

Venice Neighborhood Council

Venice Community Plan/LCP Ad Hoc Committee

Meeting/Public Hearing of July 23, 2026

Meeting Transcript (as edited by Robin Rudisill, with clarifying additions in brackets)

00:58:43 **Robin Rudisill**

First, we're going to go through the presentation and then we're going to ask for comments and questions. Alright, so we'll call this meeting to order. It's 6:35 pm. Welcome to the Venice Neighborhood Council's Venice Community Plan/Local Coastal Program Ad Hoc Committee meeting. We haven't met for a while, but we now are finally hearing back from City Planning, and we have some proposals that we want to share with you for East Venice. The LCP for the Coastal Zone is still on hold, so it'll be a while before we get to the Coastal Zone, but we're going to give you a first look at the East Venice zoning proposals today. After Richard goes through these slides, then we'll take your questions. You'll need to raise hand, and we'll call on you for your comments and questions.

01:01:04 **Richard Stanger**

Hello everybody, my name's Richard Stanger, and I'm a member of this committee. We prepared a presentation that will compare what the VNC presented two years ago to City Planning and what they have come back with this spring, which is why we're back now. By clicking on either the 2024 Storymap or the 2026 Storymap, which I will do, you can find your own particular parcel and what the City proposes that it be zoned in the future. So, I'm going to spend a couple of minutes just doing it for you. If you want to do it yourself, this presentation is on the VNC committee website, so the easiest way to get to it is to go to the VNC calendar, and then click on our meeting on the 23rd, and a box will come up. And one of the things you can click on is this presentation. You'll find the links on the second page.

The Storymap is an assembly of the parcel by parcel by land use categories, which start with Open Space and then Low Residential, and then it goes on up to Community Regional Center.

01:04:22 **Richard Stanger**

You're probably interested in what's going on with your own parcel. Now, why are we here? City Planning is preparing an EIR [Environmental Impact Report] on all Westside community plans together, including the East Venice portion of Venice (but not the portion of Venice in the Coastal Zone, which is west of Lincoln Boulevard).

City Planning's proposed schedule is as follows: release of the draft Westside EIR in the spring of next year, and release of the published EIR that summer. But they're starting now, and in order to actually do the evaluation they need to set the land use plan.

There are a couple of terms that you need to become familiar with. The main new ones that you'll see are height and floor area ratio bonuses. Now, the floor area ratio, just as a reminder, is the amount of square footage you can build to live in on your property. So, if your property is 4,000 square feet and the FAR on your parcel is indicated as 1.0, then you can build up to 4,000 square feet of livable space. If the FAR is, say, 0.5, then you can only build 2,000 square feet of livable space.

The City also allows bonuses if the developer does certain things, and those bonuses are in two groups. The first is a Tier 1 bonus, and the second is a Tier 2 bonus. The Tier 1 bonus is based on the amount of affordable housing that a developer can add to the development in order to get additional height and floor area ratio. The amount of affordable housing that you have to add is quite small. If you add 5% Very Low Income or 10% Low Income or Medium Income living units to your project, then you get a Tier 1 bonus. If you add certain public benefits, either a specific community and civic facility, like a childcare facility, a full-service grocery store, a health center, social service center, school or library, a privately owned public space, or transfer development rights, and a few others, then you get a Tier 2 bonus. A Tier 2 bonus is in addition to a Tier 1 bonus.

These two maps for East Venice are the 2024 proposed land use, and on the right is the 2026 proposed land use. We'll go through each one. First, I'll talk about the yellow areas, which is the single-family residential. Second, I will talk about Lincoln Place, which is that large, light orange oval. The next area I'll talk about is along Penmar Avenue. There's a color you can see that's light orange north of Palms, and then a darker orange south of Palms, and south of Venice Boulevard as well. And then I will address what they plan for Lincoln Boulevard. And then finally, we'll look at the area south of Washington on that little tail that's part of East Venice. You can see clearly that areas in the ovals on Penmar, south of Palms, have changed color in the last two years, and you can also see that a lot of the properties along Lincoln Boulevard that were darker orange, or sort of reddish, have all become purple.

Let's start with the yellow areas, Single-Family Low Residential. The first row is what the VNC recommended in 2024, and the second row is what the City now proposes. The density hasn't changed, so if you're on a single-family zoned property then you're allowed 1 DU per lot, excluding ADUs--you can add an ADU or a junior ADU. The maximum height that we suggested 2 years ago was 2 stories, no taller than 30 feet, which is the existing situation, and no maximum height bonuses. And then we also recommended, based on the size of the lot, either a .45 or a .55 floor area ratio. So, the smaller the lot, you would have the lower FAR number, and the larger the lot the upper number, although I don't think there're any lots zoned single-family residential in East Venice that would reach the .57. City Planning now proposes 33 feet for the height but is silent on number of stories. Two years ago, we felt it was important to not only limit it to two stories, but also to maximize the height at 30 feet, but they're silent on stories and they allow up to 33 feet. They're pretty much in conformance with the FAR we recommended, although we're not sure why they went to 0.57 instead of 0.55.

The next area is Lincoln Place, that large light orange area, sort of behind CVS, you know where it is. Two years ago, what we recommended is on the first row--basically, staying at 2 stories, not higher than 25 feet and with a floor area ratio of 0.9. City Planning now proposes the same unit density, but up to 3 stories. If you add either 5% Very Low Income or 10% Low Income or Medium Income, you get a bonus to build up to 4 stories at Lincoln Place. And then, we suggested that the FAR bonus for adding those affordable housing units goes up only slightly, and they're bumping it up substantially, starting out at 1.5, and then the one bonus going up to 2.0. Now, we all know that Lincoln Place is on the National Register of Historic Places, and why they feel they need to allow for increased height and FAR for Lincoln Place we don't understand.

The next area that we're going to talk about is the Low Medium Residential, and in 2026, they recommended [upzoning] only along Penmar Avenue to the east, this little strip right in here. Depending on the property, which seems strange for that little strip, the density was one dwelling unit for every 1,500 to 3,000 square feet of lot size. We recommended two stories and less than or equal to 25 feet with FAR of 0.9, just like Lincoln Place. Instead, they are recommending, for some properties, probably most of them, slightly more density, and they allow up to 3 stories with no height limit, and with a Tier 1 bonus you can build livable space up to 1.5 times the square footage of the property.

Okay, moving right along. They've changed what was along Penmar Avenue, south of Palms. They've changed their proposal from Low Residential to Medium Residential, and that includes that area that's south of Venice Boulevard already. Two years ago, we recommended 1DU, one dwelling unit for every 1,500 square feet of lot. And I think that was a limit of 2 DUs per lot, 2 stories less than 25 feet high, and FAR of .75, with an increase to 1.0 if you add a small percentage of affordable housing. This year, they increased the allowable density, and that depends on the property, so in order to find what your property might actually be, you have to click on the little square that represents your property and a little window will pop up and tell you what they're allowing. But basically, it's 3 floors maximum base, and a 1.5 FAR base. But then if you have a small percentage of affordable housing you can go up to 7 stories. And if you add one of those additional things under Tier 2, then you can actually go up to 8 stories along Penmar Avenue. And, the bonuses, because you're adding a lot more floors, you have to increase the FAR quite a bit. So that's a major change since the City's recommendation two years ago.

