

Communication from Public

Name: Juli Schulz

Date Submitted: 10/17/2021 09:02 PM

Council File No: 21-0829-S1

Comments for Public Posting: Dear Councilmembers, As a Venice resident, I urge the committee to cancel this project. We are in the middle of a climate crisis, and it's only going to get worse. As proposed, the Reese-Davidson Community—proposed to become the largest development in Venice, would have a detrimental environmental impact on our community forever. This Project would diminish Venice and place unfair safety issues on people who live, work, and visit Venice Beach. I object to the community for the following environmental community safety concerns: Elimination of Our LAST Open Space in Venice: The 2.8-acre building site is the largest — and most prominent — parcel of zoned open space in Venice. Venice desperately needs this parcel to address our chronic parking shortage (for residents, visitors, and businesses alike) as well as climate crisis risks — including flooding and sea-level rise, which is already affecting properties and taking a toll on the shoreline and beaches in Venice. The City of LA's NOP on Dec. 18, 2018: The City of LA had started the process of the EIR and Included potential environmental effects of the Project. The NOP states (see attached): POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards, and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems (including water and wastewater), and Energy Conservation and Infrastructure. The proposed development should NOT be exempt from CEQA. We should NOT sacrifice the safety of current residents with development in our coastal zone, FEMA flood zone, and the last open space in Venice Beach. Plus, the parking structures should NOT be exempt as well! The RFP for the project expressly calls for solutions to ease Venice's chronic parking shortage. This ill-conceived parking plan involves an insufficient number of substandard, inaccessible parking spaces—will have the opposite effect while significantly aggravating beach traffic, congestion, and air pollution on Venice Boulevard, near so many residents

and thousands of visitors. Plus the safety factor, you are clogging up our streets which makes for unsafe conditions for everyone. As local treasures and world-famous destinations, Venice Beach, the Venice Boardwalk, and the historic Venice Canals should be protected from poorly planned development and preserved for the benefit of all the Los Angeles residents that visit our biggest park - Venice Beach. Again, cancel this COSTLY project or move it to another location that is more affordable. And put this project through an environmental review! -Juli Schulz



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

December 18, 2018

ENVIRONMENTAL CASE NO.:	ENV-2018-6667-EIR
PROJECT NAME:	Reese Davidson Community Project
PROJECT APPLICANT:	Venice Community Housing Corp./ Hollywood Community Housing Corp.
PROJECT ADDRESS:	2102–2120 S. Pacific Avenue, 116–128 E. North Venice Boulevard, 204–216 E. North Venice Boulevard, 302 E. North Venice Boulevard, 125 E. South Venice Boulevard, 301–319 E. South Venice Boulevard, and 2106–2116 S. Canal Street, Los Angeles, CA 90291
COMMUNITY PLAN AREA:	Venice
COUNCIL DISTRICT:	11—Mike Bonin
PUBLIC COMMENT PERIOD:	December 18, 2018–January 21, 2019
SCOPING MEETING:	January 14, 2019, 5:00 P.M.–7:00 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Reese Davidson Community Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project Site is located in the Venice Community Plan area of the City of Los Angeles (City), less than a quarter of a mile east of the Pacific Ocean. The Project Site is currently developed with surface parking containing 188 vehicular parking spaces, and a two-story, 2,072 square-foot residential building containing four dwelling units, located on the northern portion of the Project Site. (See attached Project Vicinity Map with Scoping Meeting Location.)

PROJECT DESCRIPTION:

The Project proposes a new mixed-use development on an approximate 115,674 square-foot site (Project Site) located in the Venice Community Plan area of the City of Los Angeles. The northernmost section of the Venice Canal system (also known as the Grand Canal), traverses the Project Site and bisects the Project Site into two portions. These areas of the Project Site are referred to as the West Site and East Site. The Project would provide a total of 140 residential units, which would consist of up to 136 affordable and permanent supportive housing units, along with up to four units for on-site property management staff, and 685 square feet of associated affordable resident services to be operated by a non-profit entity. The Project would also provide 3,155 square feet of community arts/community meeting space as well as 4,565 square feet for retail/restaurant uses. The retail/restaurant uses also include 500 square feet of outdoor seating. These new uses would be located in two three-story buildings with an approximate height of 35 feet. A 59-foot architectural campanile would be located at the corner of North Venice Boulevard and Pacific Avenue. Parking for all residential uses on the Project Site as well as commercial uses would be provided on the West Site and would include up to 143 vehicular parking spaces. In addition, up to 293 vehicular parking spaces would be provided in a public parking structure on the East Site and would include the replacement parking for the existing surface parking spaces as well as beach impact parking. The public parking structure would be operated by the City's Department of Transportation (LADOT). The parking structures would reach a maximum height of 35 feet and would be wrapped by the proposed uses. The existing surface parking lot, currently owned and operated by LADOT, and the existing two-story, multi-family residential building located on the northern portion of the Project Site, would be removed. Upon completion, 105,770 square feet of floor area would be located within the Project Site, resulting in a maximum floor area ratio (FAR) of 1.17:1.

