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## Public Comments Not Uploaded Fwd: Public Comment not working

1 message

Office of the City Clerk &lt;cityclerk@lacity.org&gt;

Wed, Dec 1, 2021 at 11:38 AM

Reply-To: clerk.plumcommittee@lacity.org

To: Clerk-PLUM-Committee &lt;clerk.plumcommittee@lacity.org&gt;, City Clerk Council and Public Services &lt;clerk.cps@lacity.org&gt;

----- Forwarded message -----

From: **Protect Mello** <protectmello@gmail.com>

Date: Wed, Dec 1, 2021 at 11:30 AM

Subject: Public Comment not working

To: &lt;CityClerk@lacity.org&gt;

I've been trying to upload this with the attachment since yesterday. Please confirm that it will be included in the public record.

Item 21-0829

Unlike all projects brought before you THIS PROJECT HAS ELUDED ALL REVIEWS. PLEASE OPPOSE

To any objective observer, including the City reviewers before they were silenced\*(SEE NOP), this is a dangerous and inappropriate site to develop with a large building, of any kind, and certainly without evaluating and mitigating the myriad irreparable dangers that would be created. DESTROYS OUR 4 MELLO HOMES

We all want affordable and supportive housing, but it need not be located where it would exacerbate dangerous conditions in an overly congested tourist and residential site and prevent improvements to allow millions of Angeleno's from safely enjoying our public beach and historic landmarks, forever.

ARBITRARY ZONING CHANGE - contrary to all existing zoning laws, contrary to our Coastal Plan and Venice Specific Plan, in direct opposition to the Land Use & Planning and Venice Neighborhood Council recommendations, and disregarding overwhelming community input, Councilmember Bonin would be changing the zoning in order to build this project. It would be the largest building complex built in Venice - the size of a shopping mall - far exceeding anything in Venice, much less anything in this residential location at the congested entry to Venice Beach. 2.68 acres - combining 40 lots.

BYPASSED ALL REVIEWS<sup>[SEP]</sup> It has been pushed through without any normal Building & Safety or Planning reviews. AB1197 might make sense to speed the construction of temporary, emergency housing. That's not what this is. Councilmember Bonin has used AB1197 to prevent all environmental, safety, infrastructure, historic, flooding, traffic, emergency access.... reviews of an enormous PERMANENT building complex proposed for the congested tourist entry to the beach in a densely populated residential zone, that FEMA identifies as a serious danger Flood Zone.

If this is such a great project, why hide from all reviews?

It would be grossly negligent and reckless for any City Councilmember to approve this as presented.

PREVENTS SAFE IMPROVEMENTS, EVER<sup>[SEP]</sup> This is the western end of Venice Boulevard. It's a narrow, 100 year old substandard two lane divided road. It's not the 6 lane boulevard that runs east from Lincoln. What's needed is to relieve the traffic congestion not exacerbate it. That could be accomplished by creating a drop off area, widening sidewalks for beach goers, and putting in a bike lane, as required by the City's 2035 Mobility Plan.

Normally building projects are required by the Planning Department to bring roads and sidewalks up to code or to improve them so as to make the community safe for all. NOT HERE. By bumping this out of Major Projects and all Planning reviews, Councilmember Bonin has prevented the roads and sidewalks from being brought to code. And because this project takes up every inch of land, the roads and sidewalks could never be brought up to code, much less be made safer. Currently traffic gets backed up so far that Fire Trucks drive on the wrong road, against traffic, to get to beach emergencies. Emergencies happen at the beach!

FISCALLY IRRESPONSIBLE The cost of this project works out to \$1 Billion Dollars of Tax Payer funds to build. That's \$1 Million Dollars per 430 square foot unit. Compare that to the \$50,000 tiny homes being built in Hollywood and elsewhere

in L.A., and those include the cost of services. The cost has to be at least twice what it would cost anywhere else in L.A. to build 140 tiny units: by State law, It must replace the existing number of beach parking spaces. This project is actually two 3 story parking structures that are encircled with tiny apartments. That parking would not be required anywhere else so the cost would be half, at most.