Along Lincoln Boulevard, where you see those big rectangles, we considered those areas community-centered land use, which means it's substantial development that has both commercial and residential,

probably on top. But now, the City proposes to allow that level of development on all these little properties along Lincoln, from Rose all the way to Maxella. They're saying that area has to conform to what they call the Citywide Mixed-Use Income Incentive Program, which forces them to do this. I'm not sure why we needed to upgrade from Village land use, which was slightly less dense and high, to what they have now. We proposed that each dwelling unit had to be a minimum of 800 square feet and the base would be 3 stories, not greater than 33 feet, with a floor area ratio of 1.25. And then we said, if they add additional affordable housing it would go to 5 stories/55 feet, with a FAR of 2. Now, when I say we that means the community, because the VNC recommendations to the City were developed in a couple of public meetings with East Venice residents. This year, City Planning says a dwelling unit can be as small as 400 square feet, and starting out it can be 3 stories with a FAR of 1.5, but if you add a small amount of affordable housing, then you can go up to 7 or 8 stories, and the bonus FAR goes up actually more than proportionately. And then if you add any of the Tier 2 items that we mentioned, you can go up to 8 or 10 stories, and then the FAR goes up.

Finally, we have this little tail. In 2024 it was called Hybrid Industrial. It originally started out industrial, now it's primarily retail/commercial. The hybrid part means that you could add housing on it. Now they've changed south of Washington to be the same as everything else along Lincoln, Commercial Center. So, again, we had proposed that for Hybrid Industrial the dwelling units be at least 800 square feet with 3 stories and 5-stories with bonus. Now they're saying the same thing for here as all along Lincoln, that you can put a whole bunch of these 400 square foot dwelling units, up to 3 stories and with a Tier 1 bonus up to 6 stories, but no Tier 2 bonus on that little tail.

Also, the VNC made recommendations re. lot coverage and lot consolidation. Two years ago, we all felt that there needed to be a limit on how much of the lot could be developed so that it would allow for open space. We also said that there should be a limit on the number of parcels that could be consolidated so that someone couldn't, say for example, consolidate 10 parcels and build a very large development on that. City Planning is silent on both lot coverage and lot consolidation. They don't say that that's a metric worth considering in the environmental clearance process, but they may get to it later in the process.

That ends the presentation. So, Robin, do you want to take over again. We can go back to any of these slides as questions develop.

01:22:39 **Robin Rudisill**

Sure, maybe, just leave them up, because questions might come up, and you can just scroll to the slide that they're asking about, or giving comments on. By the way, at this time we have 44 people in attendance. That's great outreach by the East Venice organization. Please raise your hand if you'd like to ask a question or give a comment on the presentation. Okay, Andreas, please try to keep it to one minute, but we'll allow up to a couple of minutes as we do want to hear from you.

01:23:27 **Andreas Kemkes**

I'm sort of shocked, but the only thing that really, really shocks me is the Tier 1 and sometimes Tier 2 story heights that they allow. It seems to be for developers a penny to pay for being able to build 8- or 10-story buildings without making it exclusively affordable housing. I don't know what the thinking behind it is, so that is my two cents.

01:24:44 **Robin Rudisill**

All right, going to the next person. We have David Ewing. I'm allowing you to talk, please go ahead.

01:25:07 **David Ewing**

One of the things that really strikes me is the Lincoln Place treatment. Richard, your comment was you didn't know why they did that. I've got a pretty good idea why they did that, because Blackstone bought it. It's a travesty because that is a National Historic Monument now. A lot of us put a tremendous amount of work into saving that place. They treat that as if it doesn't matter. What I see with this change in height is that they're greasing the skids for Blackstone. So that's step one, and they'll keep chewing at it until they get what they want.

01:26:20 **Robin Rudisill**

You may be right. When did Blackstone, buy it?

01:26:23 **David Ewing**

I think it was a year ago.

01:26:27 **Robin Rudisill**

We'll share that concern for sure.

01:26:31 **Alix Gucovsky**

It should be noted that there's nice outdoor space and grilling areas on that Lincoln Place property. And part of land use and planning and what our communities look like has to do with community spaces, especially in a crisis of loneliness. We should flag that open space and say it should not be removed. It's an important, integral part of the community space.

01:27:03 **David Ewing**

Thank you Alix, and that it was built--the layout and everything about that place--for quality of life. Also, it was part of the Garden City movement, sort of the tail end of that. I agree with Andreas that if you're going to allow this big increase in height you should be getting more affordable housing out of it. Look what Santa Monica does—they get a lot of affordable housing for the extra volume that they allow. Los Angeles doesn't seem to have the fire in the belly for that.

01:28:16 **Robin Rudisill**

Okay, well, thank you. We'll go on to the next person. Pooya, please go ahead.

01:28:29 **Pooya Goudarzi**

Hello, my name is Pooya and I'm wondering whether there's a place that has been missed by this map, and that area is on Walnut Avenue, located behind the Lincoln commercial zone and also adjacent to Costco. That little section is R1 and it's very low density but it is sandwiched between two commercial zones. To the west of that block of homes is commercial in the City of L.A. and the other side is commercial in Culver City. I think the City's Planning department isn't looking at a bigger map including Culver City and thus isn't considering the commercial zone on the east side, on the other side of the boundary between Los Angeles and Culver City. So, considering the bigger picture, I think that little section needs to be higher zoned. Also, being so close to the Lincoln and Washington intersection with many buses and heavy traffic, keeping it an R1 zone is really a mistake. I wasn't involved in previous gatherings and discussions about this zoning and planning, but now I am so I thought I could share my thoughts about that location and see if you do have any plans with that little row of R1 zoning between Elm St and Washington Blvd.

01:30:09 **Robin Rudisill**

We will make a note of your question and bring it up to City Planning.

01:30:15 **Pooya Goudarzi**

Please, thank you.

01:30:16 **Robin Rudisill**

Thank you. Alright, the next person is Jade. Please go ahead.

01:30:27 **Jade Towery**

Hi, thank you so much for your hard work and organizing this, and for standing up for all of us. My question is about the area on Walnut Avenue between Venice Boulevard and Zanja Street. I'm shocked to see this area was even included in the upzoning and allowing up to 6 or 7 stories in that area. I was trying

to make sense of why it was included and I checked the corridor transit map in the City Planning map. It's categorized as CT3, which means it is 250 feet from major transportation. I believe they're talking about the Venice and Lincoln bus stop, but it is not within 250 feet of that area. This area is a really nice single-family dwelling low residential area. It almost looks like an error for this small section of Walnut between Venice Boulevard and Zanja Street to be included in upzoning. I'm curious to know the idea behind candidating this area for upzoning and I want to express my concern about how this will impact the residential areas around it, because this is not that close to Lincoln Boulevard and although it is close to Costco there are a lot of traffic mitigations around it [to protect it from excessive traffic]. I hope I made myself clear. Thank you so much.

01:32:23 **Robin Rudisill**

Richard, can you please go back to the map and put your cursor around the area she was talking about.

01:32:29 **Richard Stanger**

Yeah, right here.

01:32:30 **Robin Rudisill**

It sounds like they should have flipped that with the area below it.

01:32:35 **Jade Towery**

Yes, that [Walnut from Zanja to Washington] is the one Pooya was saying is more of a place a lot of residents in that area express their ideas about upzoning that area, and that is closer to Washington Boulevard, Lincoln Boulevard, and the commercial area, which makes a lot more sense. But the other area [Walnut south of Venice but north of Zanja] looks almost like an error to me.

