

Communication from Public

Name:

Date Submitted: 05/25/2022 11:55 AM

Council File No: 21-0829-S1

Comments for Public Posting: I have lived in Venice for 35 years and am appalled by the homeless situation in Venice. Building a project on Venice Blvd. will greatly affect access to the beach, increase noise, increase crime especially in light of no sobriety requirements for the homeless being housed, nor requirements of no drugs or mental stability. Everyday I witness attacks, verbal and physical from the homeless at passing vehicles, bikers, pedestrians, beachgoers. The filth is a health issue with homeless defecating on public streets, sidewalks, private residences with no respect to homeowners and taxpayers. This project and the one being built next to McDonalds and St. Mark's church is a threat to children and homeowners, with the homeless mental instability and addiction to drugs.

Communication from Public

Name: Mike Maloy

Date Submitted: 05/25/2022 12:32 PM

Council File No: 21-0829-S1

Comments for Public Posting: This is in regards to the proposed development formerly known as 'Reese Davidson' and more colloquially 'the monster on the median. I am a long term Venice resident and in fact live 2 blocks away from the proposed development site. I have written many, many times about my and my neighbors objection to this ill-considered project and feel like our comments have been ignored. Now we understand that our council member is attempting to ram this through without the proper hearings, etc. He is now a lame-duck and this feels like a parting shot to his constituents whom he has consistently ignored. This is a travesty on so many levels including destruction of the neighborhood, limiting access to the millions of lower income Angelenos who come to Venice, not have any immediate or even near term effect on the homeless crisis and the outrageous cost per unit. So once again I and my neighbors respectfully beseech you to reconsider the project and at the very least table it until we have a new council person in place. Thank You.

Communication from Public

Name: Joe Lisanti

Date Submitted: 05/25/2022 02:09 PM

Council File No: 21-0829-S1

Comments for Public Posting: I am writing to voice my opposition to councilman Mike Bonin trying to push through the median project in Venice at the corner of Venice Blvd and Pacific (known locally as The Monster in the Median). The very idea of trying to rush approval of this project without going through the proper channels is unethical and absurd. There is a reason that projects have a variety of councils and committees that must give approval before things can move forward. No development agreement should be executed until proper permitting is received from ALL required agencies and ALL the facts of the project are presented truthfully including the details about the noise, the traffic and the impact to the surrounding residential and commercial areas. Also, let's not ignore that the pro forma for this new project filing indicates that costs will rise another \$90,000 for each unit which brings costs to roughly \$1.249 million per 460 sq.ft. unit. What a complete misuse of funds this is. This would create the most un-affordable affordable housing in the city, the state, the country, and most likely, the world... Thank you for reading, Joe Lisanti

Communication from Public

Name: Cody

Date Submitted: 05/25/2022 04:16 PM

Council File No: 21-0829-S1

Comments for Public Posting: Regarding the Venice median project. I strongly oppose this. This is not only a waste of money, but a council member who's leaving the office shouldn't be allowed to make decisions this long lasting at this point. As someone who is in the construction industry, the price tags per unit is something that is reprehensible. I'm for fixing the issues that we have, but the location and price tag and this specific solution is not something I want my tax dollars to go to.

Communication from Public

Name:

Date Submitted: 05/25/2022 02:44 PM

Council File No: 21-0829-S1

Comments for Public Posting: Councilmember Bonin is working against every neighborhood council in CD11. Please do not join him by supporting this project.

Communication from Public

Name: Kris Dahlin

Date Submitted: 05/25/2022 03:38 PM

Council File No: 21-0829-S1

Comments for Public Posting: My conservative friends argued against both the state and local propositions allocating money for the homeless by saying that the bureaucrats would squander the money. When they saw the information about this project, they started rubbing it in my face. \$600,000 per unit (not including the value of the land!) Please stop this project! Thank you.

Communication from Public

Name: Deborah Keaton

Date Submitted: 05/25/2022 03:45 PM

Council File No: 21-0829-S1

Comments for Public Posting: This is a travesty! This project is Bonin's folly. It must be stopped. He never listened to the community he was elected to serve. He is moving forward with a huge land grab for developers that will ruin the face of this small unique beautiful community. The per-unit cost on less than 500 s/f units is over 1,000,000.00. How can anyone think this is a good idea? Please stop him!!! Help us!! Please don't just greenlight this project. This is not what the community wants.

