



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Fwd: Council File 21-1495

1 message

Office of the City Clerk <cityclerk@lacity.org>
Reply-To: clerk.plumcommittee@lacity.org
To: Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Feb 15, 2022 at 1:41 PM

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

From: **EVNA Venice** <evna.venice@gmail.com>
Date: Tue, Feb 15, 2022 at 1:33 PM
Subject: Council File 21-1495
To: <CityClerk@lacity.org>

Please note that the City Clerk portal is not accepting a submission for Council File 21-1495.

We have attached it here as to be on the Council File record. We would appreciate if you could share this information with the PLUM committee members.

Sincerely
EVNA

—
Honorable Members of the PLUM Committee,

We, the appellants, are respectfully asking for a continuance of Case File 21-1495, Item # 6 on today's PLUM Agenda (February 15, 2022). Following an extended period of communication with the Council District 11 Office, EVNA Board Members finally met with Staff Member Jason Douglas and Eric Bruins Thursday February 10, 2022.

The attached emails memorialize the continuing conversation about the possibility of a dedication on Penmar Avenue.

EVNA respectfully request that PLUM continue Case File: 21-1495, to allow for this conversation with CD11 to further develop, as the goal is to find the best possible solution for the safety of both traffic and pedestrians in our neighborhood. The City is aware of the importance of this window of opportunity, as the City can take dedications only when taking discretionary action. The dedication along Penmar Avenue for this project is critical as to not hinder any future improvement on this unnecessarily congested unsafe section of Penmar Avenue.

Respectfully,

East Venice Neighborhood Association
EVNA.Venice@gmail.com

--

East Venice Neighborhood Association
EVNA.Venice@gmail.com

 **2022-02-15_EVNA-PLUM Comment_Case No.21-1495 .pdf**
3920K

BOARD MEMBERS

Lawrence Szabo
Kate Scanlon-Double
David Ewing
Paola Pini
William Wood

February 15, 2022

Los Angeles City Council

RE: 1801-1821 S. Penmar Ave. & 1169 E. Palms Blvd - Case No. VTT-82077-SL-HCA and ENV-2020-4774-CE
Case File: 21-1495

Honorable Members of the PLUM Committee,

We, the appellants, are respectfully asking for a continuance of Case File 21-1495, Item # 6 on today's PLUM Agenda (February 15, 2022). Following an extended period of communication with the Council District 11 Office, EVNA Board Members finally met with Staff Member Jason Douglas and Eric Bruins Thursday February 10, 2022.

The attached emails memorialize the continuing conversation about the possibility of a dedication on Penmar Avenue.

EVNA respectfully request that PLUM continue Case File: 21-1495, to allow for this conversation with CD11 to further develop, as the goal is to find the best possible solution for the safety of both traffic and pedestrians in our neighborhood. The City is aware of the importance of this window of opportunity, as the City can take dedications only when taking discretionary action. The dedication along Penmar Avenue for this project is critical as to not hinder any future improvement on this unnecessarily congested unsafe section of Penmar Avenue.

Respectfully,

East Venice Neighborhood Association
EVNA.Venice@gmail.com

From: EVNA Venice evna.venice@gmail.com
Subject: Re: Case No. ENV-2020-4774-CE (Council File 21-1495) - URGENT

Date: February 11, 2022 at 1:19 PM

To: Jason Douglas jason.p.douglas@lacity.org, Eric Bruins eric.bruins@lacity.org

Cc: Councilmember Mike Bonin councilmember.bonin@lacity.org

Bcc: David Ewing moreseriousbus@gmail.com, William Wood evnabilly90291@yahoo.com, Kate Scanlon-Double katescanlondouble@gmail.com

EV

Hi Eric and Jason,

Thank you for your time this morning, we think it was very useful for us to clarify our intentions for this project along Penmar Avenue.

Attached is a revised sketch representing what we discussed in regard to the future potential widening of Penmar Avenue at the project site. We understand that the optimal 36-foot roadway is not possible even if the full dedication was to be taken at this property, as only 5-feet were originally requested by BoE.

Taking 2.5 feet dedication on the property along Penmar, in conjunction with reducing the parkway by 2.5 feet, would result in a 33-foot roadway. It is our understanding that the City has no intention of widening the street at this time, but taking this 2.5 feet dedication would allow the City to eventually widen the road and bring it up to 36-foot when the opportunity occurs for taking dedication on the properties across the project site on the East side of Penmar Avenue.