01:33:07 **Robin Rudisill**

Okay, we'll take a close look. Thank you for clarifying the exact area.

01:33:11 **Jade Towery**

Thank you.

01:33:13 **Alix Gucovsky**

Just to add to that, the streets there are very narrow, and they've had to require traffic mitigation. I think it was Pooya who just spoke about that area, so we should note that as well.

01:33:26 **Robin Rudisill**

Will do. Okay, Valerie, you should be able to talk. Please go ahead.

01:33:31 **Valerie Bono**

Hi, thank you so much for doing this. I appreciate Richard's presentation. I'm not very familiar with all this. I was alerted to your meeting by the East Venice Neighborhood Association. My house is on Walnut Avenue, just south of Vienna, so I look right out onto Penmar. My backyard faces a little alley. But it's north of Venice Boulevard and south of Vienna, so a little bit further up. The neighbors on the other side of the alley have a nice little condominium, separate little townhouses. There's about 8 of them on Penmar. It's basically the "east side fever." I understood Richard to say that that could be 8 stories high [7 stories if they qualify for a Tier 1 bonus and 8 stories if they qualify for both a Tier 1 and Tier 2 bonus], next to all of our single-family homes on Walnut Avenue. I understand you're informing us of what's going on. I don't love that idea. Our neighborhood is a lovely, quiet residential area. The Bodega & Palms [newly opened neighborhood market and café on Penmar] over there is lovely. Everybody, if you're over here, go check out that little store. It used to be Mitchell's Market. And since I moved here in 2009, the Lincoln Place apartments are a lovely place to walk by. I can't imagine it being upzoned like that. Also, so I understand, since I'm really new to this, I was trying to work around the general plan and look at my property on the site that Richard pointed us to, and I have a question. When I look at the PIN number, is

there a way, then, to make sure that's my home? Also, is this current, is it what would be the 2026 City plan?

01:35:40 **Robin Rudisill**

It's what the City is now proposing, and as long as you know where your home is on the row of lots, it should be exact.

01:35:52 **Valerie Bono**

Because it doesn't show the address, it just...

01:35:54 **Robin Rudisill**

Right, but you can count the lots, that's what I do.

01:35:58 **Valerie Bono**

Yeah, okay, I didn't know if I was missing something.

01:36:01 **Robin Rudisill**

Alright, well, thank you so much. We will take your comment.

01:36:04 **Valerie Bono**

Is there anything else we can do if we don't like the way this is going, just as an individual, or just writing to you?

01:36:11 **Robin Rudisill**

For now, writing to us. We're first taking it to the Venice Neighborhood Council, and so there'll be another public hearing. You can always come to that, but then we will put all this in writing and give it to City Planning.

01:36:25 **Valerie Bono**

Well, thank you for all your work.

01:36:26 **Robin Rudisill**

Thank you for coming, and your comments. And, next we have Rachel. We're going to allow you to talk, please go ahead. And just a reminder, between 1 and 2 minutes max, please.

01:36:40 **Rachel Plasencia**

Sure. Hi, thank you. I live on Flower Avenue. I'm the first house east of Lincoln, so I'm right there, on the alley. And... I'm really concerned about the lots where MedMen used to be. We're talking about 410 Lincoln Boulevard, and they had about 3 parcels that they purchased, and when it was sold--it was recently purchased--they were very interested in trying to get their hands also on the St. Joseph's Center. That's what their real estate agent had asked me about. I'm just really concerned about potentially having a building up to 10 stories tall within 20 feet of my property. I just can't imagine that. We have a lovely residential street here. It's always been difficult living next to St. Joseph Center. Now we're talking about what could potentially be a huge development with these three big pieces of property between the Chicken Cafe and the St. Joseph Center, all of which was purchased recently. And what can we do? I've been in this house for decades. I've put in years and years to build a monarch sanctuary here, that's registered. It would change everything, including the amount of sunlight I could get on my property, as it would just be towering over me. I see what they did at Marco Place, where I think it's 5 stories tall, and I feel that even that must be a challenge for the closest residents behind that, and what's proposed here could be double that. It's heartbreaking. So, I just really want to stress that it feels like this could be a real potential crisis for all these little streets that are right off of Lincoln Boulevard that are completely residential.

01:39:03 **Robin Rudisill**

Yep. Yep. Thank you so much. Okay, Faizah, I'm going to allow you to talk. Please go ahead.

01:39:18 **Faizah Malik**

Hi, yeah, good evening, everyone. So, I live in East Venice, and so I wanted to thank everyone for organizing this. I appreciate you all going through each of the different categories, and you know, on the, on the whole, I, I think it, like, depends. I... I have concerns around Lincoln Place and the preservation of it. I know the history of it. So, I do want to make sure that that... their, you know, the affordable units remain, and... Lincoln Place is able to remain and preserve it. I, on the whole, believe that, and as I speak as a renter in our neighborhood, because it's so expensive that we do need to build more housing in Venice. I do think that the way that the City Planning department has identified these major corridors and major streets where existing apartments are in our neighborhood makes sense. I'm curious about, the choice of the size of the buildings, so I just come with a lot of curiosity, because I wasn't here for any presentations from the Planning department, so I, would be really interested in asking them questions about, you know, especially, like the impact of these bonuses, and yeah, and I walk around the neighborhood, I love... I love our neighborhood, I love raising our kids here, and so... but on the whole, I just want to... my comment is that I want us to make sure we are figuring out a way to accommodate the housing we need, especially the affordable housing in our community.

01:41:00 **Robin Rudisill**

Great, thank you very much. Okay, Jonathan, I'm going to allow you to talk. Please go ahead.

01:41:12 **Jonathan Hale**

Hi, good evening, everybody. Yeah, my name is Jonathan Hale, I live on the Westside, I live in Sawtelle and I bike through this area often to get to the beach. And I'm also speaking in strong support of the zoning changes on behalf of Inner City Law Center. We're a nonprofit organization that advocates for more housing and an end to homelessness here in Los Angeles. This zoning plan will allow more homes to be built in the neighborhood. It targets blocks that are already walkable, close to high-quality transit and protected bike infrastructure. And that's exactly where new homes should go. So, I understand the concerns about density and change. And I want to offer a different view. The character of this neighborhood was never really the buildings, it's the people. Young families, service workers, and long-time renters are being priced out every year, and that's a change that's already happening, whether we build or not. Building more housing at all income levels lowers rents by relieving displacement pressure throughout a neighborhood. It gives people options. And saying no to housing here doesn't preserve Venice, it just decides who gets to stay. So, in conclusion, our organization, Inner City Law Center, strongly supports this zoning plan because building more housing and denser, walkable neighborhoods will allow us to preserve the character of the neighborhood by making it a friendly and affordable place to live. Thank you.

01:42:33 **Robin Rudisill**

Thank you, Jonathan. Okay, next we have Erica Moore. Please go ahead.