Communication from Public

Name: Coalition for Safe Coastal Development
Date Submitted: 05/25/2022 10:01 AM
Council File No: 21-0829-S1
Comments for Public Posting: The Coalition for Safe Coastal development objects to Thursday's Homelessness and Poverty Committee action regarding the Venice Median project (Agenda Item 2.). The City must not lock in a DDA prior to all required approvals. City Council must reject this scheme. See details in letter to Homelessness and Poverty Committee attached.



P.O. Box 1185
Venice, CA 90294
SafeCoastalDevelopment@gmail.com

May 24, 2022

VIA ELECTRONIC MAIL

Hon. Nury Martinez, President
Los Angeles City Council
c/o City Clerk
200 North Spring Street
Los Angeles, CA 90012
(holly.wolcott@lacity.org)

Hon. Kevin de Leon, Chair
Homelessness & Poverty Comm.
200 North Spring Street
Los Angeles, CA 90012
(luigi.verano@lacity.org)

(Clerk.HomelessnessandPovertyCommittee@lacity.org)

Re: Councilmember Mike Bonin's Effort To Lock This City Council Into An Irrevocable Commitment to Reese Davidson Project at Homelessness and Poverty Committee Meeting on May 26, 2022, Item No. 2, Council File No. 22-0496, VTT-82288; ENV-2018-6667-SE; CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP; Related Council File Nos. 21-0829 and 21-0829-S1.

Dear President Martinez, Chair de Leon and City Clerk:

This letter is a **BRIEF AND URGENT ALERT** to members of the City Council that Councilmember Mike Bonin is asking his colleagues to prematurely and inadvisably authorize the Housing Department General Manager to sign the City into an irrevocable Disposition and Development Agreement (DDA) with the private real estate developers of the ill-conceived Reese Davidson (Pacific Dell or Venice Median) Project in Venice. This will turn control of about 40 taxpayer-owned lots/parcels at Venice Beach, with an estimated fair market value of \$60 million, over to the developers so they can evict 4 low-income families and start demolition of the public parking lot to make this project a *fait accompli* before the Project entitlements have been obtained. **City Council must reject this scheme.**

Mr. Bonin asks his City Council colleagues to join this DDA approval even though he has failed to complete the land use entitlement process before the City Council. (See Housing Staff Report for CF 22-0496 at page 3 where City staff admit the process is

not done.) Additionally, the entitlement process before the California Coastal Commission, or before federal/state agencies is not complete. Id. The Housing Staff report contains misleading and unrealistic timetables for the review, possible modification, and conditional approval of the Project related to the California Coastal Commission. Additionally, the Housing Staff report fails to disclose to this Council and the public that Army Corp of Engineers/Coast Guard has review and approve the Project – and no application appears to be on file with the Corps based upon my client’s recent inquiries.

Is this City Council ready to put the cart before the horse as Mr. Bonin asks?


Six out of eight candidates seeking to replace Mr. Bonin on this legislative body and some candidates for Mayor have gone on record declaring this Project is a waste of taxpayer monies and ill-advised City policy. **Most of the candidates for both Mayor and CD 11 have declared they would halt this ever-spiraling costly Project** and pursue reasonable alternatives to house homeless individuals. Taxpayers and voters in approving Measure HHH in no way contemplated spending more than \$620,497 up to \$1.24 million per unit to remove each homeless individual from our streets. **The humanitarian crisis of homelessness does not justify the City Council following Mr. Bonin’s lead to throw out all prudent procedures and processes that protect taxpayer funds from needless waste by signing a binding DDA at this time.**

Given Mr. Bonin’s lame duck status on this City Council, red alarm bells ought to be ringing in the ears of every Councilmember. The City Clerk referred to the Homelessness and Poverty Committee last week a proposed motion to **authorize the General Manager of the Housing Department to sign and enter the City into a Disposition and Development Agreement with the real estate developers.** This is a raw power move by Mr. Bonin to prevent current candidates from replacing his flawed policy vision with a more reasonable one.

