific Plan*, and let's keep Venice, Venice.

## **TAKE ACTION**

### **COME TO THE ZA HEARING**

September 22, 10:00 a.m.  
West Los Angeles Municipal Building  
Second Floor Hearing Room  
1645 Corinth Avenue, WLA

## SEND AN EMAIL:

1. City Planner [Juliet Oh](#) and
2. Councilman [Mike Bonin](#).
3. Send a copy to [stopvphotel@outlook.com](mailto:stopvphotel@outlook.com)  
Be sure to include case no. ZA-2012-3354
4. Or do it all with one click: [Send Your Email](#). (using the sample or with your own words)
5. Sign the petition: [Stop Hotel](#)
6. Forward this email to your own list of friends and neighbors and urge them to attend the hearing and/or write an email too. [Forward to a Friend](#).

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[Friend on Facebook](#)

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You are receiving this email because you have expressed concern for Venice.

**Our mailing address is:**


Venice Neighbors United  
100 Venice Way  
Venice, CA 90291

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#)





**From:** Gina Maslow gina.maslow@gmail.com   
**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR  
**Date:** August 28, 2020 at 1:14 PM  
**To:** undisclosed-recipients;;  
**Bcc:** veniceforchange@gmail.com

GM

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

The developer seeks to tie eight lots together in an area where legally they can only tie three together. This will set a dangerous precedent for future development in Venice.

The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking.

At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted.

The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.

The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails.

Lastly, the developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed and send it back to the WLA Planning Commission for further review and community input.

Sincerely,  
Gina Maslow  
234 Bernard Ave  
Venice, CA



**Mahatma Ghandi said, "A nation's greatness is measured by how it treats its weakest members."**



From: Royce Gorsuch rgsuch2@gmail.com 

Subject: OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

RG

Date: August 31, 2020 at 9:31 AM

To: councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

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Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,

R. Gorsuch  
Venice, CA

**From:** Kathleen U. Whitney kathleenwht@me.com   
**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR  
**Date:** August 31, 2020 at 9:39 AM  
**To:** Councilmember Mike Bonin councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, Venice For Change veniceforchange@gmail.com

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KW

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

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Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Kathleen Whitney  
919Palms Blvd  
Venice,CA

**From:** Mary Cross marec46@hotmail.com   
**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR  
**Date:** August 31, 2020 at 9:54 AM  
**To:** Venice For Change veniceforchange@gmail.com



OK, dear Venice for Change Members...

Not sure why we are requested to send this letter to Venice for Change, however I oppose the Venice Place Project and have registered this opinion to all requested members in the email I received this morning, and have registered my public comment.

The suggested letter is as follows...

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

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Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,  
Mary Cross  
Venice, CA

**From:** Brooke Bryant brookeeeee@gmail.com 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

BB

**Date:** August 31, 2020 at 10:00 AM

**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

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Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Brooke Bryant  
819 Commonwealth Avenue  
Venice, CA 90291

From: Anne-Marie Williams amw323@gmail.com 

Subject: OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

AW

Date: August 31, 2020 at 10:29 AM

To: councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, Marta Evry veniceforchange@gmail.com

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

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Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,

Anne-Marie W.

**From:** JKLVenice [jklvenice@jackylavin.com](mailto:jklvenice@jackylavin.com) 

**Subject:** Fwd: OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

**Date:** August 31, 2020 at 10:56 AM

**To:** [veniceforchange@gmail.com](mailto:veniceforchange@gmail.com)

JL

Begin forwarded message:

**From:** JKLVenice <[jklvenice@jackylavin.com](mailto:jklvenice@jackylavin.com)>

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

**Date:** August 28, 2020 at 1:41:41 PM PDT

**To:** [councilmember.bonin@lacity.org](mailto:councilmember.bonin@lacity.org), [jason.p.douglas@lacity.org](mailto:jason.p.douglas@lacity.org), [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org), [councilmember.blumenfeld@lacity.org](mailto:councilmember.blumenfeld@lacity.org), [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [Gilbert.Cedillo@lacity.org](mailto:Gilbert.Cedillo@lacity.org), [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org), [Councilmember.Lee@lacity.org](mailto:Councilmember.Lee@lacity.org)

Dear Honorable Council members,

I am asking you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

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Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,

Jacky Lavin  
448 Rialto Avenue  
Venice, CA 90291



**From:** Linda Martinek-Helfand lctmar66@aol.com   
**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPP-MEL-WDI-1A, ENV 2016-4321-EIR  
**Date:** August 31, 2020 at 11:20 AM  
**To:**

LM

Dear Honorable Council members,

I am writing to ask you to PLEASE either DENY approval outright for the hotel and retail development known as The Venice Place Project or VETO it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

- 1) The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice.
- 2) The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking.
- 3) At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted.
- 4) The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.
- 5) The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails.
- 6) The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.
- 7) Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,  
Linda Martinek  
2402 Bryan Avenue  
Venice, CA



**From:** Nick Mele whamtwo@yahoo.com   
**Subject:** RE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR - opposed to Hotel proposed on Abbott Kinney Blvd  
**Date:** August 31, 2020 at 12:05 PM  
**To:** jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org gilbert.cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org councilmember.lee@lacity.org, veniceforchange@gmail.com

NM

**Honorable council members,**

**This Hotel development will change Venice forever in a so many negative ways. It's flashy design is much better suited in Brentwood -- It calls for connecting 8 lots which will open the flood gates to other developers. It will cause traffic jams on the two-lane traffic on Abbott Kinney. Think of the coming and goings of the hotel guests and their visitors, along with all the customers at the restaurants and bars, the people attending weddings, and other functions will make for a Times Square like circus. The parking entrance and exit on Electric Avenue will have massive traffic jams. The noise from the delivery trucks, and the noisy revelers along with the music from the outdoor terrace will be unacceptable. The increase in alcoholic drinkers across from a school increases the danger to the very young students. This project is detrimental to Venice and I ask that you suspend or deny this project from going forward and send it back for further study and input from the community. Thank you for your service**

**Nicholas Mele**

From: Gerard Griesbaum ggriesbaum@shoutfactory.com 

Subject: FW: OPPOSE THE VENICE PLACE PROJECT IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

Date: August 31, 2020 at 12:11 PM

To: councilmember.Lee@lacity.org

GG

Dear Council member Lee,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input. I have been a member of the Venice community for 25 years. I have been happily supporting our communities small businesses.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

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The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails.

The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Regards,

Gerard Griesbaum  
403 Howland Canal  
Venice

**Resident of my Venice community since 1995**



**please consider the environment - do you really need to print this email?**  
[americanforests.org](http://americanforests.org)

From: **AMIR YAGHMAI** amyag@me.com 

Subject: OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

Date: August 31, 2020 at 12:16 PM

To: jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com, councilmember.bonin@lacity.org

AY

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice.