REQUESTED ACTIONS:

1. General Plan Amendment to the Venice Community Plan to change the land use designation from Open Space to Neighborhood Commercial and amendments to the Venice Community Plan text to delete reference in Policy 5-1.1 and the statement on page III-15 regarding open space in the Venice Boulevard median
2. Vesting Zone Change and Height District Change from OS-1XL-O to [T][Q]C2-1L-O
3. Specific Plan Amendments
4. Project Permit Compliance
5. Venice Local Coastal Program Land Use Plan
6. Coastal Development Permit
7. Waiver of Dedication and Improvements
8. Site Plan Review
9. Division of Land (Vesting Tentative Tract Map)

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems (including water and wastewater), and Energy Conservation and Infrastructure.

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

Date: January 14, 2019
Time: 5:00 P.M.–7:00 P.M.
Location: Oakwood Recreation Center
767 California Avenue, Los Angeles 90291

Parking will be provided in the adjoining parking lot to the Oakwood Recreation Center in addition to street parking.

FILE REVIEW AND COMMENTS:

The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings,” and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Monday, January 21, 2019, no later than 4:00 P.M.** Written comments will also be accepted at the Public Scoping Meeting described above. Please direct your comments to:

Mail: Johnny Le
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-Mail: johnny.le@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning

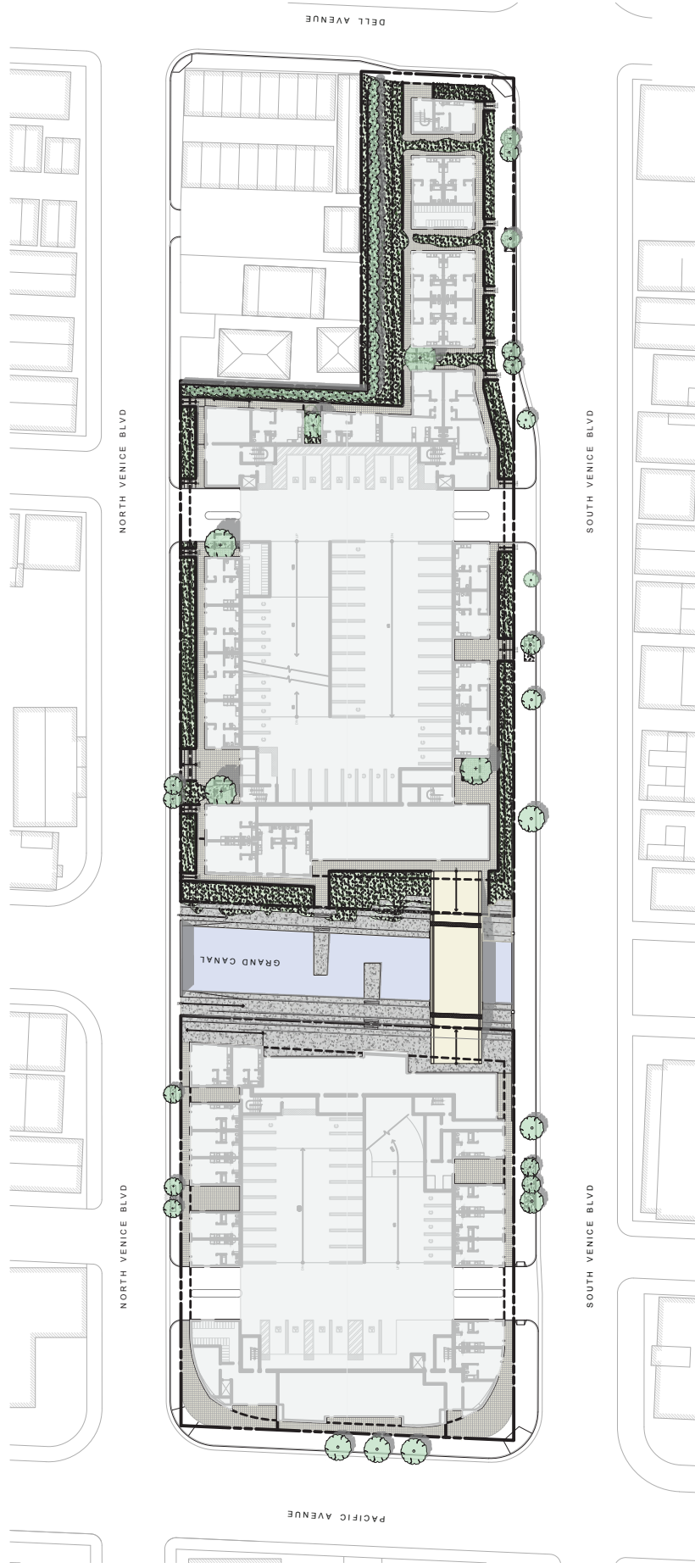


Johnny Le
Major Projects Section
Department of City Planning
(213) 847-3741

Attachments:

Project Vicinity Map with Scoping Meeting Location
Conceptual Site Plan

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3637.



Conceptual Site Plan

