

414 Carroll Canal - Permit for Building (opposition statement)

From: **Gary Pearl** | garypearl@me.com

Thursday,
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1:58 PM

To: **Chair-LUPC@venicenc.org** | Chair-LUPC@venicenc.org, **Matthew.Royce@venicenc.org** | Matthew.Royce@venicenc.org, **Corinne.Baginski@venicenc.org** | Corinne.Baginski@venicenc.org, **Mehrnoosh.Mojallali@venicenc.org** | Mehrnoosh.Mojallali@venicenc.org, **Barry.Cassilly@venicenc.org** | Barry.Cassilly@venicenc.org, **Lauren.Siegel@venicenc.org** | Lauren.Siegel@venicenc.org, **Jeff.Martin@venicenc.org** | Jeff.Martin@venicenc.org, **Christopher.McLean@venicenc.org**, **JACKSON.OLSON@lacity.org** | JACKSON.OLSON@lacity.org, **Juliet.Oh@lacity.org** | Juliet.Oh@lacity.org

Dear LUPC and City Planners:

I oppose the requests for variances from the new flood code regulations being requested by the owner developer of 414 Carroll Canal.

Nearly 20 years ago, when I had my house on Linnie Canal (Canal D) built by an experienced architect and engineering team: Austin Kelly and Builders Team, they designed it largely in keeping with, or exceeding, what the “new” flood code finally requires. My architect and builders did this having a clear understanding of the challenges of building at sea level on liquifaction and future rising tides.

It’s high time the flood code is updated. Most of the historic homes were actually built in compliance and to code at the time. It’s the unfortunate 1970’s constructions that went astray... and are, or will, suffer the consequences.

It would be foolish and dangerous to deviate from the flood regulations. Not only is climate change occurring, but also the canals have significant high water table and flooding issues. Our shared alley and numerous yards flood every winter. 414’s yard is a prime example. Thank goodness my house is raised several feet above sea level.

Regarding the consequential requirements regarding deck heights, and maintaining total build heights, codes change from time to time. All new construction must abide by its requirements. If not, it jeopardizes the safety and livability of all neighbors. In short, I never need to understand why codes are codes. I understand that those that built before me considered the issues and created codes that need to be honored and enforced.

It strikes me as odd that this developer is planning to build a duplex where we are strictly zoned for single family homes and our lots are small. He is trying to squish both a 4 bedroom house and an additional 1 bedroom duplex unit all within one 2 story construction. Again, zoning and codes exist for safety. They are for us all to comply. His attempt to grandfather a duplex from the historic house that Greg Parkos legally removed years ago, is quite disingenuous and should not be permitted.

Increasing density might be advisable on transit corridors. The canals are the opposite of that: we have the smallest lots, the worst accessibility and the most problematic sound issues (due to the magnification by water) of any part of Venice. Again, we all must adhere to the zoning, it exists for the safety of the entire community.

I'll also mention that I have never met this owner developer nor seen his plans until now. His "outreach" did not reach me, and I live just a couple doors away, sharing the alley.

Though we neighbors tend to let things go, I hear universally strong opposition to most every aspect of this proposed project. The Canals are unique. Building here requires, and deserves, adherence to zoning, codes, compatibility with neighboring properties and our ever increasing environmental challenges.

Please send this project back to the drawing board. The owner will thank you in the end.

Sincerely,

Gary Pearl
Linnie Canal Homeowner