The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking.

At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted.

The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.

The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails.

The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,

Amir Yaghmai  
7th ave 90291

**From:** LeeAn Lantos leelee005@gmail.com 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

LL

**Date:** August 31, 2020 at 12:29 PM

**To:** Councilmember Mike Bonin councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfeld@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, Marta Evry veniceforchange@gmail.com

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project, or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community, which is where I live, has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

The developer seeks to tie 8 lots together in an area where, legally, it can tie only 3 lots together. This will set a dangerous precedent for future development in Venice.

The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area that is already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking.

At capacity (and especially, during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space that make up this project. Most likely, overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted.

The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. -- a tiny side street barely wide enough for one car to pass at a time now, and locked in on all sides by single family homes and small apartments -- gridlock is inevitable at peak times there and on Oakwood's surface streets. Additionally, unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.


The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back-up plan, in case the technology fails.

The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed, and send it back to the WLA Planning Commission for further review and community input.

Sincerely,  
LeeAn and Jeff Lantos  
Venice, CA

**From:** Robert Hughes roberthughes@verizon.net 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

RH

**Date:** August 31, 2020 at 1:07 PM

**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

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Dear Council Members;

I am a long-time Venice resident and I am writing you in defense of the neighborhood I love.

I strongly oppose the construction of The Venice Place Project (Abbot Kinney Hotel).

The developers do not care about the impact of this project upon our neighborhood, have disregarded regulations regarding development (ie: the tying of 8 lots), and the very fact that a hotel on that site is completely inappropriate for the surrounding environment. We cannot currently accommodate parking and traffic on Abbot Kinney Blvd and this project will make matters far worse. The sheer scale of the project does not conform to Abbot Kinney Blvd.

Please deny outright or veto this proposed project.

Thank you,  
Robert Hughes  
838 Superba Avenue  
Venice, CA 90291

From: **Shepard Stern** shep@sternworld.net 

Subject: OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

SS

Date: August 31, 2020 at 1:40 PM

To: councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

Dear City Council,

I agree whole heartedly with Councilman Bonin - you **MUST DENY** the Abbot Kinney Hotel Project!

It doesn't matter how many times this has gone back and forth, or how cooperative the applicant is being.

This is about a project that is wrong for Venice on so many fronts that to go into them here would take up too much of your valuable time.

What is important is to know that the Venice LUPC (on which I serve) and Neighborhood Council have both been historically biased towards massive development projects such as this, for almost two decades now, and famous for ignoring the appeals of longtime residents in overwhelming numbers.

A hotel is not needed in Venice - we are **ALREADY** the second biggest attraction in Southern California next to Disneyland, and we have plenty of visitors **WITHOUT** a project such as this hotel on Abbot Kinney Blvd, which would be located directly across from an elementary school, among other problems.

The construction of a project of this scope and mass, and for this usage, goes **AGAINST** the will of the majority voice of actual Venetians who will be impacted by the construction and the increase in traffic and noise a busy hotel would bring to the quiet neighborhood that is adjacent to the project, and have a devastating impact on the traffic on Abbot Kinney Blvd, which is already a nightmare on any given day.

Most importantly, we have bigger problems, such as the explosion of equally massive homeless encampments that have cropped up everywhere on Venice streets - it's impossible to walk anywhere without encountering dozens of unhoused living day to day on our streets.


How can we keep expecting visitors to keep flocking to our beaches when the pain and sadness of the recently evicted, some former tenants, is so openly felt throughout this once vibrant community?

You want to build affordable, low income housing here? Please do so!

Hotels for the wealthy across from an elementary school? Recipe for disaster.

Please deny this project.

Sincerely,  
Shep Stern  
Venice

**From:** Annie Sabroux asabroux@ca.rr.com 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

**Date:** August 31, 2020 at 5:44 PM

**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

AS

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice.

The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking.

At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted.

The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential

projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.

The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails.

The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,  
Annie Sabroux, 928 Amoroso Place, Venice, Ca. 90291

**From:** will pirkey willjaypirkey@ca.rr.com   
**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR  
**Date:** August 31, 2020 at 5:48 PM  
**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

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WP

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

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The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential

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The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,  
Will Pirkey, 928 Amoroso Place, Venice, Ca. 90291

**From:** Chris Teuber christeuber@earthlink.net   
**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR  
**Date:** September 1, 2020 at 8:03 AM  
**To:** Councilmember Mike Bonin councilmember.bonin@lacity.org, jason.p.douglas@lacity.org  
**Cc:** councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, clerk.plumcommittee@lacity.org

SH

OPPOSE THE VENICE PLACE PROJECT:

IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

Dear Mike Bonin and Honorable Council members,

I hope you read this letter through. While part of it is a form. I have added my own specific points.

While I have no direct knowledge of corruption by Los Angeles City staff or others in this case, the recent events in the City of Los Angeles and the absurdity of this project warrants investigation. I have more to say on this below.

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice.

The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land

At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of

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The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails.

The City traffic report makes false statements and uses false information. The City traffic report was false a few years ago when this was presented before. The streets in the area and by the school do not have enough capacity now. The hotel will overwhelm the traffic on Electric and other side streets.

In their report the City Department of Traffic accepts the claim that a motorized lift system for parking will work 100% of the time and will not delay people who use it. This is false.

Prior to the last hearing I requested any and all information regarding the interaction between the City of Los Angeles staff and Representatives. I asked for any and all records of donations, gifts or payoffs of any kind by the developers or their representatives to any person working for the City of Los Angeles. I have received no reply. If the City of Los Angeles had investigated and found no wrong doing they could have reported it to the public. Given the recent cases of bribery it seems the City of Los Angeles should take the possibility of improper dealings seriously. I can only assume the silence is an effort to cover up wrong doing.

Lastly, the developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

The sales of liquor will be at the bar and restaurant, but also 24/7 in the guest rooms where there is no control on the amount consumed. The increased sale of liquor across the street from the school that operates into the evening is not safe for the school children or school staff. If anyone is injured or killed as a result of the liquor sales, you and the City of Los Angeles will be responsible.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community

Sincerely,

Christopher Teuber

919 Palms Blvd.

Venice, CA 90291

Above Letter as PDF



OPPOSE THE  
VENIC...CT.pdf

From: Tom Paris paristom@me.com 

Subject: OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

TP

Date: September 1, 2020 at 12:49 PM

To: Councilmember Mike Bonin councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice.

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The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.