Not taking the dedication along the West side of Penmar now, when the city has the opportunity to do so, precludes any future road improvement on this section of Penmar, as the dedication on the properties on the East side could not make up the difference. Even with the full dedication on the lots on the East side of Penmar alone, the roadway will not be able to the 36-foot standard required for a collector street.

There are examples of properties along Penmar and next to this property on Palms, where the city took the dedication and but did not widen the roadway. However that gives the City the option to widen the road when they deem it advantageous.

Here is an example on Palms Blvd





And here are some examples down the street on Penmar Avenue





What we proposed is similar to what the city has already asked for along the Palms Blvd side of this project, in that case, by means of combining the dedication and easement. Along Palms Blvd, the City is requiring 0.25-foot dedication and a 2.75-foot public sidewalk easement with a new sidewalk. Unit A5, fronting Palms Blvd, footprint shows a current front yard setback of 4'-7" from the PL (shown on the attached site plan sketch).

BoE specific condition #2 moves the PL by 3", the resultant setback from unit A5 becomes 4'-4". Per BoE specific condition #2a and #2b the new sidewalk would be located at 1'-7" from the existing Unit A5 building wall facing Palms Blvd.

What we suggest for Penmar Avenue, is similar yet slightly different, as we believe that an actual dedication gives the City the best options for future improvements. So along Penmar, if we were to take a 2.5-foot dedication and move the 5-foot sidewalk by 2.5 feet, that would create a larger parkway that could be reduced as necessary in the future.

The current side yard setback of Unit A1-A4 is 3'-2".

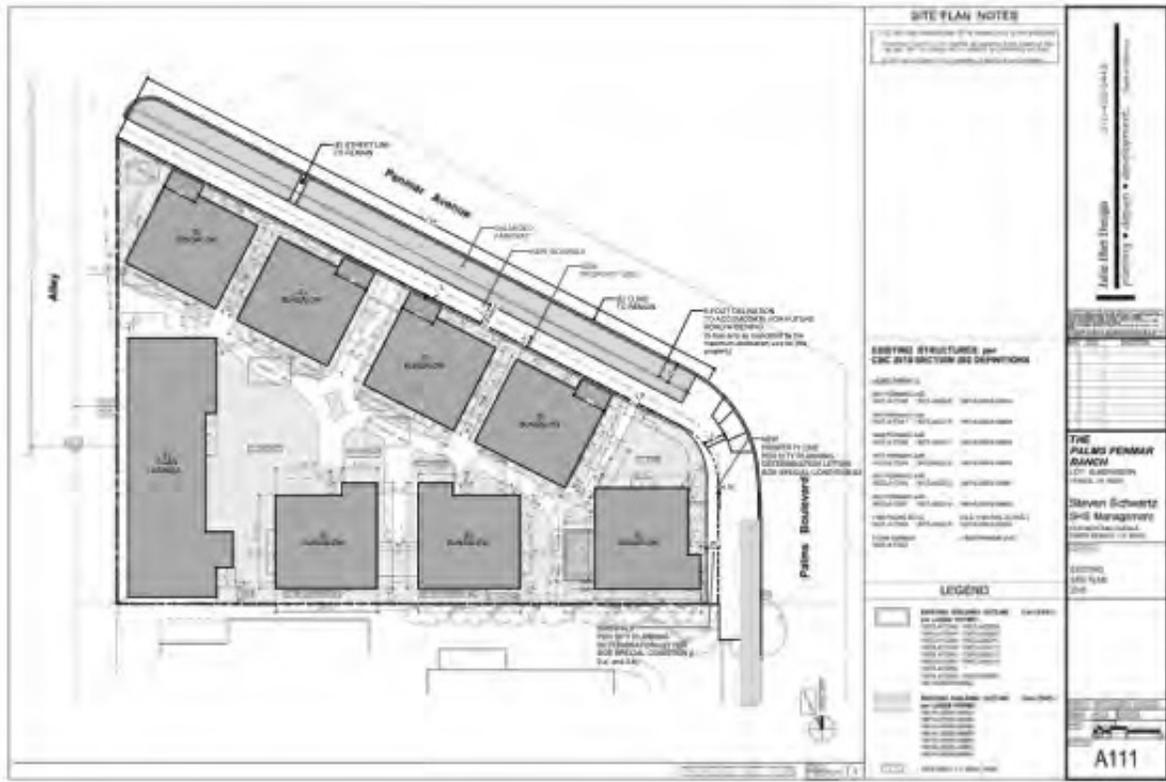
Our suggestion would result in a reduction of side yard, from 3'-2" to 9". We understand that this is slightly less optimal than what the City has requested for Palms Blvd, where the new sidewalk will be located at 1'-7" from the building, but Penmar Avenue has a bigger dedication (5-foot vs 3-foot) and a current a much narrower roadway.