Unlike many smaller and more sensitively placed affordable housing projects that other Council members have supported in their own districts, the Reese Davidson Project, by its own pro forma in Council File No. 22-0496 now stands with an estimated cost per unit of \$620,497. **But this is not the actual cost to taxpayers and this City.** In addition to the nearly \$100 million development cost is the value of taxpayer-owned land Mr. Bonin asks this City Council to this week dedicate for the next 99 years to this Project and the taxpayer costs of the replacement parking garage on the east side of Grand Canal and the residential/commercial parking garage on the west side of Grand Canal:

Reese Davidson/Venice Median Affordable Housing Project Current Cost Estimates Per Unit	
Per the developer's pro forma in Council File No. 22-0496	\$620,497 per unit
Including FMV of City Land (\$60 million), undisclosed cost of LADOT parking garage (\$25 million), and cost of west parking garage (\$3 million)	\$1.24 million per unit

Based upon true market value of lot sales nearby, the actual value of the land Mr. Bonin asks this Council to immediately sign away is conservatively \$60 million. This \$60 million estimate is based upon recent sales of lots nearby for much more. For instance, in December 2021, a lot on Linnie Canal nearby sold for \$1,750,000 which pencils out to about \$70 million. (40 lots X \$1,750,000 = \$70 million.) Even more recently, three lots sold for \$6.4 million for an average lot cost of \$2.13 million. That would yield an approximate fair market value of the 40 Project lots of \$85.2 million. Thus, our \$60 million assumption is very conservative.



\$1,750,000
Sold Price

0 Beds 0 Baths 0 Sq. Ft.

0 Linnie Canal
Los Angeles, CA 90291

Recently Sold
This home last sold for \$1,750,000 on December 20, 2021.

When that market value land cost of \$60 million, the municipally budgeted cost of the LADOT replacement parking garage disclosed in the staff report (\$25 million), and the cost of the west residential/commercial parking garage (\$3 million) is factored into the Project pro forma, the total cost of public contributions to build these particular units rises to \$1.24 million per 460 square foot unit. Mr. Bonin will not be around to try to justify such an outrageous unit cost, **but members of this Council will be when they face re-election.**

The Homelessness and Poverty Committee, and indeed, all City Councilmembers must ask questions and take public testimony to understand the concerns about this Project. A recent conversation between a community resident in Venice and a Councilmember revealed he was unaware of basic aspects of this Project and its costs – and when he became aware, he had important questions about this taxpayer expenditure. That concern ought to be shared by all City Council members as Mr. Bonin seeks to impose on this City Council a boondoggle and land grab that they will need to explain to taxpayers and implement in his absence.

We object to the Project. Moreover, we hereby adopt all project objections, comments, and all evidence/studies submitted in support of project objections, and specifically requests that the City print out or attach to the Council file every hyperlinked document cited in all comment letters in the administrative record for this Project. Additionally, please confirm that the City Clerk has placed an accurate and complete copy of all of our correspondence, including this letter, in each of the following City Council Files: Council File Nos. 22-0496, 21-0829, and 21-0829-S1. We request an email confirmation that the City Clerk has placed our correspondence into these City Council files.

Sincerely,

Coalition for Safe Coastal Development

Communication from Public

Name: Emil

Date Submitted: 05/25/2022 08:03 AM

Council File No: 21-0829-S1

Comments for Public Posting: How can anyone of you ethically approve this?! No development agreement should be executed until proper permitting is received from required agencies and ALL the facts of the project, including the Parking Tower, are presented truthfully including the details about the noise, the traffic and the impact to the surrounding residential and commercial areas. What precedence will that set? We shouldn't be pushing this through without due diligence yet again at a whim of a councilman who is not being truthful and does not solicit any input from the stakeholders he is supposed to represent. And let's not ignore that the pro forma for this new project filing indicates that costs will rise another \$90,000 for each unit which brings costs to roughly \$1.249 million per 460 sq.ft. unit. How can you logically justify this financially?? Let's be talking about that a lot - the most un-affordable affordable housing in the city, the state, the country, and most likely, the world...

Communication from Public

Name: Vicki Halliday

Date Submitted: 05/25/2022 08:06 AM

Council File No: 21-0829-S1

Comments for Public Posting: We need affordable and permanent supportive housing NOT a vanity project like the Venice Median Project. It is so overpriced at well over \$1M a door, and is so environmentally invasive as to be a joke of a solution. Venice needs real housing not art studios and clock towers over the canals. Please vote against Mr. Bonin's latest maneuver to fore this on a community that needs real help not ideological pandering. That this project has taken so long in its process is testimony to its flaws and shouldn't be a slam dunk for a council member who has failed his district. Please don't allow Venice to be marred with a project as failed as this one is even on paper. Thank you

Communication from Public

Name:

Date Submitted: 05/25/2022 08:12 AM

Council File No: 21-0829-S1

Comments for Public Posting: The new project filing for this development indicates that costs will rise another \$90,000 for each unit which brings costs to roughly \$1.249 million per 460 sq.ft. unit. And how many people will be housed in the units?! You can house way more people than spending \$1.2 million for a single studio. Never mind that the entire process has been opaque since day one—why all these request to abstain for proper reviews and permits? How can you approve this morally and in good faith? I'm eager to know.