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Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,

Thomas Paris Ph.D.  
Lauren A. Smith J.D.  
Venice, CA

PS we have been homeowners in Venice for 25 years

**From:** Mary Jack maryjackis@yahoo.com   
**Subject:** OPPOSE: Venice Place Hotel project: File Number 20-1024 at 9/3/20 PLUM Hearing  
**Date:** September 1, 2020 at 1:10 PM  
**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org,  
councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org



913 Marco Place  
Venice, CA 90291  
September 1, 2020

To: LA City Council Planning & Land Use Management (PLUM) Committee, via email

**Re: OPPOSE: Venice Place Hotel project: File Number 20-1024**

Esteemed Committee Members:

I oppose the proposed Venice Place Hotel project referenced by the file number above and urge you to deny it in the Thursday, 9/3/20 hearing. As one of my Venice neighbors simply stated, “This project has never been right for Venice” – that’s why we’ve been fighting it for 8 years!

**-It’s too big:** This project would cover roughly 5-times the land that is covered by the current built structures on these unprecedented 8 lots. Allowing an unprecedented 8-lot tie, as opposed to the currently-allowed-by-law 3 lots, would strike the final blow toward overdevelopment in Venice. There would be no turning back toward enforcing more sensibly-sized projects.

**-It’s too dangerous:** The additional traffic on Abbot Kinney Blvd and Electric Ave, not to mention cars and trucks forced onto our narrow neighborhood streets, will cause additional car, bike and pedestrian accidents. Loading facilities are insufficient, forcing deliveries to be made on sidewalks and in the center turn lane on Abbot Kinney. Alcohol will be sold from 7a.m.-1a.m. – 18 hours a day – in restaurants, bars and a street-level market . . .

**-Across from an elementary school!** Seriously, what was LA City Planning thinking? Kids, parents and teachers will all be endangered by this overblown project. Would you want your child going to school there?

**-It will accelerate speculation and gentrification:** LA City Planning recently published its “Charting Our Course for a More Fair, Just, and Equitable Los Angeles” statement of values. I was heartened to see Planning acknowledge that “Many land use policies and zoning practices over time have reinforced racial segregation, poverty, environmental injustice, disinvestment, and poor health outcomes that we still experience today. It is with great clarity and resolve that we acknowledge the role the planning profession has played in this regard over the decades.” We have seen these misguided policies imposed upon Venice over and over again, despite the efforts of many in the community to fight them. The Venice Place Hotel project sits directly across narrow Electric Ave from the historic Oakwood neighborhood where the African American builders of Venice established

Black neighborhoods, where the African American leaders of Venice established roots due to redlining elsewhere in Venice. Descendants of our Venice forefathers still live in Oakwood today, but their numbers are dwindling due the rampant speculation and gentrification that have pushed many of our Black neighbors out. The Hotel would accelerate that process, with speculators buying up land closest to “the Pleasure Palace” in the hope of selling homes that very few currently living in Venice can afford to the highest bidder. Economic and racial diversity all over Venice will be jeopardized. LA City Planning clearly did not apply their values of “fairness, justice and equality” to the horrible decision to approve this project.

This project has never been right for Venice. Venetians have been fighting this project for 8 years. Hundreds if not thousands of us have spoken out repeatedly over these years. What more do we have to do to convey that enough is enough?

Thank you for your consideration.

Sincerely,  
Mary Jack  
Venice



PLUMCtee  
HotelO...20.pdf

**From:** Ron Rouda roudahippo1@yahoo.com 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

RR

**Date:** September 1, 2020 at 6:38 PM

**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

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I am writing this letter in opposition to the proposed luxury hotel for Abbott Kinney Blvd. There are many reasons that have been set forth by opponents that can easily justify the rejection of this project.

I live in Venice between Abbott Kinney and Lincoln on a residential street, Oakwood Ave, on what has become a morning and evening WAZE cut through street. The traffic which comes up Abbott Kinney then into my neighborhood is used to try to avoid the parking lot that is Lincoln Blvd during rush hours. Due to the Covid pandemic there has been some relief, but I see traffic starting to pick up again. The proposed hotel will impact my neighborhood by creating additional traffic and having that WAZE traffic impact my street and other residential streets in my community as it probably will force other commuters to avoid portions of Abbott Kinney near the hotel. Electric Avenue behind the hotel is so narrow cars either stop when a car is approaching from the other direction, or else go slow because of the narrowness of the street. Having the Hotel's traffic activity use Electric will only burden this street more.


I would also like to have you consider the further Gentrification effect of this hotel on the historic black community in Venice. The Oakwood area of Venice immediately adjacent to the proposed hotel was settled by black workers on the original Venice development because they were restricted from living anywhere else. While the community has changed in recent years due to the gentrification by affluent people buying home and renovating them into 3000-5000+ square foot mansions, there still is a vibrant community of people of the middle and lower income levels living often between the high walled mansions. Like putting a freeway through a community as has been done throughout the LA area, e.g. Boyle Height, the 10 Freeway, etc, to separate and segregate communities, putting this luxury hotel could have a similar effect of forcing out long time residents through the gentrification process.

Since this project requires a variety of modification to existing planning laws and requires you to use your best judgment and discretion in doing what's best for my community, I ask that you help preserve my community and deny the project.

Thank you for considering my thoughts.

Ronald Rouda  
1508 Oakwood Ave, Venice, California 90291

Sent from my iPad

From: **Amine Ramer** aminenz@yahoo.com 

Subject: I OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

AR

Date: September 1, 2020 at 7:44 PM

To: councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org

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**OPPOSE THE VENICE PLACE PROJECT:  
IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR**

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice.

The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking.

At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted.

The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.

The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails.

The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles. and that the West LA Planning Commission needs

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to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,  
Aminé Ramer  
563 Westminster Ave Venice CA 90291  
aminenz@yahoo.com

From: C. Leslie cleslie305@gmail.com 

Subject: OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

CL

Date: September 2, 2020 at 11:13 AM

To: councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice.

The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking.

At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted.

The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.

The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails.