BoE specific condition #2 (see attached Determination Letter) reads:

2. ***That a 0.25-foot wide strip of land be dedicated along Palms Boulevard adjoining the subdivision and a suitable radius property line return at the intersection of Penmar Boulevard.***
 - a. ***That a 2.75-foot public sidewalk easement be provided along Palms Boulevard adjoining the subdivision including suitable radius easement line returns at the intersection with Penmar Avenue.***
 - b. ***Construct and maintain a new 2.75-foot-wide concrete sidewalk within the property along the Palms Boulevard property line in conformance with Exhibit A. The sidewalk shall be designed and maintained in conformance with the Americans with Disabilities Act (ADA). No change to the sidewalk design will be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning.***
 - c. ***Improve Palms Boulevard adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway or a new full width concrete sidewalk (including in the easement areas) with tree wells; the construction of new concrete curb and gutter and any necessary removal and reconstruction of existing improvements.***

Please let us know if you can support our position at the PLUM hearing next Tuesday at 2pm, and additionally please contact us if you have any further questions.

Thank you
EVNA



VTT-80277
DL.pdf

East Venice Neighborhood Association
EVNA.Venice@gmail.com

SITE PLAN NOTES

1. ALL SITE PLAN DIMENSIONS ARE TO THE INTERIOR FACE OF THE STRUCTURES UNLESS NOTED OTHERWISE.
2. CONSTRUCTORS TO VERIFY ALL USE CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK, AND SHALL NOTIFY THE ENGINEER ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
3. SEE SITE PLAN AND SPECIFIC LOT EASEMENTS, EASEMENTS AND EASEMENT INFORMATION.

Julie Hart Design
 Planning • design • development, Santa Monica
 310.450.5443

THE PALMS RANCH
 PALMS RANCH
 STEVEN SCHWARTZ
 SHS MANAGEMENT
 1910 MONTANA AVENUE
 SANTA MONICA, CA 90405

EXISTING
 SITE PLAN
 2018

A111

EXISTING STRUCTURES per CBC 2019 SECTION 202 DEFINITIONS

LANDS PERMITS:

1801 PENMAR AVE	18014-20000-04834
1837LA17246	1837LA25209
1805 PENMAR AVE	18014-20000-04859
1837LA17247	1837LA25210
1808 PENMAR AVE	18014-20000-04859
1837LA17248	1837LA25211
1813 PENMAR AVE	18014-20000-04860
1837LA17249	1837LA25212
1817 PENMAR AVE	18014-20000-04861
1837LA17250	1837LA25213
1821 PENMAR AVE	18014-20000-04862
1837LA17251	1837LA25214
1868 PALMS BLVD.	(OLD 1166 PALMS AVE.)
1837LA17252	18014-20000-04863
7-CAR GARAGE	(1809 PENMAR AVE.)
1837LA17254	

LEGEND

EXISTING BUILDING OUTLINE (1st LEVEL)

- 1837LA17247 / 1837LA25210
- 1837LA17248 / 1837LA25209
- 1837LA17249 / 1837LA25212
- 1837LA17250 / 1837LA25213
- 1837LA17251 / 1837LA25214
- 1837LA17252 / 1837LA25214
- 1837LA17253 / 1837LA25215
- 18014-20000-04863

EXISTING BUILDING OUTLINE (2nd LEVEL)

- 18014-20000-04834
- 18014-20000-04859
- 18014-20000-04860
- 18014-20000-04861
- 18014-20000-04862

EXISTING L.I.D. DRAIN TANK