01:42:44 **Erica Moore**

Hi there! Hi. Yeah, this is interesting. I can't really talk about what my opinions are about this project because I am the Outreach Chair on the Venice Neighborhood Council. And we'll most likely vote on something that will come forward in the future. But I wanted to just give some information I'm aware of and also, ask a couple of questions. A clarifying question would be, who owns the airspace above these buildings that would be so large and so tall? I'm curious about that, and how does that work? And then I also wonder about the zoning on Venice Blvd, where my business happens to be. It is zoned one way, but there are variances that allow people like me to operate my business, so I'm curious if that is being proposed to change. With this type of upzoning, what occurs with that? And I also wanted to acknowledge everybody who's on this call. I'm very familiar with these neighborhoods because I have had my business in the same location on Venice Boulevard for over 40 years, and I also live there--I'm a

double renter. I just want to suggest this: there are projects that have come forward that are now built (that were controversial) that are shorter than the 8 and 10 story tall options that they're looking at now. I really think that the City might want to be evaluating what's happened with these other projects and the impacts they've had and the issues they're facing because of the fact that the other buildings around them are shorter, and how it has affected the neighborhoods in many different ways. So, I just wanted to throw that out there. If somebody can answer the question, I'd appreciate it, thanks.

01:44:44 **Robin Rudisill**

Okay, we will, maybe not tonight, but we will get to them, I promise.

01:44:48 **Erica Moore**

Okay, great.

01:44:49 **Robin Rudisill**

Thank you, Erica. All right, next we have Andrea Gressinger-Baker. Please go ahead.

01:45:00 **Andrea Gressinger Baker**

Yep. Thank you so much for putting all this together. I'm new to the topic and to this committee, so I'm just trying to understand how much power the committee and the Venice Council has to negotiate with the City.

01:45:22 **Robin Rudisill**

Well, this isn't a Q&A... we don't give answers, we... this is just public comment, but we'll put your question down and note it and get back to you at the next meeting.

01:45:33 **Andrea Gressinger Baker**

I appreciate that. Thank you.

01:45:35 **Robin Rudisill**

Okay, and we will work with the council office in going through these concerns, so that's a part of the answer. Okay, so, Ryan Hawley, please go ahead.

01:45:50 **Ryan Hawley**

Thank you very much and thank you for putting this together. We appreciate it. On the comments that have been made on Lincoln Place and the idea that the City is kowtowing to Blackstone...they might be, but I don't find that likely considering the last owner was AIMCO, which was publicly traded. It's no mom-and-pop owner there and it hasn't been for decades. So, my gut tells me that they're actually looking to do those of you who are for less density a favor by putting this zoning on a parcel where nothing can actually happen due to the state requirements. They can pretend that they can upzone an area that in effect can't really accommodate it because it's on the National Register. I appreciated both Faizah and Jonathan's comments, Jonathan especially. I've heard comments about 100% affordable housing, and what that ends up being is a building that's highly stigmatized in the neighborhood. Right or wrong, it just ends up being a building that gets stigmatized. It tends to work better when we mix people irrespective of income, affordable and non-affordable all coming together. Jonathan made another good point, that adding units at all levels reduces demand and increases supply on a basic level. And we've seen that bear out in cities like Minneapolis, most especially, where rents have remained either flat or gone down because they've added more supply.

I live in East Venice, and I own here. I'm proud to live here. I'm proud of my community and all the neighbors and friends we've made. I've got a 4-year-old daughter, and I want her to be able to live here one day. We need this housing desperately. I'm excited as an owner in East Venice to see this getting upzoned. I am very supportive of this. I do think that there are some legitimate concerns, obviously,

having a 10-story building 10 feet from your house is a tough one, and I think one that can and should be solved. Alright, thank you so much for your time.

01:48:42 **Robin Rudisill**

Okay, thank you so much, Ryan, that was great. Let's see, Isabelle, I'm going to allow you to talk, please go ahead.

01:48:52 **Isabelle Duvivier**

Hi, thank you guys for having this. I'm on the Community Forest Advisory Committee. I live in West Venice, so I won't necessarily comment on the size of the buildings. What really upsets me is that no matter how hard we try to get street trees, existing large mature street trees, preserved, like on Venice Boulevard where they built all those new buildings over by Venice High School, they damaged the tree roots badly. We just don't have any rules to require the developer and the contractor to protect the trees the way Santa Monica does. And then there are new buildings that are going up on Lincoln Boulevard, the 5- to 6-story buildings that people have been talking about, that have slightly larger front yard setbacks, but they don't have any trees at all. I just don't understand this. Low-income people should also be able to live in a comfortable building that has a beautiful tree canopy outside of it. So, my main comment is that the City needs to do a much better job incorporating the public open space in the building and taking care of the trees that are existing. Thank you.

01:50:14 **Robin Rudisill**

Great. Thank you so much. Okay, next we have Steven Schwartz. Please go ahead.

01:50:26 **Steven Schwartz**

Hello, thank you. First thing is... is there a link to the site where we find all of this information? I am having trouble searching for it, and maybe you already mentioned it, and I missed it.

01:50:39 **Robin Rudisill**

You go to VeniceNC.org. And then, you click on the calendar. And then you click on tonight's meeting, and that should take you right to the agenda for this meeting and the PowerPoint presentation. You'll find the links to the maps right at the beginning of the presentation document.

01:50:57 **Steven Schwartz**

Okay, that's great, thank you so much. The other thing is, I was just looking online about the takeover by Blackstone of Air Communities, and this purchase was part of a \$10 billion portfolio that they acquired, and it looks like they allocated about 2.5% of that purchase to Lincoln Place. So, I'm not sure that it's really a target for them to develop right away since I think it was around 700 [76] communities that they purchased, so I just wanted to mention it for your reference.

01:51:33 **Robin Rudisill**

Good. Thank you very much.

01:51:37 **Steven Schwartz**

Thank you.

01:51:38 **Robin Rudisill**

And, Jesse Glazer, please go ahead.

01:52:02 **Jesse Glazer**

So, again, thanks for your efforts on this, we appreciate it. We live on Superba and we're homeowners, right near Penmar, a couple houses down. I've been here for 50 years, half a century, and have seen a lot of changes. I'm also a retired traffic engineer, so I have a couple of questions regarding the transportation

aspects of these developments. The first is that everyone who lives anywhere near it knows that the small stretch of Penmar, from about the end of Lincoln Place all the way down to Superba, is very, very narrow. It's not wide enough for two cars to pass in opposite directions. And with anywhere near this development, there will be an increased number of vehicles using that roadway. Is it part of the obligation of any developer to mitigate that, to expand the roadway capacity, in especially that real tight bottleneck? My second question is regarding parking in the new buildings. My understanding of the state law is that there would be very little parking actually required, that it might be billed optionally based on market demand, but not as a requirement. So, if that's the case, will there be permit parking on the streets to prevent a huge amount of spillover parking from the [new] buildings? And lastly, we're going to need better sidewalks for people to walk from the new Penmar "super developments" to Lincoln, where the stores are. Are there any provisions for improving the sidewalks on many of the streets, certainly on Superba, where we live. I have some secondary questions on roadway capacity, parking requirements, and sidewalks. Are they being looked at? Thanks.

01:54:14 **Robin Rudisill**

Those are excellent questions, and we will make sure to note them in our report. Thank you.

Let's see... if you've already spoken, please take your raised hand down. I just want to make sure I call on at least everyone one time. If you have a second burning question, that's fine, but I want to make sure everyone has a chance to talk at least once. McBride, please go ahead.

01:54:44 **McBride Casting**

Oh, thank you, thank you. Bridget McBride. Thanks for putting this all together. Literally, the last person, I think it was Jesse, said exactly everything that was going through my mind. I get that we need more housing, but that stretch between Palms and Venice on Penmar is so tight. There's no way we could handle 8-story, 10-story buildings, it's already a major cut-through. People are trying to get by not dealing with Lincoln, and they're coming down Penmar. It's always bottlenecked, and then they're driving super fast through the neighborhood, trying to get around, and it's not safe. I can't imagine how they think this is going to work. So, yeah, we need housing, but I don't think that's the spot for it. That's it.