The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,  
Cheri Leslie  
Venice, CA



**From:** Suzanne Costello [suzanne@suzcostello.com](mailto:suzanne@suzcostello.com) 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR



**Date:** September 2, 2020 at 11:55 AM


**To:** [councilmember.bonin@lacity.org](mailto:councilmember.bonin@lacity.org), [jason.p.douglas@lacity.org](mailto:jason.p.douglas@lacity.org), [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org), [councilmember.blumenfield@lacity.org](mailto:councilmember.blumenfield@lacity.org), [Gilbert.Cedillo@lacity.org](mailto:Gilbert.Cedillo@lacity.org), [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org), [councilmember.Lee@lacity.org](mailto:councilmember.Lee@lacity.org), [veniceforchange@gmail.com](mailto:veniceforchange@gmail.com)

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**Suzanne Costello**

+1-310-497-2546

Message envoye par mon iPhone

**From:** Robert Feist robertfeist@me.com   
**Subject:** OPPOSE THE VENICE PLACE HOTEL PROJECT

**Date:** September 2, 2020 at 4:41 PM

**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org,  
councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org  
, Venice For Change veniceforchange@gmail.com

RF

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Re: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

Dear Council members,


Please deny approval The Venice Place Hotel Project. The community opposed this project in 2012, and the developers have done little to address the community concerns brought up at that time: Tying 8 lots together and setting a dangerous precedent. The parking entrance will be located on Electric Avenue, a street so narrow two cars have a difficult time passing; often one will have to pull over while the other passes.

The hotel will host weddings, film screenings, and business gatherings with multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood where the Coastal Commission has mandated free unrestricted parking, an area with limited parking already. There is simply not enough parking in the area to accommodate a development this large.

The hotel, open 24 hours a day with late night traffic and several bars, will be built across the street from a residential area and the Westminster Elementary School.

I ask you to deny approval of this project or send it back to the Planning Commission for further review and community input.

Sincerely,  
Robert Feist

**From:** Cindy Chambers chambers.cindy@gmail.com 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

CC

**Date:** September 2, 2020 at 9:27 PM

**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, clerk.plumcommittee@lacity.org

**Cc:** nisa.kove@lacity.org, veniceforchange@gmail.com

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Dear Honorable Council Members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed eight (8) years ago. In that time, the developers have done little to address community concerns that have been raised repeatedly. Among the issues that have never been addressed:

- The developer seeks to tie eight (8) lots together in an area where legally they can only tie together three (3) lots. This will set a dangerous precedent for future development in Venice.
- The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking.
- At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted.
- The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.
- The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails.
- Lastly, the developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed and send it back to the WLA Planning Commission for further review and community input.

Sincerely,

Cindy Chambers  
2516 Pacific Ave #4  
Venice, CA 90291

**From:** Greg Matthews cgregorymatthews@gmail.com 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

GM 

**Date:** September 3, 2020 at 2:34 PM

**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

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I'm not sure what else I can say that hasn't been said about this project. Despite the organized support, I ask you to deeply consider the impact that this will have on the neighborhood. Abbot Kinney has exploded with mixed result for the community. The hotel will undeniably bring more noise, traffic, parking and density issues to what is otherwise a completely residential neighborhood. There is no way to enforce the weak efforts to protect the neighborhood. So once again, I beg you to imagine your house next to this project. How would you feel about this?

Thanks,

Greg Matthews  
301 Broadway St, Venice, CA 90291

**From:** Lizz Matheson lizzmatheson@gmail.com 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

LM 

**Date:** September 3, 2020 at 3:00 PM

**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

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This project doesn't make sense. It's imposing an enormous high traffic building in a unique low density neighborhood. There has been insufficient review and consideration of the impacts. It's just a terrible idea with no upside at all unless you are the developer.

Sincerely  
Elizabeth Matheson

**From:** Zenji Oguri zenji@reesstudio.com 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

**Date:** September 3, 2020 at 6:29 PM

**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

ZO

Dear Honorable Council members,

I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input.

The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed:

The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice.

The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking.

At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted.

The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.

The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails.

The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School.

Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the [Mayor's Executive Directive 27](#), acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input.

Sincerely,

Zenji Oguri

636 Milwood Ave

Venice, CA

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Zenji Oguri

REES STUDIO architecture

[www.REESSTUDIO.com](http://www.REESSTUDIO.com)

[310.396.2921](tel:310.396.2921)/O

[310.910.3721](tel:310.910.3721)/M

**From:** susan goodman bythesea1124@gmail.com 

**Subject:** OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR


SG

**Date:** September 9, 2020 at 12:58 PM

**To:** councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

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As someone who has lived in Venice and enjoyed Abbott Kinney during the 1980s 1900s.  
Please DENY THIS PERMIT For a massive HOTEL to be built.

From: Sherrie Berlin monsherrie@gmail.com 

Subject: OPPOSE THE VENICE PLACE PROJECT: IRE: CF-20-1024, ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A, ENV 2016-4321-EIR

SB

Date: September 9, 2020 at 1:07 PM

To: councilmember.bonin@lacity.org, jason.p.douglas@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, Gilbert.Cedillo@lacity.org, councilmember.price@lacity.org, councilmember.Lee@lacity.org, veniceforchange@gmail.com

To all City Council members:

Please listen to the residents of Venice who will be impacted by the development known as The Venice Place Project and deny approval for the hotel and retail development or veto it and send it back to West L.A. Planning Commission for further review and community input.

Since it was first proposed eight years ago, the Venice community has opposed this project. In the ensuing 8 years the developers have done little to address community concerns that have been brought up repeatedly.

These are some of the issues that have never been addressed:

- 1) The developer seeks to tie 8 lots together in an area where they can legally only 3 lots together. This would set a dangerous precedent for future development in Venice.
- 2) The Project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by Covid19, lack of affordable housing gentrification, land speculation and inadequate parking.
- 3) At capacity (and especially during events such as weddings, screenings and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted.
- 4) The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Avenue, (a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments) gridlock is inevitable at peak times there, and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning.
- 5) The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they have not provided a back up plan in case the technology fails.
- 6) The developers are seeing a liquor license to serve alcohol from 7 a.m. to 1 a.m., even though it will be located directly across the street from the Westminster Elementary School.
- 6) Lastly, the West L.A. Planning Commission, headed by Mike Newhouse, has failed to implement the **Mayor's Executive Directive 27**, acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West L.A. Planning needs to commit to improving the quality of life for current and future Angelenos -- particularly for the most vulnerable populations and those denied resources and a voice for so long.

Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed and send it back to the West L.A. Planning Commission for further review and community input.

Sincerely,  
Sherrie Berlin

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***Only when the last tree has died & the last river has been poisoned & the last fish has been caught, will we realize that we cannot eat money.***

No trees were harmed in the sending of this correspondence but a few electrons were modestly annoyed.