Communication from Public

Name: Ivette Rodriguez

Date Submitted: 05/25/2022 08:54 AM

Council File No: 21-0829-S1

Comments for Public Posting: Council members Kevin DeLeon, Nithya Raman, Joe Buscaino and Bob Blumenfeld you are being misled to approve an extremely flawed, over-priced, mixed-use development. Mike Bonin is trying to push this through before he leaves office -- this is despicable. As a hard working immigrant that achieved the American dream, I am now living the American nightmare thanks to what Bonin has done to Venice and now he wants to screw us one last time by pushing this through without due diligence. You must not let this pass. Listen to your constituents and tax paying citizens -- No development agreement should be executed until proper permitting is received from required agencies and ALL the facts of the project, including the Parking Tower, are presented truthfully including the details about the noise, the traffic and the impact to the surrounding residential and commercial areas. And let's not ignore that the pro forma for this new project filing indicates that costs will rise another \$90,000 for each unit which brings costs to roughly \$1.249 million per 460 sq.ft. unit. Perhaps I should stop working and paying my bills and following the law so that i too can get a free unit at the beach! This is the most un-affordable affordable housing in the city, the state, the country, and most likely, the world... STOP THE MADNESS

Communication from Public

Name: Maria

Date Submitted: 05/25/2022 09:01 AM

Council File No: 21-0829-S1

Comments for Public Posting: Hello. The project is being built without proper approval and examination of the Coastal Commission. This is a very large building and proper discovery of the environmental impact and social impact needs to be done. This project is special treatment since our city council is using Covid as an excuse to skip normal protocol. Please do not let this project go through without the proper environmental studies and traffic studies. Bridge Housing is already a disaster. Low income housing will be destroyed and the new building will not provide any either. This is Mike Bonin's last attempt at destroying Venice.

Communication from Public

Name: Daryl Barnett

Date Submitted: 05/25/2022 09:16 AM

Council File No: 21-0829-S1

Comments for Public Posting: Council Members Kevin DeLeon, Nithya Raman, Joe Buscaino and Bob Blumenfeld, The majority of Venetians are against this project but Bonin is determined to destroy Venice once and for all before he leaves office. You are being misled to approve an extremely flawed, over-priced, mixed-use development. No development agreement should be executed until proper permitting is received from required agencies and ALL the facts of the project, including the Parking Tower, are presented truthfully including the details about the noise, the traffic and the impact to the surrounding residential and commercial areas. We shouldn't be pushing this through without due diligence yet again at the whim of a lame duck Councilman, soon to be out of office and leaving his flawed mess of a legacy for us to deal with for years to come. And let's not ignore that the pro forma for this new project filing indicates that costs will rise another \$90,000 for each unit which brings costs to roughly \$1.249 million per 460 sq.ft. unit. Please, please do not approve and wait for new leadership that will actually represent Venice. Thank you. Daryl Barnett

Communication from Public

Name: John Baginski

Date Submitted: 05/25/2022 09:19 AM

Council File No: 21-0829-S1

Comments for Public Posting: Council members Kevin DeLeon, Nithya Raman, Joe Buscaino and Bob Blumenfeld please do not be misled to approve an extremely flawed, over-priced, mixed-use development. No development agreement should be executed until proper permitting is received from required agencies and ALL the facts of the project, including the Parking Tower, are presented truthfully including the details about the noise, the traffic and the impact to the surrounding residential and commercial areas. We shouldn't be pushing this through without due diligence yet again at the whim of a lame duck Councilman, soon to be out of office and leaving his flawed mess of a legacy for us to deal with for years to come. I write to express my strong opposition to the Reese Davidson Community on the Venice Canals and to urge you to take a long, hard look at the many problems with the project before allowing the developers to move forward. First, the current plans do not properly address the fact that, according to FEMA maps published in April 2021, much of the building site is in a Special Flood Hazard Area AE-EL8. As I understand it, that means significant portions of the project will have to be raised three feet above street level, increasing the height of the project accordingly. Current plans for the project, which already exceed applicable height limits in the Venice Specific Plan by 15 feet or more in places, do not address this issue in any fashion. Second, I understand that the version of the plan for replacement beach parking that has been made available to the public is not accurate and that the City is currently working, in secret, on a 45+ foot robotic parking tower with a tiered pricing scheme that favors the wealthy and impedes beach access for minority Angelenos. There is no excuse for going forward with a vote on the project until the final plan for beach parking (including type, amount, access and cost) has been made public and fully vetted by Venice residents, the Venice Neighborhood Council and relevant experts. Third, I was shocked to hear that the project plan calls for destroying four existing units of low income housing and displacing longtime Venice residents without providing comparable replacement housing. The City's Request for Proposals specifically stated that proposals need not use the entire 2.65-acre lot, so I see no reasons why these units should be destroyed at all. It is unjust and unacceptable, in addition to likely violating the Mello Act. Fourth,