01:55:43 **Robin Rudisill**

Thank you very much.

01:55:44 **McBride Casting**

Jesse said everything. Thanks.

01:55:47 **Robin Rudisill**

Yep, yep. Very good. Okay, Andra, Lees? Please go ahead.

01:55:56 **Andra Lees**

First of all, I wanted to say thank you for doing this, I appreciate it. I think we do need housing, absolutely, but this is like housing on steroids, the change of this whole plan. I had a couple of comments, and then, my overall question is how we can get involved. I'm not saying no housing, but come on now, let's be real. I live on Glendon Avenue, south of Venice Boulevard, in the pocket neighborhood behind Costco. Yep, that's the one. And it has changed. And from what I've gleaned--I tried to do some homework today--south of Washington, on Lincoln, that maroon color area, they can only build 6 stories with Tier 1 and no Tier 2, right? But in our neighborhood, my property backs Walnut Avenue. They are saying, if I'm not mistaken, that I could, in theory, have a 7-8 foot building built on Walnut, with all of the Tier 1, Tier 2 add-on stuff, in my backyard, not even a setback from the alley.

What initially, years ago (and I have followed it), was supposed to happen was 5 stories on Lincoln, and they were going to do a step down and Penmar was going to be lower, and then Walnut would be lower, so it was a graduated change. Basically, the whole western view, my sunlight will be gone. Everyone's

sunlight will be gone. Secondly, my neighbor Jade and I noticed that somehow, they have also split it up between CT-3 versus CT-2. And so there will be varying heights. So, for example, I think I'll be able to have an 8-story building behind me, but because it's... I don't know, 250 feet from the bus service at Lincoln and Venice. For my neighbor down the street, more toward Costco, there's inconsistency in the number of stories, it seems to me. But overall, it's way too much anyway. It was never supposed to be 8 stories. I mean, come on now.

My third point is, I agree we need more housing, but what about all the infrastructure? And people touched on it. I know for a fact my connection to my sewer line is 100 years old. How are they going to sustain all these people in all these units? And it doesn't even look like apartment buildings will need any parking at all. How are they going to accommodate all the people and all the cars? So, infrastructure is the issue. Okay.

01:59:30 **Robin Rudisill**

Got it.

01:59:31 **Andra Lees**

I had a few other points, but overall, is there somewhere that I can email somebody so that you can take these points to the Planning department, because it's not just my neighborhood. I've lived in Venice for 30, 40 years, something like that. And no.

01:59:55 **Robin Rudisill**

Richard, do we have an email people could write to? Because I was just going to mention that we need one more committee member on this committee, and so if any of you are interested, you can let us know. There have been a lot of very good people speaking here--very articulate and knowledgeable on transportation and land use.

02:00:23 **Richard Stanger**

I'm the one that gets the emails. It's my name, Richard.Stanger@Venice.NC.org.

02:00:37 **Robin Rudisill**

Stanger is S-T-A-N-G-E-R. Richard.Stanger@VeniceNC.org. And Andra, if you guys have comments you want to submit to us in writing too, please do that.

02:00:50 **Andra Lees**

Yeah. It's going to change all of Venice. I guess their development plan is going to completely change everything. So that's my point. Thank you.

02:01:05 **Robin Rudisill**

Thank you very much.

02:01:13 **Robin Rudisill**

All right, next we have iPhone 83. You're able to talk now. Please go ahead. And please, no more than 2 minutes. Thank you.

02:01:23 **iPhone (83)**

I think that may be me, I don't know. My name is Elle Davidson.

02:01:26 **Robin Rudisill**

Okay.

02:01:27 **iPhone (83)**

First of all, the comments have been amazing, and I think I'm just gonna be sort of seconding some of the comments that I've already heard. There's a concern about the height increase, the lack of parking for some of these proposed zoning changes, the increase in traffic, the impact on utilities, sidewalks, and trees. That's huge. Some of the aspects that make cities really nice are planned spaces where there are parks, or green space, or an area where people can convene, where it feels like a very natural environment. I haven't heard anything about that. All I've heard is, let's raise the roof. I'm also already concerned about the condition of all the roads, and what happens when we increase and add... I don't know how many thousands of residents they are talking about in these corridors, but it's substantial.

And then, to sort of second what Audra was saying, there's no logical transition from a 10-story building on Lincoln to a 5-story to a 3-story. It's just very tall, very tall, very tall, and then you're right next to a single-family home on Flower, and that is going to severely impact home values, for people in the area.

Another thing I've heard, just in the comments tonight that I think is a valid point, is the amount of low income that developers are required to do. Some of the smartest development I've seen in other cities is a combination of low income, affordable income, and market rate, because that helps support the cost of low income, and it also helps maintain the value. It's not like, not in my backyard. We need all levels of housing, from affordable to market rate, and the services to support that, and mixed-use restaurants, places for people to go. It seems like this whole plan is a little bit short-sighted, and it's rushed to change the zoning without really taking into consideration all the impacts and the true cost of putting this number of residents in these areas. Thank you.

02:04:04 **Robin Rudisill**

Excellent, thank you. Okay, Matthew Hines? Please go ahead.

02:04:14 **Matthew Hines**

Thank you for organizing this, I appreciate it. I'm an East Venice resident and have been living here for 7 years with my family. I'd like to express my agreement and being in favor of allowing for more dense creation of housing to allow for a more inclusive environment for the people that want to share our amazing neighborhood with us, instead of excluding people only because we got here first. Also, I remember from a couple years ago that there was also some allowance for ground floor retail. I can't remember if that's still in here, I don't remember seeing it in the presentation but let me know if that is the case. I think that having retail in more walkable proximity to our neighborhood, like Bodega & Palms that just opened up and is amazing, would not require us to get in our car and pollute the area, but rather we can walk and bike in our own neighborhood to retail that serves our own community. I know I saw there were bonuses allowed for community-serving uses, like daycare, which would be incredible. I have a 20-month-old and another one on the way. I think that this would add a tremendous amount of value to the neighborhood and the residents that live here.

I also think that the development of any affordable housing is a good thing, because I don't know of any that exists in the area that is income-restricted, and these changes would create new housing stock. It would improve the area to have new affordable housing stock, which really just does not exist today. And as we all know, Los Angeles, and Venice more specifically, is in dire, dire need of more housing for the residents, for the people that want to live here. And we shouldn't exclude people just because we were here first.

I've also heard mention of Lincoln Place. I saw the density. The dwelling unit per acre, or per square foot, isn't changing, only the height and FAR are changing. So, my understanding is that that would mean no net new units would be created there, because you can't create more housing, but only an increase in the size of the specific buildings, if they were allowed to rebuild. I don't know if they can get around the historic designation, but if they were allowed to rebuild, it would mean only denser [larger] buildings with no net new units, and so that would actually unlock [take away] additional open space if I'm understanding this correctly. I take my dogs and my daughter to play in that circle in Lincoln Place all the time, so I love the open space there, I love seeing people out barbecuing, hanging out, meeting each

other. I'd love to preserve that, and my understanding is that this actually does that and might even open up additional open space there. So, yeah, I'd like to express my support here.

02:07:26 **Robin Rudisill**

Thank you, and thanks for pointing that out. That's a good point on the density of Lincoln Place. Anyway, thank you so much.