## Communication from Public

**Name:** Kara Steiniger

**Date Submitted:** 09/09/2020 07:33 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Dear Honorable Council members, I request that you either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input. The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed: The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice. The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking. At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted. The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning. The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails. The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School. Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the Mayor's Executive Directive 27, acknowledging that racism and inequality continue to harm communities of color in Los Angeles, and that the West

LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long. Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input. Sincerely,  
Kara Steiniger Venice, CA

## Communication from Public

**Name:** BRUCE KRYSIAK

**Date Submitted:** 09/09/2020 09:32 PM

**Council File No:** 20-1024

**Comments for Public Posting:** I am in support of this project. It has passed through an extensive community outreach and response process, and it is outrageous that after the West Los Angeles Area Planning Commission finally approved the project, there is yet ANOTHER hurdle to pass through. When people complain about government overreach, a project that meets local zoning codes and has local community support needing 8 YEARS to get planning approval is ridiculous to begin with. I have been working to construct a second house on my property in Venice, and I had to pass a similarly excessive approval process of over 2 years for a "by-right" project. Venice needs hotel rooms. Venice needs housing. Venice needs activated citizens engaging in positive projects like this. Approve the plan and finally allow the property to escape from limbo and become a fine addition to the status and character of Abbot Kinney Blvd and our great city (division) of Venice - more bureaucratic delay only further wastes money that could be better spent making this a great project. Approve the Venice Place Project without further delay or encumbrances.

## Communication from Public

**Name:** Keith

**Date Submitted:** 09/09/2020 10:28 PM

**Council File No:** 20-1024

**Comments for Public Posting:** I strongly oppose the "Venice Place Project". It will change the appearance and feel of our local neighborhood, from individual small businesses to national retail. The look will be a monster to other buildings. It will congest the streets with no where left to drive causing people to speed down side streets to avoid the added STRESS of parking/driving/et. Do not let greedy developers in to get there way, and then leave a changed community in their wake. NO, NO, NO!

## Communication from Public

**Name:** Ellie Goldstein

**Date Submitted:** 09/09/2020 10:49 PM

**Council File No:** 20-1024

**Comments for Public Posting:** I and my wife are OPPOSED to the development of the oversized hotel on Abbot Kinney Blvd. It will unfavorably impact our community, cause unwanted traffic, and denigrate our quality of life. Overbuilding is already a problem in Venice and this will add to the congestion. Please vote no on this project

## Communication from Public

**Name:**

**Date Submitted:** 09/09/2020 10:55 PM

**Council File No:** 20-1024

**Comments for Public Posting:** A hotel this size on a street of small businesses that's the only commercial street in an otherwise residential area will create major traffic and parking problems. Its location across the street from an elementary school is even more problematic. Do NOT approve this!!

## Communication from Public

**Name:** morgan hammers

**Date Submitted:** 09/09/2020 11:12 PM

**Council File No:** 20-1024

**Comments for Public Posting:** I OPPOSE the “Venice Place Project” it is a danger to the values of our community. small businesses should be supported, not clumsy developments that do not support those who actually live here. x

## Communication from Public

**Name:** Stephanie

**Date Submitted:** 09/09/2020 05:16 PM

**Council File No:** 20-1024

**Comments for Public Posting:** This project while being constructed and once completed will be harmful to the residents of the community. The Council is aware of the many drawbacks of this project and the dangers to the children and families in the community. Serve the people in the community that will have to deal with the negative consequences of this development in their neighborhood; NOT the landowner who will reap the financial benefits while not having to deal with any of the negative consequences. Please vote against this project.

## Communication from Public

**Name:** Andreea Farcas

**Date Submitted:** 09/09/2020 11:33 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Dear Honorable Council members, I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input. The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed: The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice. The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking. At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted. The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning. The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails. The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School. Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the Mayor's Executive Directive 27, acknowledging that racism and inequality continue to harm communities of color

in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long. Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input. Sincerely, Andreea Farcas  
563 Westminster Ave Venice, CA

## Communication from Public

**Name:**

**Date Submitted:** 09/09/2020 10:24 AM

**Council File No:** 20-1024

**Comments for Public Posting:** We are fully supportive of the hotel project on Abbott Kinney. We have lived here in our small home for 35 years and love this neighborhood. We feel strongly that this project will improve and enhance and revitalize our community. .Stores are shut down. This started before the virus hit us. We need a vibrant center to add jobs, and draw more people to the area to patronize and enjoy Venice! We have attended many meetings and witnessed the overwhelming support in our community for this project!!! The last hearing showed that this was overwhelmingly APPROVED. It complies with all city codes and would be such a wonderful destination for our community. This IS smart development on an appropriate scale. Please listen to the majority of our community and let them go forward with this project!!!

## Communication from Public

**Name:** Kathleen Donovan  
**Date Submitted:** 09/09/2020 10:37 AM  
**Council File No:** 20-1024  
**Comments for Public Posting:** 201024 council file number. I plead with you to deny the application for the ABBOT KINNEY HOTEL DEVELOPMENT. There is not adequate parking.

## Communication from Public

**Name:** moeshepard

**Date Submitted:** 09/09/2020 11:28 AM

**Council File No:** 20-1024

**Comments for Public Posting:** I have lived in Venice since 1974. At that time, Abbot Kinney Blvd (then still called Washington Blvd) was a slow and easy street consisting of a few retail stores, even fewer restaurants and bars, and quite a few artists' studios. The stores, restaurants, and bars catered to the local people, good and simple food for a reasonable price, and a beer or drink that was affordable. That is no longer the case. Abbot Kinney is no longer for the locals; it attracts people from all over the city who drive here and must park on residential streets for lack of commercial parking. To drive Abbot Kinney from Main St. to Venice Blvd in the late afternoon into the evening during the week, and all day on the weekend is to commit yourself to a short distance drive which will take as long as a drive on the I-10 during rush hour. Now a hotel is proposed for the block opposite the grade school. Additional traffic, additional people, additional noise and disturbances will surely result. Do not build it for if you do, they will surely come.