we need to know whether the project will actually provide “artist lofts” and homeless housing before any vote is taken. The developers promised to provide “artist lofts,” but there is no mention of “artist lofts” in the plans (just “live/work” micro-apartments) and I understand that City housing policy prohibits reserving housing based on occupation. Similarly, the developers claimed the project would alleviate Venice’s homeless problem, but City records show that 129 of 136 non-manager units are for families making up to \$90,000, with no units reserved for the homeless. What exactly is going on? Fifth, the developers should not be permitted to destroy any portion of the historic Red Car Bridge over Grand Canal. I understand the project plan calls for destroying the East Apron and the West Apron of the historic Red Car Bridge which is a meaningful landmark on the National Historic Registry. The Red Car Bridge was a major point of entry into Abbot Kinney’s “Venice of America” in the early 1900s and it remains a special symbol of Venice and an important means of accessing the beach for millions of people from Los Angeles and elsewhere. The building site is 2.65 acres. There is more than enough room to preserve the Red Car Bridge in its entirety. Eighth, this project cannot be allowed to proceed without a comprehensive environmental review. I understand that after initially promising to conduct the “highest level of environmental review” for the project, the developers have now hired lawyers to secure a CEQA exemption under A.B. 1197. A.B. 1197 was intended for smaller, simpler projects in less problematic locations. This is a massive, mixed-use development, with two parking towers, reaching as much as 70 feet in height overlapping the Venice Canals Historic District in a FEMA flood zone and tsunami zone, with a high water table a block off the beach, in one of the most densely populated and heavily trafficked parts of Los Angeles. I understand that it does not satisfy the statutory requirements for an A.B. 1197 exemption and regardless, it would be indefensibly irresponsible to undertake a project of this magnitude without fully assessing impacts on the environment, beach access and public safety. I strongly oppose to this INSANE PROJECT

Communication from Public

Name: Benjamin Shahrabani

Date Submitted: 05/25/2022 11:20 AM

Council File No: 21-0829-S1

Comments for Public Posting: This project should be killed or at least massively redrawn. Now its bypassing PLUM so it can get approved even before it gets necessary permits from the coastal commission and other agencies (that every other project must go through)? The whole approval of this bloated, corrupt project STINKS almost as much as sad excuse of a councilman Mike Bonin. Every candidate to replace him (which can't come soon enough; hope the FBI cuts this buffoon's term short) says this project is overpriced, bloated, and doesn't help anyone (besides the developers and I'm sure some kickback's to Bonin's "Forward" foundation. Bonin has lied to his council colleagues since day 1 and is desperate to get this approved because it's part of his "golden parachute." Please do the right thing and do not approve it. Leave the decision to move forward or not to the next councilperson in CD11.

Communication from Public

Name: Helen and Bert Fallon

Date Submitted: 05/25/2022 10:30 AM

Council File No: 21-0829-S1

Comments for Public Posting: We strongly object to this attempt by Mr. Bonin to subvert the approval process. The PLUM hearing was cancelled due to "technical difficulties" so why wasn't it rescheduled? This attempt to do an end run around the Coastal Act is shameful and yet another example of the pay to play corruption in City Hall. If Mr. Bonin put as much effort in to being responsive to his constituents our neighborhood wouldn't have been turned in to skid-row west. Please stop pretending that this project can move forward without resolving the parking issues. Without adequate and reasonably priced parking you will be denying Beach and Coastal access to thousands and thousands of Los Angelenos. Where's the social justice in that.

