

Communication from Public

Name: William Wood

Date Submitted: 01/18/2022 12:21 PM

Council File No: 21-1495

Comments for Public Posting: Dear Mr. Bencomo, I hope all's well. This email is to inform you that I will be speaking/presenting for the East Venice Neighborhood Association's appeal at this afternoon's hearing.
Respectfully, William Wood

Communication from Public

Name: Paola Pini

Date Submitted: 01/18/2022 01:52 PM

Council File No: 21-1495

Comments for Public Posting: Honorable Council Members, We hope that you will give traffic and stakeholder safety the foremost priority when evaluating this project. Penmar Avenue at the project site is in desperate need of improvement. At the project site, Penmar Avenue narrows to a single-lane, it's a dangerous condition at this very trafficked intersection. We have seen multiple near-miss and many broken mirrors, including a car destroying a wood fence and ending up into a neighborhood yard (fortunately missing the home). The planning department erroneously granted the project a CEQA exemption, when no traffic study was done for this project. Many neighbors the unsafe condition of this stretch of Penmar to the attention of City Planning, Bureau of Engineering, inviting the Advisory Agency commission to visit the site and see it first hand. The Vesting Tentative Tract Map for this Bungalow Court presents the community a one-and-only-opportunity to increase traffic safety and flow of the East Venice Community and all other users of this street. Palms narrows by 10-feet just north of the project site, at Preston Way. Bureau of Engineering referral form asked for: "Dedicate 5-ft along the property street frontage to complete the 33-ft half width right-of-way". The applicant dedication waiver requests along Palms (originally requested 3-foot dedication) and on Penmar (5-foot dedication), are incomplete and do not give an accurate description of the site conditions. The request read: "The required dedication would establish the property line right at the face of the building, creating a zoning violation with zero setback from the proposed new property line." The dedication waivers fail to mention is that the current buildings (bungalows) are already non-conforming, as both the front yard (Palms) and the side yard (Penmar) are already non-conforming, and that there is already a 'zoning violation'. Furthermore, City Planner Heather Bleemner, during the Advisory Agency Hearing on January 6th, commented that the 2018 SLS Amendment allows for a ZERO setback when the building are existing, like in the case of this Bungalow Court. We hope that member of the PLUM Committee recognize that improving street safety should always be a priority and that sometimes that requires creative solutions. The dedication along Penmar Avenue should be considered of foremost importance, as it has long term benefit to the safety of our community and traffic

congestion in our neighborhood. We realize a 5-foot dedication and street widening at Penmar Avenue is not possible, but we believe that a dedication of 2-2.5 feet plus a reduction in parkway width of 1-foot could allow for a street widening of 3-3.5 feet. Although not what needed to complete the half width right-of-way, 3-3.5 feet are critical at this location. The current roadway width is 28 feet with parking on both sides (8 feet each side), the current usable road width is reduced to 12 feet, which is a de facto single-lane road. The addition of 3-3.5-feet (4 preferably) would increase the roadway to 15+ feet, which would dramatically increase the safety at this location. Thank you for taking traffic safety seriously and improving the mobility and safety of our neighborhood. Sincerely, Paola Pini