## Communication from Public

**Name:** David Levitus

**Date Submitted:** 09/09/2020 12:37 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Dear Honorable Members of the PLUM Committee: As the executive director of LA Forward, I am writing to oppose the Venice Place / Abbot Kinney Hotel project. In this moment of crisis, we need to ask what every project is doing to address our lack of affordable housing. Unfortunately, the proposed project would set a terrible precedent. It allows a hotel project to claim it is residential and thus avoid rules intended to encourage housing development and appropriately size commercial development in Venice and citywide. The proposed Venice Place project is seeking a waiver of commercial corner requirements that is only allowed for projects that are "predominantly residential" based on the erroneous argument that hotels are residential uses. It also allows massive lot consolidation on the basis that the project is mixed use because it contains a hotel, and four dwelling units, none of which are affordable or have any restrictions to ensure they are not effectively, slightly longer-term hotel rooms. Restrictions on lot consolidation were intended to limit commercial development in Venice while ensuring housing could still be built, not allow a commercial hotel project. Moreover, as POWER's letter states, provisions of the Mello Act were not appropriately complied with. The 3 dwelling units onsite should be replaced with affordable units. We cannot afford to lose more of our housing stock. We must ensure the Mello Act is complied with and our development process encourages affordable housing. We strongly support the 425 motion offered by Councilmembers Bonin and Blumenthal and encourage the City Council to veto the requested entitlements or remand it back to the Area Planning Commission to ensure the code, including Mello Act implementation, and the appropriate designation of hotels as commercial, not residential is appropriately followed. Sincerely,  
David Levitus Executive Director LA Forward



September 8, 2020

Re: CF #20-1024 / ZA 2012-3354  
1011 Electric Ave / 1021-1051 South Abbot Kinney Blvd

Dear Honorable Members of the PLUM Committee:

As the executive director of LA Forward, I am writing to oppose the Venice Place / Abbot Kinney Hotel project. In this moment of crisis, we need to ask what every project is doing to address our lack of affordable housing. Unfortunately, the proposed project would set a terrible precedent. It allows a hotel project to claim it is residential and thus avoid rules intended to encourage housing development and appropriately size commercial development in Venice and citywide.

The proposed Venice Place project is seeking a waiver of commercial corner requirements that is only allowed for projects that are "predominantly residential" based on the erroneous argument that hotels are residential uses. It also allows massive lot consolidation on the basis that the project is mixed use because it contains a hotel, and four dwelling units, none of which are affordable or have any restrictions to ensure they are not effectively, slightly longer-term hotel rooms. Restrictions on lot consolidation were intended to limit commercial development in Venice while ensuring housing could still be built, not allow a commercial hotel project. Moreover, as POWER's letter states, provisions of the Mello Act were not appropriately complied with. The 3 dwelling units onsite should be replaced with affordable units. We cannot afford to lose more of our housing stock. We must ensure the Mello Act is complied with and our development process encourages affordable housing.

We strongly support the 425 motion offered by Councilmembers Bonin and Blumenthal and encourage the City Council to veto the requested entitlements or remand it back to the Area Planning Commission to ensure the code, including Mello Act implementation, and the appropriate designation of hotels as commercial, not residential is appropriately followed.

Sincerely,  
David Levitus  
Executive Director  
LA Forward

## Communication from Public

**Name:** Sherrie Berlin

**Date Submitted:** 09/09/2020 01:01 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Please listen to the residents of Venice who will be impacted by the development known as The Venice Place Project and deny approval for the hotel and retail development or veto it and send it back to West L.A. Planning Commission for further review and community input. Since it was first proposed eight years ago, the Venice community has opposed this project. In the ensuing 8 years the developers have done little to address community concerns that have been brought up repeatedly. These are some of the issues that have never been addressed: 1) The developer seeks to tie 8 lots together in an area where they can legally only 3 lots together. This would set a dangerous precedent for future development in Venice. 2) The Project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by Covid19, lack of affordable housing gentrification, land speculation and inadequate parking. 3) At capacity (and especially during events such as weddings, screenings and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted. 4) The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Avenue, (a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments) gridlock is inevitable at peak times there, and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning. 4) The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they have not provided a back up plan in case the technology fails. 5) The developers are seeing a liquor license to serve alcohol from 7 a.m. to 1 a.m., even though it will be located directly across the street from the Westminster Elementary School. 6) Lastly, the West L.A. Planning Commission, headed by Mike Newhouse, has failed to implement the Mayor's Executive Directive 27, acknowledging that racism

and inequality continue to harm communities of color in Los Angeles, and that the West L.A. Planning needs to commit to improving the quality of life for current and future Angelenos -- particularly for the most vulnerable populations and those denied resources and a voice for so long. Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed and send it back to the West L.A. Planning Commission for further review and community input. Sincerely, Sherrie Berlin

## Communication from Public

**Name:** Christian Salem  
**Date Submitted:** 09/09/2020 01:19 PM  
**Council File No:** 20-1024  
**Comments for Public Posting:** This hotel on Abbot Kinney makes no sense. We need housing, not luxury mega hotels.

## Communication from Public

**Name:**

**Date Submitted:** 09/09/2020 01:20 PM

**Council File No:** 20-1024

**Comments for Public Posting:** The proposed hotel project would be a blessing for Venice's economy and quality of life, the continuation of Abbot Kinney as a popular dining and retail district, and for LA tourism that becomes more important post-pandemic.

## Communication from Public

**Name:**

**Date Submitted:** 09/09/2020 03:50 PM

**Council File No:** 20-1024

**Comments for Public Posting:** I am a homeowner in Venice and I SUPPORT the Venice Place Project. This project has been in discussion for 8 years, with lots of community input. I think it would be a wonderful addition to the neighborhood. Thank you.

## Communication from Public

**Name:** Martha Kirby

**Date Submitted:** 09/09/2020 02:17 PM

**Council File No:** 20-1024

**Comments for Public Posting:** This development will deteriorate the community and culture of Venice. This development will likely cause displacement for many low and middle-income residents. This development will reduce available parking for locals.

## Communication from Public

**Name:** Geoffrey Martin

**Date Submitted:** 09/09/2020 04:18 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Very much against the Abbot Kinney hotel. I'm a neighbor in nearby Rialto and the traffic right now is horrible. Please don't build a mega structure on a neighborhood shopping street.

## Communication from Public

**Name:**

**Date Submitted:** 09/09/2020 04:20 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Attached are two letters in opposition to the hotel.

From:

Subject: STOP RUINING VENICE

Date: September 8, 2020 at 6:02:01 PM PDT

To: clerk.plumcommittee@lacity.org, jason.p.douglas@lacity.org,  
councilmember.bonin@lacity.org, juliet.oh@lacity.org,  
preservingvenice@gmail.com

Dear Councilmembers of the PLUM Committee,

This is the wrong project for Venice and it has been for the last 8 years. We urge PLUM to deny the project.

Thank you.

Kailani Rodde

From:

Subject: DENY THE HOTEL PROJECT 20-1024

Date: September 9, 2020 at 12:15:16 AM PDT

To: clerk.plumcommittee@lacity.org, jason.p.douglas@lacity.org,  
councilmember.bonin@lacity.org, juliet.oh@lacity.org,  
preservingvenice@gmail.com

Dear Councilmembers of the PLUM Committee,

I write to express my opposition to the proposed luxury hotel project across the street from the Westminster Elementary School on Abbott Kinney Boulevard in Venice, and to ask that you deny the project. I am a 17-year resident of Venice and board member of the East Venice Neighborhood Association.