Communication from Public

Name: Lisa Fox

Date Submitted: 05/25/2022 11:00 AM

Council File No: 21-0829-S1

Comments for Public Posting: I STRONGLY oppose the forwarding of this project. It is not being done for the "claimed" benefit of the homeless/unhoused but to line the pockets of the developers. If you look into it - most of the key turn facilities and bridge housing are less than 1/2 full and have been pretty much since this started. The developers have been extremely underhanded throughout this project - marketing it with names of celebrities without approval (who have both publicly denounced the project) and they have attempted (often successfully ... hmmm i wonder how ??) to get around all the building restrictions and approvals set up and that the rest of the community must adhere to. This project will irretrievably destroy our community and will in no way assist to solve the issue they "claim" to be addressing. This abuse of the system by large developers who somehow manage to slide under the regulations radar must be stopped. I URGE you to deny their requests.
Sincerely Lisa F

Communication from Public

Name: Darryl DuFay

Date Submitted: 05/25/2022 10:28 AM

Council File No: 21-0829-S1

Comments for Public Posting: Homelessness & Poverty Committee members, For six years I have followed this Project, including attending meetings previously in person and recently by Zoom. Time after time the Venice community has experienced being denied critical information about the Project. Unfortunately, your Thursday, May 25th meeting is a continuation of that disrespect. "No development agreement should be executed until proper permitting is received from required agencies and ALL the facts of the project, including the Parking Tower, are presented truthfully including the details about the noise, the traffic and the impact to the surrounding residential and commercial areas." Thank you for reading this, Darryl

Communication from Public

Name: Ron Robinson

Date Submitted: 05/25/2022 10:09 AM

Council File No: 21-0829-S1

Comments for Public Posting: I live here, next to this project. I oppose it and ask you to please oppose it. think deeply and don't put your name on such a dumb, overpriced, project that will be the most expensive project per room in the state. Spend our taxes more effectively.

Communication from Public

Name: susan r

Date Submitted: 05/25/2022 10:22 PM

Council File No: 21-0829-S1

Comments for Public Posting: No development agreement should be executed until proper permitting is received from required agencies and ALL the facts of the project, including the Parking Tower, are presented truthfully including the details about the noise, the traffic and the impact to the surrounding residential and commercial areas. No one is listening the residents of Venice and those living close to this project! The residents who are taxpayers of this area should be heard! We shouldn't be pushing this through without due diligence yet again at the whim of a lame duck Councilman, soon to be out of office and leaving his flawed mess of a legacy for us to deal with for years to come. And let's not ignore that the pro forma for this new project filing indicates that costs will rise another \$90,000 for each unit which brings costs to roughly \$1.249 million per 460 sq.ft. unit. This is too expensive!!! We need to be finding solutions outside of Los Angeles and partner with outside communities to find solutions for housing that are less expensive, can house way more people for the money and can create programs to get people back to work. Venice is an expensive area, a high tourist traffic area and we should be cleaning up this area and finding solutions to homeless in areas that are more economical.

Communication from Public

Name: Fred Ryan

Date Submitted: 05/25/2022 07:32 PM

Council File No: 21-0829-S1

Comments for Public Posting: Please.....PLEASE, slow this project down and go through the proper procedures and get the proper endorsements! I REALLY feel that as a taxpayer I'm being cheated by the lack of due process this Venice Median project has been allowed to exploit. I also think that the PRICE PER UNIT IS UNCONSCIONABLE!! We CAN house the homeless for much much less.....so why are we spending all this money to put them in this cost prohibitive area? I don't get it and you council members MUST put a stop to it!

Communication from Public

Name: Albert Ganjian

Date Submitted: 05/25/2022 06:18 PM

Council File No: 21-0829-S1

Comments for Public Posting: No development agreement should be executed until proper permitting is received from required agencies and ALL the facts of the project, including the Parking Tower, are presented truthfully including the details about the noise, the traffic and the impact to the surrounding residential and commercial areas. The pro forma for this new project filing indicates that costs will rise another \$90,000 for each unit which brings costs to roughly \$1.249 million per 460 sq.ft. unit. This is absurd. Bonin is making a power move with the Monster - skipping PLUM once again and bringing the project to the Homelessness and Poverty Committee. He is requesting immediate development approval - known as a Disposition and Development Agreement (DDA) - even before getting needed permits from the Coastal Commission and other agencies.

Communication from Public

Name:

Date Submitted: 05/25/2022 07:03 PM

Council File No: 21-0829-S1

Comments for Public Posting: Low income housing should not cost \$1M+ per UNIT. This project should be OPPOSED, how wasteful and shameful that a public servant would even suggest taxpayers bankroll a project this EXORBITANT.