02:07:32 **Matthew Hines**

Yeah, so I think that's a great thing for Lincoln Place if they do that.

02:07:36 **Robin Rudisill**

Okay. Thanks, Matthew. Now we have Meera. Please go ahead. And we have, 1, 2, 3, 4, 5, 6 more, hands up, so... please keep it under 2 minutes. Thank you.

02:07:50 **Meera Pisharody**

Thank you, Robin, and thank you, everyone, for putting this together and informing us. A lot of the stuff that I had wanted to comment on has already been said, so I won't repeat. I have the same concerns many of my neighbors have already raised, like Valerie and Jesse and Isabelle and Andra as well. I am also concerned about the green space. I'm also very concerned about having to live next to 10-story [7-8 story] buildings while I have a one-story house on either side of my house [to the east & west]. That would be very interesting. But at the same time, I want to make sure I'm clear that I am supportive of creating more opportunities for low-income housing and allowing more people to enjoy our wonderful community. But there are definitely a lot of concerns.

I don't know if you can answer this here or not, but I'd like to find out if there is a resource we can go to as to what the next steps are in this process, because this sounds like a done deal, even though when we click on the map, it says existing zoning and draft, at multiple levels. What is the timeline for this? It almost seems like a done deal. What is the timeline for either the process to get to what says draft on the map, or what the next steps are as far as when we residents of East Venice have to kind of prepare for this massive change.

02:09:33 **Robin Rudisill**

Okay, I'll let Richard just share his slide, and thank you very much, Meera. It says here the release of the EIR will be in the Spring of 2027, and the release of the plan will be in summer 2027. So, we have a little time, but things move fast after this. As he said earlier, it's going to the Venice Neighborhood Council and then it'll be discussed with the Council Office and City Planning. So, it's best to get your comments in early in the process, which is what we're doing tonight, but we will definitely keep you in the loop as we go.

Alright, next we have Casey. Please go ahead, and then there're 4 more speakers after that.

02:10:16 **Casey Apel**

Hi, Robin, thank you so much. I really appreciate you taking our questions and feedback back to the City. I know Richard will also send us notes, but having this forum is so great. Again, just kind of mirroring what everyone said. Your organization really put together a strong proposal, but what we have back from the City feels very out of place in this neighborhood, and it really feels like it wouldn't really benefit any community members at any income levels. I really do understand and am in support of additional housing in Venice at all levels. But these areas, especially these single-family home streets, like areas of Walnut and Penmar that have been mentioned, they're already tight, the roads are really narrow, the parking's limited, and there's very minimal green space. I'm raising a family and walking babies and dogs, so preserving the integrity of why we moved into this neighborhood to raise our family feels really important here. The plan feels a bit unfinished and kind of drastic, not mentioning things like parking and green space and space between buildings.

So, with that, my questions are: How would the City manage the drastic difference with a 10-story building next to a single-family home, assuring the quality of living is the same for all? Does the City plan to significantly increase the infrastructure and roads in this area to allow for these mega-buildings to function? Will the City reconsider the proposal to better reflect the structure size of the neighborhood, a more realistic step from what we see for the commercial buildings on Lincoln, something more gradual and natural feeling, so that it doesn't feel like a single-family home, then a 10-story building. I'm very in support of community, like mixed-use buildings and retail as well, but it just doesn't need to be at such a massive scale. If there is a new building, does it need to be 10 stories and have to fill the lot? I know we're also talking height, but from the presentation I learned a lot about how much of square feet, how much they're building out these properties. So, with this proposal, what will the City do to best preserve our green spaces and space between buildings so that we don't become one giant shadow? So, just ending, I want to double down. We're off of Walnut Ave, so it does feel like that area is almost like a mistake in this, but I think overall, I just hope that the City will give our community more time to speak up, so that this feels like a natural part of East Venice. Thank you.

02:12:43 **Robin Rudisill**

Excellent job, thank you. And if you have that in writing, or want to put it in writing, feel free to email us.

02:12:50 **Casey Apel**

Great, thanks!

02:12:51 **Robin Rudisill**

Thank you. All right, Saul, please go ahead.

02:12:57 **Saul**

Hi, most of my concerns have been addressed already. I just wanted to point out that none of the speakers are against higher density, so we're not NIMBYs, so to speak. I just wanted to emphasize that traffic on Lincoln between Venice and Washington is already horrendous. And east [north] of Washington, now we're planning to add 8- and 10-story buildings, for 3 blocks in [north of Zanja], so how is that going to affect all the already horrible traffic? That's my concern. Thank you.

02:13:54 **Robin Rudisill**

I got that, and we'll note that. Thank you very much. And I agree, that is one of the busiest intersections in the City. Okay. Next is Ryan Frame. You're allowed to talk.

02:14:19 **Ryan Frame**

Okay, thank you for creating this forum for us to register our opinions. I would like to register a strong opposition to the rezoning proposal. I don't even know why we need more housing here. That's not our problem to solve. We already have residents, and they're the ones the City Council should be serving. New construction and taller buildings will change the character of the neighborhood, and it won't really benefit the people who already live here and already pay high property taxes into the City. And honestly, if we look around before adding density, our roads are in terrible shape, we don't have adequate tree canopy, and the walking and bike path along Penmar Golf Course on Rose has been stalled for years, with nothing to show for it. So, before the City takes on ambitious rezoning, I just want to see it deliver on the basics--safe streets, clean neighborhoods, and finishing projects that had already started. Those are the services that we're paying for and not getting. So, to be clear, my point isn't about who got here first. I'm an immigrant myself, and I wasn't here first either, and this isn't about exclusion, I just think it's about a City's obligation to the people who live here now and pay into this community, pay really high property taxes. And regardless of how long we've been here or how we got here, every resident, immigrant or not, deserves a City that keeps its roads paved, plants its trees, and finishes projects it starts before it takes on new ones. And that's not exclusion; that's just responsible governance.

02:15:52 **Robin Rudisill**

Beautiful, thank you. By the way, we're getting a transcript of this meeting, so we'll be quoting some of you. Thank you. Nick, please go ahead.

02:16:07 **Nick Antonicello**

Yeah. Excellent job, Robin. I had a couple of questions about streets that cross Lincoln. I was over at Ralph's last night. There are two streets that connect from Lincoln--one by Staples and one by Lincoln Hardware, and several of those blocks have no streetlights. None. And I'm just wondering, *in this proposal will the issue of streetlights be addressed? And then secondly, regarding density and construction on Lincoln, I noticed that in Santa Monica there's almost mandated subterranean parking. Will there be mandates for any large, high-density buildings that subterranean parking be included to accommodate the tenants?* Thanks.

02:17:01 **Robin Rudisill**

Thank you, and we'll definitely put that on the list. The streetlights and subterranean parking. Okay, Noah? Please go ahead.