Venice does not need more luxury development. Venice needs affordable housing (and eating and shopping options), which continues to disappear because of projects like the proposed hotel—which has no, and would contribute to the loss of, affordable housing. The disappearance of affordable housing has been taking place alongside the displacement of Venice's diverse, historical community, including in and from Oakwood, a neighborhood established by the people who built Venice some hundred years ago.

The proposed project would negatively impact Venice as a whole, but especially the Oakwood neighborhood and its residents, whose concerns the developers and some city officials have ignored. Those concerns include the proposed high street wall that would separate the project from the adjacent Oakwood neighborhood, as well as traffic and parking overflow in Oakwood and the Lost Canals neighborhood. In addition to issues regarding affordable housing (and the loss and lack thereof), traffic, and parking, there are multiple procedural irregularities regarding the proposed project's approval and questions about the proposed allowed consolidation of multiple lots for a single project,

replacement of residences with apartment/hotel units, and compliance with the Venice Land Use Plan, the Mello Act, and CEQA.

Venice does not need another project like this. Venice needs projects that provide and increase affordable housing, are compatible with neighborhood character, and preserve, promote, and try to make up for some of the ongoing losses of the historic character, uniqueness, and diversity—racially, culturally, economically, and otherwise—of the community.

Respectfully,  
William Wood

## Communication from Public

**Name:** Albert Villa  
**Date Submitted:** 09/09/2020 04:36 PM  
**Council File No:** 20-1024  
**Comments for Public Posting:** I oppose the Venice Place project

## Communication from Public

**Name:** Thomas W

**Date Submitted:** 09/09/2020 05:01 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Venice is part of LA city, something its residents - especially the newer, more affluent ones - seem to forget. I believe it is indeed in the public's interest to have a hotel on Abbot Kinney, since hotels are rare in this part of town. Yes, it will interfere with some residents' AirBnB rentals - many of which are NOT primary residences and illegal by the way - and yes, it may affect the comically astronomical house prices in this neighborhood but I believe we should encourage urban development in this part of Los Angeles.

## Communication from Public

**Name:**

**Date Submitted:** 09/09/2020 05:03 PM

**Council File No:** 20-1024

**Comments for Public Posting:** I oppose the Venice Place Project for the following reasons:  
1.parking for residents will be negatively impacted. 2.It's too big for the neighborhood. 3. There should be no alcohol sold across the street from an elementary school. 4. We need more permanent housing, not a hotel.

## Communication from Public

**Name:** Anne M. Burke

**Date Submitted:** 09/09/2020 08:38 AM

**Council File No:** 20-1024

**Comments for Public Posting:** As a nearly 3 decade resident of Venice, and the Oakwood area of Venice specifically, I am writing to submit my strong opposition to the Venice Place Project. As someone who has spent much of her career in the arts and architecture, and who is pro-development when it is well considered and sensitively integrated urbanistically and architecturally, I think this development is not appropriate for the neighborhood and character of Venice in any way. It is out of scale for the surrounding community and will further diminish the quality and character of Venice, not to mention create a dangerous condition on our streets with alcohol service until 1 am / 7 days per week. The additional traffic and noise will also be a problem. Venice deserves better and I surely hope you will not approve this mega-development. Thank you.

## Communication from Public

**Name:** Devon Greene

**Date Submitted:** 09/09/2020 03:03 PM

**Council File No:** 20-1024

**Comments for Public Posting:** I am writing in support of Venice Place as a Venice resident and homeowner. It makes absolutely no sense to challenge this project when it has the support of so many people in the neighborhood and after how much work they have done over the last decade in making it more suited to the community. While I understand Bonin is not a part of this community and does not deal with the repercussions of his mandates, he is both a proponent of restricting AirBnB and increasing bike lanes on Abbot Kinney. This hotel would take dozens of potential AirBnb guests per night which would lessen management companies buying our homes as short term rental property and its parking garage would allow for greater flexibility with the lane space on Abbot Kinney, which is a retail street. They'll bring us jobs which we desperately need after half of Abbott Kinney has not renewed their leases. Arguing against the size of the project is absolutely ridiculous considering Bonin has fought for the Reese Davidson development that is over 100,000sq ft on Dell and Venice in the middle of a neighborhood. The real issue here is that our councilman does not personally benefit from this as none of his campaign contributors are on the board and is overreaching, as though the over 800 letters of support written for the Venice Place Project by actual Venice residents do not matter. There have been 25 outreach meetings with the community. Why does Mike Bonin, who does not live in Venice, get to overrule all of the actual residents of Venice? He does not represent us.

## Communication from Public

**Name:**

**Date Submitted:** 09/09/2020 05:08 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Please do not approve this community-destroying project and put an end to it once and for all! It so completely violates the letter and intent of the Venice Specific Plan as to raise the question: why even bother to have these specific community plans at all, if they are meaningless anyway?? Why not just end the charade that there is any integrity to the LA City planning process, and be done with it? Given that the numerous City Council scandals have just about destroyed the public's trust in your ability to represent the public interest on development, you might consider reversing course and begin to restore the legitimacy of your developments decisions by voting "NO" on this precedent-setting Venice proposal. How about trying that, just once?? You may be surprised to discover again that actually honoring the majority community opinion on development is what you were elected to do.

## Communication from Public

**Name:** Ingrid Mueller

**Date Submitted:** 09/09/2020 05:12 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Respected PLUM Commissioners, all Councilmembers, Pushing, pulling, continuing...for 8 years. ENUFF already! This monstrous hotel, restaurants, retail project [yes, it's THAT for Venice!], squeezed between Elementary School and our already environmentally, historically very fragile Oakwood area, IS UNSUSTAINABLE! YOUR TOTAL REJECTION OF 'VENICE PLACE' will earn you the majority of the Venice Community's RESPECT. Your solidarity is what we expect. Ingrid Mueller  
Venice tenant as of 1988

## Communication from Public

**Name:** Steve Lock

**Date Submitted:** 09/08/2020 06:36 PM

**Council File No:** 20-1024

**Comments for Public Posting:** This project is an outright abomination....obvious the brain (dead) child of some misinformed and callous corporate type, just a glance at the size scope and location can only be met with a great big WTF, are you folks crazy or just stupid? Electric ave will become a nightmare, the school kids will get a dose of upper-class twit-ism the likes we've seen scuttling down Abbott K without masks.... NO HOTEL, SLOW GROWTH IN VENICE, NO MORE PHONY "SOCIAL VISION" AT THE BLOODY HAND OF HORSESHIT CORPORATE AND REAL ESTATE MEGALOLOMANIACS....OK?

