

August 31, 2021

Re: Case number DIR-2019-6301-CDP-SPP-SPAA-MEL and ZA-2019-6302-ZAA

To: Venice Neighborhood Council, Land Use and Planning Committee (LUPC)

chair-lupc@venicenc.org

LUPC@venicenc.org

CC: Venice Neighborhood Council General Board

info@veniceNC.org

Los Angeles Department of City Planning

Bindu Kannan bindu.kannan@lacity.org

Jason Douglas Jason.douglas@lacity.org

Los Angeles City Councilmember Mike Bonin (District 11)

Councilmember.Bonin@lacity.org

Members of The Venice Neighborhood Council Land Use and Planning Committee:

We, the undersigned owners and residents of the properties surrounding 350 6th Ave., oppose the following proposals made by the most recent owners of that property:

1. Building a subterranean level.
2. Exception to Zoning Administrator Adjustment to decrease the rear setback by 67%.
3. Exception to Zoning Administrator Adjustment to decrease the side setback by 23%.
4. Exception to Venice Coastal Zone Plan height allowances increasing building height to 10% higher than what is currently permitted.
5. Demolition of two historic Venice buildings: one bungalow and one converted carriage house.

Our reasons for this opposition may include and are not limited to the following:


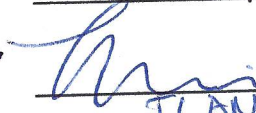

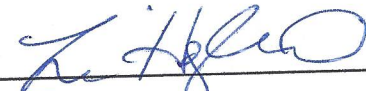
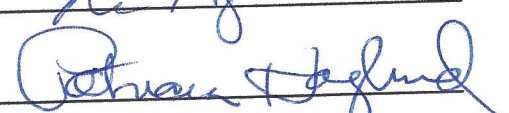
1. Building a subterranean level on a lot of this size located so close to the neighboring residents poses significant damage to the surrounding properties, the majority of which were constructed on unstable surfaces roughly 100 years ago. In recent Venice history no subterranean development has been safely undertaken on a lot of this size located so close to abutting lots. The closest subterranean development of this depth is located at 330 Rennie Ave, behind an apartment building under demolition and several two-story combined use commercial/ residential structures. The threat of earthquakes in the region further heightens neighbors' concerns about subterranean development.
2. Decreasing the rear setback by nearly 2/3 and side setback by 1/4 is dangerous and will adversely affect the quality of life for surrounding homeowners. One reason for the ZAA's current minimum rear setback requirement is the abatement of fires; the risk of fires spreading from one single family home to the next increases incrementally when the requisite rear and side setbacks are not upheld. A project of this magnitude will displace some neighbors for at least a portion of the project's tenure at their own expense. All

surrounding lots risk damage due to the massive scope of this project and existing laws offer little or no recourse for damages sustained due to construction of this type.

3. Defying the Venice Coastal Zone's height allowances would prove detrimental to the community, and negatively impact the coastal quality of life of surrounding property owners and residents. The proposed property makes no attempt to fit into the historic aesthetic of the block. While projects of this style have been built in Venice, there is no precedent for building them on a lot this small with neighboring lots so close. Moreover, the west side of the Sunset to Flower Court block is unique in that it is still entirely single family, original construction one-story homes. Finally, a project of the scope proposed would block sunset and coastal views for the owners/ residents of 603 Sunset Ave, 609 Sunset Ave, 611 Sunset Ave, and 354 6th Ave. Many of the owners/ residents of these homes are retired and/ or disabled and do not have the means or the desire to move. The majority have had these properties in their families for three generations or more.
4. The properties the current owners of 350 6th Ave. propose to demolish are historic properties. They were built 99 years ago, in the heyday of Venice's historic birth. Their preservation is important for the continuation of Venice as a unique neighborhood and a tourist destination. People think of 20th century beach bungalows when they imagine Venice. This project seeks to further whittle away what makes Venice special. No one will want to live in—or visit—Venice, if it looks like nothing but the proposed project.

We do **not** oppose changes to Venice properties or our neighbors expanding their home. We respect proposals that are inside the existing LA City Planning and Coastal Zone codes, which would allow generous expansion and changes to the property at 350 6th Ave. We very much hope that whoever moves into 350 6th Ave. long term appreciates the uniqueness of the community and architecture of Venice as we do, gets to know us, and joins with us in participating in and contributing to the community.

We thank you for your time.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Mehera Hunter-Reay	354 6th Ave.	
 ILANA DEI	349 6Ave	
LISA HAGLUND	603 SUNSET	
Patricia Haglund	603 Sunset	

Name

Address

Signature

Jonas Ahlbäck Sunset 603



Raymond Bravo 609 1/2 sunset Ave

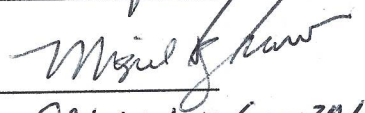


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