02:17:11 **Noah**

Hey, hey, thank you all. Appreciate you... this is an incredibly dense amount of information, but you made it digestible and comprehensible. Unfortunately, I'm a little late to the party here, but still, nonetheless, I'm very vested in this. *I own a home on 2551 Walnut Avenue, which is south of Zanja. It's that sliver that Pooya, who spoke earlier, mentioned. It's 8 residential houses that are still in yellow [Residential Low]. They somehow or other have not been included in the upzoning plan, despite being sandwiched between Costco on one side and the AT&T store on Lincoln. In fact, if you look at Richard's first slide that showed the ovals, there are 3 ovals. And then there's where they don't intersect, this kind of no-man's land. If you look on the slide on the right, if you see how they intersect, there's one little area that is not participating. It remains in yellow. Ironically, I would argue it's the area most impacted by commercial. In fact, I just spent over a year appealing Costco at the Culver City Planning Commission. Maybe you all don't necessarily want to factor it in, but as Pooya pointed out, they are adjacent to us. What they do impacts us, and the Planning Commission approved a 30-pump gas station on the southwest corner there, which was putting it within a couple hundred yards of two daycare facilities.*

Another speaker tonight, Matthew, mentioned having a 20-month-old. My wife and I just closed a preschool that's been in Venice for the last 10 years because Culver City gave an exemption to that gas station and approved it without an EIR. And secondly, I have now subsequently moved to Glendon Avenue and several of my new neighbors commented that *the one anomaly on Walnut Avenue, both on the east and west side of Walnut Avenue, south of Venice, is that this is the only section that also gets zoned for these very consequential additional units. It literally butts up adjacent to a charming single-family residential zone that will be greatly affected, if I understand correctly, potentially with 7 and 8 story buildings.*

I know there's a lot there, but *my question is what, as a stakeholder in this decision-making process, what options for action do we have regarding the block where my home is, if we feel strongly that not being included in the upzoning is inconsistent with everything that's happening in and around that zone, specifically Costco and the Lincoln Bar.*

02:20:58 **Robin Rudisill**

We're going to note that you're not the only person who's mentioned that, and as we go through this process, we will document that and it will be considered.

02:21:07 **Noah**

But can you answer if there's any additional action that we can take? I absolutely and strongly appreciate everything you and the committee can do, but what I'm curious to know is, is there anything beyond that that we can do as residents? Do you have any advice?

02:21:27 **Robin Rudisill**

Let me think about that. We're stronger as a group, but I'm sure there's a process where you guys can write in as well as coming to these hearings. Maybe sooner is better, so let us consider that and we'll find out from Planning if there's a certain place people can write into now.

02:21:46 **Noah**

Okay, thank you so much for your efforts and for hearing us.

02:21:49 **Robin Rudisill**

Okay, thank you, Noah. Okay, two more. Tatheer, please go ahead.

02:22:03 **Tatheer Adnan**

Thank you. Hi, my name's Tatheer. I moved to the Westside several years ago. I'm absolutely in love with LA and Venice. I love being able to bike to the beach, walk to all my favorite coffee shops, and live in a neighborhood where so much of my life can be outside. I want to be able to build my future out here on the Westside and have already had to watch several friends and coworkers leave... not because they wanted to but because housing had just become too expensive, and one of the only ways to counter that is by increasing our housing supply. I hear everyone's concerns, and I know people are worried about traffic and parking. I experience a lot of those concerns as well, but I do think we need to ask why traffic on the Westside has become so challenging. Over the years, we've added tons of jobs and restaurants, all of the businesses that make Venice such a great place to be, but there isn't enough housing for the people who work here. So, thousands of people are commuting into and out of the Westside every day because they can't afford to live there, live near their jobs.

To me, upzoning is part of the solution, and a lot of these proposals are adding housing where it makes the most sense. They're along major transit corridors, which gives people the opportunity to live closer to where they work. It gives people the opportunity to walk, bike, and take transit, instead of having to drive across the City every day. A lot of the status quo solutions haven't solved the traffic problem, but creating homes near jobs and transportation is a smart investment. Selfishly, I want to be able to build a future for myself on the Westside. I want all of my friends and all of the people that make Venice, Venice to be able to do so. For me, really, the only way to do that is to support these updates and to support upzoning.

02:24:10 **Robin Rudisill**

I hear you. Thank you so much. And last, but definitely not least, Rachel? Please go ahead. We had another, Rachel, but that's not you, right?

02:24:20 **Rachel Plasencia**

It is me actually, if that's okay. Some of the other speakers brought something to my attention, which is that in the area on Lincoln Boulevard south of Washington, it looks like they're at the absolute limit, with all of the bonuses etc. They can only go up to, at most, 6 stories with these tier bonuses. But if you look at Lincoln Boulevard from Rose to Washington, they can go up to 10 stories. And the difference here is that south of Washington, there isn't anywhere where Lincoln intersects with the end of a residential street. So, they might build six stories, but it's not going to be just 10 feet from single-family homes. Whereas on Lincoln Boulevard, you have all of these little residential streets intersecting. It's not just Flower, where I'm at. You have Sunset, you have Vernon, you have Indiana, you have Nowita, Superba, Amoroso, all of these streets, and then you have even tinier streets where there are going to be up to 10 stories, right next to single-family homes. And so, why is it taller here next to the single-family homes [between Rose & Washington], but potentially shorter next to streets that are not right on top of families [between Washington & Maxella]?

02:26:06 **Robin Rudisill**

In the industrial area. Right.

02:26:08 **Rachel Plasencia**

It seems like maybe there should be some flipping there, because you're talking about all these little streets that are going to be living in a shadow, and yet over here, the height limits are shorter where there's no homes.

02:26:24 **Robin Rudisill**

Excellent point.

02:26:26 **Rachel Plasencia**

Thanks.

02:26:27 **Robin Rudisill**

Thank you very much. So, that's it for the questions and comments, and I just want to remind everybody that you can write to us about your comments if you want to add anything or put it in writing, and you can apply to join our committee as we're looking for an additional member. Both of those things can be done by writing to Richard.Stanger@venicenc.org. Richard, what else?

02:27:04 **Richard Stanger**

I want to add that our next meeting is August 4th, and this meeting was only to get your input. The next meeting is for us to put it all together and develop a motion indicating where we want changes from what the City proposes, and that will then go to the VNC at their August meeting. So, at the next meeting, which will also be on Zoom, on August 4th, we'll present what will be going to the VNC, based on your comments.

02:28:20 **Alix Gucovsky**

Thank you to everybody who showed up. My name is Alix, and I am a former Chair of the LUPC, so land use is a big passion of mine. And I want to say what really strikes me about this meeting is how committed everybody is to ensure that there is more housing in our community. In our first round of recommendations, we gave more density than the community actually, in fact, wanted, because we were dealing with certain state and City laws, RHNA, etc. I'm not going to bore you with all those ideas. And so, it's a little bit of a slap in the face to see the City come back with this type of density on steroids.

You look at what's going on in West Hollywood with the pipe bursts, and you look at what just happened over here by the canals--our failing infrastructure. And the buildings that are being built, it sounds all great in theory that this is going to provide all sorts of affordable middle-income housing, but in actuality it's not great. You have The Fay in San Jose that just went bankrupt--the residents were complaining, studios and one-bedrooms, \$3,000 to \$3,500, no parking, not enough family housing. You have The Park Santa Monica--that paper was held by PIMCO. PIMCO's equivalent to Goldman Sachs, for those of you who are not familiar with it, and that was at 50% vacancy. Again, same issues, and it's in bankruptcy. So, I think these are things that we need to address.

Third, and I've said this throughout our meetings of this committee, and also on LUPC, is that, again, I'm not opposed to density, but **we have no vision, no actual storyboards for what they see for this community. So, for example, you drive down Overland and you see walls of black buildings in the middle of a hot City. What are these inland deserts that we're creating?** And so, to me, this is a very blunt hammer to a community that doesn't deserve it. I hope we can dive into some of these questions and concerns in our next meeting, and I hope that all of you stay engaged to really push back on some of this. The infrastructure, without a doubt, must be addressed.