## Communication from Public

**Name:** Christina Briklen

**Date Submitted:** 09/08/2020 07:22 PM

**Council File No:** 20-1024

**Comments for Public Posting:** Venice has needed more hotel rooms for years! It's one of the few subjects everyone I know around here agrees on. Not to mention the JOBS and TAX REVENUE that this project will generate. Especially in our current COVID era, which has been devastating to businesses on Abbot Kinney. That intersection near Main Street is a major transportation corridor which is part of several public bus routes. A hotel will hardly make a dent in the traffic situation. If it was OK to put a Bridge Housing facility across the street, and with the current crackdown on AirBnb's, there are no viable reasons to disapprove of a much needed hotel for the area. Disheartening to see that a previously vetted and approved project, with full support from the resident-elected Neighborhood Council, can be sabotaged so easily by an always disgruntled minority. Please do the right thing and respect the decision of tax-paying Venice residents. Thank you, Christina

## Communication from Public

**Name:** Michael Scanlon

**Date Submitted:** 09/08/2020 07:27 PM

**Council File No:** 20-1024

**Comments for Public Posting:** I say "yes" to the "Venice Place Project." It will bring many needed jobs to under and unemployed people in the Venice Neighborhood.

## Communication from Public

**Name:** Gabriele Schnack  
**Date Submitted:** 09/02/2020 10:24 AM  
**Council File No:** 20-1024  
**Comments for Public Posting:** This project is too monstrous for Venice!! It should never be approved!!

## Communication from Public

**Name:** Sue Kaplan  
**Date Submitted:** 09/02/2020 10:32 AM  
**Council File No:** 20-1024  
**Comments for Public Posting:** I am stonefly in support of the new hotel project on Abbot Kinney.

## Communication from Public

**Name:** Jonny Pray

**Date Submitted:** 09/09/2020 09:39 AM

**Council File No:** 20-1024

**Comments for Public Posting:** As a 30 year resident of Venice, I would like to voice my opposition to such a high density project in the neighbourhood. Venice is too dense as it is and there is no need for such a project.  
THX

## Communication from Public

**Name:** Yvonne Fisher

**Date Submitted:** 09/09/2020 09:43 AM

**Council File No:** 20-1024

**Comments for Public Posting:** Dear Honorable Council members, I am writing to ask you to either deny approval outright for the hotel and retail development known as The Venice Place Project or veto it and send it back to the WLA Planning Commission for further review and community input. The Venice community has opposed this project since it was first proposed 8 years ago. In that time, the developers have done little to address community concerns that have been brought up over and over again. Among the issues that have never been addressed: The developer seeks to tie 8 lots together in an area where legally they can only tie 3 lots together. This will set a dangerous precedent for future development in Venice. The project will negatively impact the quality of life for the historically African-American community of Oakwood, an area already disproportionately impacted by COVID, lack of affordable housing, gentrification, land speculation and inadequate parking. At capacity (and especially during events such as weddings, screenings, and business gatherings) there is simply not enough parking to accommodate the hotel, multiple bars and restaurants and thousands of square feet of office/retail space. Overflow traffic will park in Oakwood, where the Coastal Commission has mandated parking be free and unrestricted. The infrastructure in the area is not adequate to accommodate the traffic this project will generate. With the parking entrance and exit located on Electric Ave. - a tiny side street barely wide enough for one car to pass at a time now and locked in on all sides by single family homes and small apartments - gridlock is inevitable at peak times there and the surface streets in Oakwood. And unlike other retail or residential projects on Abbot Kinney, the hotel will be open 24 hours a day, bringing with it traffic very late at night and early in the morning. The developers claim they will provide state of the art "automated" parking, but have admitted the technology is new and untested. Worse, they've provided no back up plan in case the technology fails. The developers are seeking a liquor license to serve alcohol from 7AM-1AM, even though it will be located directly across the street from the Westminster Elementary School. Lastly, the West LA Planning Commission, headed by Mike Newhouse, has failed to implement the Mayor's Executive Directive 27, acknowledging that racism and inequality continue to harm communities of color

in Los Angeles, and that the West LA Planning Commission needs to commit to improving the quality of life for current and future Angelenos—particularly for the most vulnerable populations and those denied resources and a voice for so long. Until these issues are adequately addressed by the developer, I respectfully ask you to deny approval outright or veto this project as proposed send it back to the WLA Planning Commission for further review and community input. Sincerely, Yvonne Fisher  
Venice, CA

## Communication from Public

**Name:** Arnold Springer  
**Date Submitted:** 09/03/2020 01:17 AM  
**Council File No:** 20-1024

**Comments for Public Posting:** I live on Electric Ave in Venice, at the corner of Electric & Superba. This is just 1/2 block north of Venice Blvd. I was a member of the Venice Neighborhood Council LUPC eight years ago when this project, Venice Place, was first brought before the Venice community. I know that Dan Abrams and his group of tried in various ways to make the project palatable to the community. First I am concerned still by the amount of traffic that Electric Avenue will have to carry, especially refuse pick up and delivery services. The noise and commotion on Electric will be extreme and it will very much lower the tranquility of life and the quality of life for residents on the east side of Electric. Second, I am afraid that this transformative project will be mimicked all up and down Electric from North Venice on up because now that the tech people on this street are not working from their offices but from home and the tech office projects may no longer be profitable to build in the future if this trend becomes permanent. Highest and best use is the parole of developers and they will see this Venice Place project as a precedent and insist that they be given equal consideration. The result will be a 'Chinese Wall' along Electric Ave and the cutting off North Venice Beach from the neighborhoods of Oakwood and Milwood. Electric is a one way street from North Venice Blvd and so, if this scenario plays out, we will have a big quality of life deterioration on our residential street, with the consequent negative impact on the quality of our daily lives and the value of our residential property. These are my two concerns. Arnold Springer My concerns are at two. Fi My c

## Communication from Public

**Name:** Kevin Kerslake  
**Date Submitted:** 09/09/2020 01:34 AM  
**Council File No:** 20-1024

**Comments for Public Posting:** I vehemently oppose the Venice Place Project for a number of critical reasons, chief among them the fact it will irreversibly destroy the unique character of the historic neighborhood. Ill-conceived at every level, the hotel considers a scale that is entirely incongruous with the surrounding neighborhood, and will uproot generations of Venice families and citizens, negatively impacting the quality of life for all Venetians in favor of a handful of opportunists eager to exploit the Venice lifestyle for their own questionable benefit. Venice deserves better stewardship, rather than repeating Orange County's fatal mistake of turning Surf City (Huntington Beach) into a shopping mall or a mirror image of Miami or Jersey Shore. I strongly encourage you to reject this monstrosity, and focus your energies instead on rescuing this amazing city from its slide into commercial, cookie-cutter oblivion.