**INFRASTRUCTURE / SUSTAINABILITY DISASTER** While the project claims to be sustainable green construction, it would be an enormous drain and strain on our 100 year old water and power infrastructure. Each apartment only faces one direction with its back wall shared with a massive parking structure. So while most of us use little to no HVAC here at the beach as we enjoy ocean breezes, these units would swelter or freeze, with no natural air circulation. We already have black outs and burst sewer pipes. This project does nothing to improve the infrastructure and its 140 units with 400 inhabitants would put an outrageous increased demand on our old systems

**CULTURAL DESTRUCTION** If you haven't listened to Sonya Reese or Evan Hines reasons for removing their legendary parents names from this project, do. They're right. Also read my statement attached re: MEXICAN LANDMARKS. Not only did the project illegally appropriate the names of legendary Black forefathers, but also, their project disrespects our cultural heritage, and everyones enjoyment and access to Los Angeles' #1 tourist attraction, Venice Beach and the Historic Canals and Bridge

**EXCELLENT HOUSING ALTERNATIVES EXIST**  
THIS SITE SHOULD BE IMPROVED FOR EVERYONES SAFE ENJOYMENT OF THE BEACH & CANALS



**Four Families Fearful of Being Displaced By Controversial Reese Davidson Project On Venice Canals \_**

**Venice \_ westsidecurrent.com.pdf**

2535K

[https://www.westsidecurrent.com/venice/four-families-fearful-of-being-displaced-by-controversial-reese-davidson-project-on-venice-canals/article\\_65665264-3aaf-11ec-aa6c-4384b9326685.html](https://www.westsidecurrent.com/venice/four-families-fearful-of-being-displaced-by-controversial-reese-davidson-project-on-venice-canals/article_65665264-3aaf-11ec-aa6c-4384b9326685.html)

FEATURED

## Four Families Fearful of Being Displaced By Controversial Reese Davidson Project On Venice Canals

Westside Current  
Nov 1, 2021



The four-plex is set to be destroyed if the Reese Davidson project is approved.

**VENICE-** Four families who have been calling an affordable housing fourplex home, some for more than 30 years, say they are fearful they may soon be evicted.

The families will be displaced if the Venice Community Housing (VCHC) and Hollywood Community Housing (HCC) multi-million dollar 2.8 acre Reese Davidson project on the Venice Canals is approved.

"I thought the whole point was to preserve affordable housing at the beach," said one tenant who has lived in the building for 30 years. "Why are they destroying ours."

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The Reese-Davidson Community on the Venice Canals will needlessly destroy 4 existing units of affordable housing - displacing 4 Venice families.

The tenants have been warned of the displacement with a letter sent by the City. "It's been a non-subject that they are going to displace us," said one woman who has lived in the building for 39 years.

The fourplex is made up of three two-bedroom apartments and one three-bedroom apartment. New apartments in the project call for 140 micro-units, averaging 460 square feet at the price tag of \$1 million a door.

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According to a state law called the Mello Act --something meant to preserve and expand the number of affordable dwelling units in the Coastal Zone-- any affordable unit destroyed in a building process must be replaced. Meaning VCHC, by law, has to replace the families' apartments with like ones on the Westside. However--since rent is so low at the current location--the families say they are worried they won't be able to find something similar the same price.

One single mother who has been living in the apartment with four kids, one with developmental disabilities, says it's the only home her kids have known. "They want to destroy my home. My children were born and raised here. All of our life is here. I work here; they go to school here. I don't know what I would do if they leave us homeless."

The four-plex is currently located where draft plans call for a parking garage. The City's original request for proposals states that developers didn't need to use the entire 2.8-acre lot to build on. Meaning they could have left the four-plex alone.

While the four families say they are fearful of being evicted, there are still questions about who will live in the new building. VCHC has testified that "artist lofts" are a part of the project. However, current plans only show live/work micro-apartments. Research also points out that VCHC claims the project will alleviate Venice's homeless problem. Still, City records show that 129 of 136 non-manager units are for families who could be making up to \$90,000, with no units reserved for the homeless.

The project is slated to go in front of the Planning Land Use Committee on Tuesday, November 2. [Click here for more information on the meeting.](#)

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