I'll leave you with one last thing, which is **nature. If you look at a pond that has all sorts of ecosystem in it, you have apex predators and smaller fish and algae and whatnot, and when the pond becomes too crowded the ecosystem starts to collapse and die. There is an actual capacity to what a community can hold.** We definitely have room for growth, but this is, quite honestly, insulting. That's all.

02:31:33 **Robin Rudisill**

All right, I'll just add a brief comment. There were so many good commenters tonight, such a smart group, such an articulate group. I'm also really impressed at the fact that 45 or so of you came tonight, really caring about your neighborhood. We're going to take all of your comments seriously. I love the comments about the trees, the infrastructure, the importance of transition, possible errors in some of these neighborhoods south of Venice, and the Lincoln Place situation-- we really need to get to the bottom of where that stands and the limits they can go when this is a historic resource. So, we'll be working on summarizing all this before the August 4th meeting. And we will bring it back to you with our official recommendations, and then it will go to the VNC. I hope you join us then too. And I'll hand it over to Richard.

02:32:46 **Richard Stanger**

Hi, I want to thank everybody. This has been very helpful, and we'll get it put together for you to review on August 4th.

02:33:00 **Robin Rudisill**

All right. Thank you, everybody! Thanks for coming, see you then I hope.

02:33:06 **Richard Stanger**

Bye.

02:33:07 **Alix Gucovsky**

Thank you.

02:33:09 **Robin Rudisill**

Thanks. Good night.

ADDENDUM

East Venice Land Use Comments received subsequent to the meeting

Received 7.24.26:

Mehrnoosh Mojallali AIA, AWA

Thanks for the meeting and all the information. It was great to hear comments about the designated areas. We need Urban Design Plans for the [East Venice] area related to all significant requirements. All changes should also include reserving places for community engagement--residential, physical and social areas for public spaces, movement, and built environment, including streets, plazas, and pathways. As part of the development plans, work with the community to foster social inclusion and gender equality and maintain the great culture. Thank you for your time.

Noah Beller (2551 Walnut Avenue)

First off, thank you for the presentation last night. I learned a lot and have tremendous respect for you and your colleagues who synthesize all the comments and communicate on our behalf.

As it turns out, I was one of the last to speak and could tell that there was limited energy left; however, I am hoping you can provide guidance on what steps I might take - specifically which office or offices I may contact regarding my concerns about the section of Walnut Ave between Zanja St and Washington Blvd that seems to have been "left out" of any zoning change. [His comments were forwarded to City Planning]

I have circled the area in blue in the photo below. My property is at 2551 Walnut Ave. Our block has Costco to the east and commercial properties to our west and south. There are also several bus stops surrounding our block. We have already dealt with Costco repositioning their loading zone adjacent to our homes and have recently appealed their plan for relocation of their gas station to a 30-pump mega station adjacent to our block. At the same time, The Lincoln bar has applied for a live music permit to allow them to have daily music until 2 am!

Having lived at this property for the past 11 years, I truly cannot believe that it has not been incorporated into the re zoning plan! It literally feels like a commercial zone in its current state - not to mention how much more impacted it will be as Lincoln gets larger and more dense. I am dumbfounded and frustrated and hoping to understand what, if any, options exist for me and my neighbors to advocate on our behalf. Thank you again for hosting the zoning discussion today and for hearing/noting attendee comments.

Received on 7.23.26:

Meera Pisharody (Victoria Avenue)

I'm sending this follow up email to reiterate my concerns about this rezoning, in the hope that they will be added to others and perhaps help impact the direction of this re-zoning effort. Additionally, I do have some questions which I hope you can either answer or direct me to a resource that can.

- My primary concern is that the re-zoning puts my house [one of the 4 properties facing Victoria between Penmar & Walnut] right in-between 2 other properties that are being re-zoned from Low-Medium Residential to Medium Residential, with the potential of having 7-8 story buildings on either side [to the north & south] of my single-story house.
 - Does this mean that the City is going to force me to move out/sell my property so that they can replace it with a multi-story building?
 - If not, then will my property tax be reduced as my single-story house will no longer be considered as desirable for those looking to purchase a single-family house with a yard?

- Other strong concerns include many that were mentioned on today's call:
 - The current infrastructure (all categories) in the East Venice neighborhood already seems to be stressed beyond its limits.
 - There isn't a single sidewalk in the neighborhood that one can walk on safely; I know of 4 people (including myself) who have fallen while walking, hurting themselves with either a sprained ankle, severe bruising, or broken bones.
 - The public section of our sewer pipes are constantly in need of work.
 - Every alley between streets is a complete mess; not just because it's barely walkable, but it is also constantly being used by individuals who come by to throw away their trash or start small fires.
 - There isn't enough street parking for the residents who currently live here.
 - Traffic on our streets has already increased significantly, to the point of us risking our lives and those of our children and pets when we cross the streets. Additionally, most drivers do not seem to obey the speed limits especially during the morning and evening hours.
 - There is no real dog park anywhere near our neighborhood; all we have are open patches of grass next to streets with heavy traffic at all times.
 - Many trees have been cut down and not replaced.
 - Almost every older house in the neighborhood that has been sold has been replaced with a multi-story structure that takes up almost the entire property, thus leaving very little to no space for plants or trees.
 - We pay some of the highest property taxes in the country, without receiving much community benefit in return.
- While I understand and support the need for more housing, and particularly housing that is affordable to those who are not part of the wealthy class of our society, the City of Los Angeles has numerous options to locate such housing. It is not clear to me or my neighbors as to why this has to be built here in East Venice.
- It is very disheartening to learn that the City administration doesn't much care for the East Venice neighborhood or its residents. For e.g., residents of East Venice have been trying to reduce the air and noise pollution from the Santa Monica airport for several years; instead of seeing any change that improves the air quality or reduces the noise pollution, we see it increase every day. Now it appears that we will just have to put up with having to share a fence with 7+ story buildings if we choose to continue to live here.
- Similar to some of my neighbors, I have tried to create a space for the local wildlife, especially birds and insects, including the monarch butterflies. We need more spaces for nature to flourish; yet the City seems bent on creating less.
- I would also like to echo ALL the comments that Alix made at the end.
- Robin mentioned that you are looking for an additional member to help with the Venice NC. While I'd love to volunteer myself, would it be possible to get some information about the role and its responsibilities before I commit to it?

I would like to learn what the next steps are in this re-zoning project. I know Robin mentioned there's a Venice Council meeting on August 4th. I found it on the calendar but didn't see a zoom meeting link (there was a note to see the agenda, which wasn't available). Assuming I am allowed to attend that meeting, I have subscribed to the Venice NC notification list. Thank you again for all your efforts.

Received on 7.21.26

Cynthia Hill (Glencoe Avenue)

I strongly oppose allowing any new zoning, especially for Walnut and Penmar avenues. I don't care so much about Lincoln because it's a major thoroughfare, but I think that would absolutely change the vibe of our community and will affect parking and everything else in East Venice. I vote no!

Ashley Karubian (Vienna Way)

Thank you for fielding comments. It is my opinion that none of the affordability issues will be resolved if we don't address the scarcity of housing. It is immoral to do nothing. I am tired of all the NIMBYs and am proud of some meaningful action from our government. Change is the only constant.