

## Communication from Public

**Name:** Albert Ganjian

**Date Submitted:** 06/06/2022 08:41 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** Agenda Item # 5 - 22-0496 The Venice Neighborhood Council has passed multiple motions opposing the Venice Monster. Mike Bonin—the Project’s sole proponent—will be out of office in just a few months. At least 6 of 8 candidates to replace Bonin have publicly come out in opposition to the Project. This is a massive project at the gateway to Venice Beach. It will impede beach access and irrevocably change the character of our community. No action should be taken on a project of this magnitude until Bonin’s successor has been selected and taken office Due to the size and complexity of the Monster and the extremely sensitive nature of the proposed building site, yet more modifications to applicable land use plans are necessary There are strong arguments that the Project violates multiple provisions of the California Coastal Act that can be brought in court following Coastal Commission review More modifications to applicable land use plans are necessary.

## Communication from Public

**Name:** Jayne Zakheim

**Date Submitted:** 06/06/2022 08:42 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** I am opposed and horrified about the building project called the "Monster. ' The terrible homeless problem we have in Venice will not be helped by this. None of these extremely mentally ill or drug addicted or violent people who have taken over our streets, will be helped or leave these streets. It is not easy to qualify for low income housing and the people living on the streets here will not qualify. Instead you will bring more low income people changing the neighborhood, forcing businesses to close and people who have built homes here to leave. You do not solve the homeless problem we have here. You will just turn it back into a low income neighborhood and people who do pay taxes to pay for their services will be the ones leaving.

## Communication from Public

**Name:** John Baginski

**Date Submitted:** 06/06/2022 03:49 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** Agenda Item # 5 - 22-0496 • The Venice Neighborhood Council has passed multiple motions opposing the Venice Monster. • Mike Bonin—the Project’s sole proponent—will be out of office in just a few months. • At least 6 of 8 candidates to replace Bonin have publicly come out in opposition to the Project. • This is a massive project at the gateway to Venice Beach. It will impede beach access and irrevocably change the character of our community. • No action should be taken on a project of this magnitude until Bonin’s successor has been selected and taken office! • Due to the size and complexity of the Monster and the extremely sensitive nature of the proposed building site, yet more modifications to applicable land use plans are necessary. 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. 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, This is a parking sensitive area and the crazy parking strategy of this project are simply not acceptable. Third, 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, How many “artist lofts” and homeless housing will be provided. 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. 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. Sixth, if the project is approved as proposed, there will be no designated bike lane access to Venice Beach from Venice Boulevard. LA's Mobility Plan 2035 and the Coastal Transportation Corridor Specific Plan call for making the area surrounding the project—where Venice Boulevard meets Venice Beach—a "Pedestrian Enhanced District" and "Bicycle Enhanced Network" with expanded sidewalks and protected bike lanes. In addition, Councilmember Bonin has poured millions into his controversial "Street Diet" to shift traffic on Venice Boulevard from automobiles to bicycles and claims to be promoting alternative mobility in his so-called "Westside FastForward" initiative. The developers still refuse, however, to meet this legal obligation to expand streets and sidewalks surrounding the project, and are instead removing bike and pedestrian access to the beach via the existing surface parking lot and the Red Car Bridge. Sticking us with substandard sidewalks, preventing the development of dedicated bike lines and taking away existing pathways to the beach is not acceptable. We need to expand—not reduce—beach access! Seventh, the City's PVP architects criticized the project as a "looming mass" and "large barge" that is "dormitory-like in expression" with a "very aggressive, harsh and bunker-like design." 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 LA. Stop This Project

## Communication from Public

**Name:**

**Date Submitted:** 06/06/2022 04:03 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** Please stop the monster project as I have lived in Venice 33 years and know it will ruin our neighborhood. It will diminish tourism and locals even wanting to go to their own beach. Wait for new counsel people, stop supporting this poorly thought out plan and end this bight on our peaceful Abbott Kinney paradise

## Communication from Public

**Name:** Brennan Lindner

**Date Submitted:** 06/06/2022 04:20 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** Please do not approve this project as presented. For over 6 years, the exiting council person has railroaded this project (and others) against the wishes and/or input from residents in Venice. The majority of Venice is not against TSH or PSH, but our concerns are continually swept aside and we only hope that we can recover from the damage that has been done, both in not listening to constituents and also really 'working' to help those in need. There is no need to rush this through circumvent CEQA, EIA, public input, and even a basic neighborhood operating agreement. This project (and others) could work, but it needs to be mutually agreed upon in order to be successful. Please do not approve this in a rushed fashion and circumvent every process and law in place to appease the outgoing councilperson.

## Communication from Public

**Name:** Stefanie H.

**Date Submitted:** 06/06/2022 04:27 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** This project is absolutely irresponsible and must be stopped. \$1.26 million per 460-sq.-ft. unit (\$2,739 / sq. ft.). That is just insane. Most of the people running to replace Mike Bonin have listened to reason and sense and oppose this project. Please do the reasonable thing. The only good this does is give VCHC a profit. I am a Venice resident but live no where near this project.

## Communication from Public

**Name:** kbulo

**Date Submitted:** 06/06/2022 05:09 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** Agenda Item # 5 - 22-0496 I oppose this gross negligent development for the following reasons: a) The Venice Neighborhood Council has passed multiple motions opposing the Venice Median development. b) Mike Bonin—the Project’s sole proponent—will be out of office in just a few months. c) At least 6 of 8 candidates to replace Bonin have publicly come out in opposition to the project. d) This is a massive project at the gateway to Venice Beach. It will impede beach access and irrevocably change the character of our community. e) Spending \$1.3M of taxpayers dollars for a single 450 sq ft studio in a Tsunami Evacuation Zone? Really?! No action should be taken on a project of this magnitude until Bonin’s successor has been selected and taken office! Do the right thing, and vote no. Your voters will thank you, or else.

## Communication from Public

**Name:** emil n

**Date Submitted:** 06/06/2022 05:13 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** Re: Agenda Item # 5 - 22-0496 Herewith I oppose this project on public record. As you know, the majority of Venice stakeholders still reject this development. And have been rejecting this for over 5 years. This whole process was not even close of being transparent to the public. Stakeholders have been kept in the dark. There was no good faith, either from the developers and from CD11. A reminder: 1. The Venice Neighborhood Council has passed multiple motions opposing the Venice Median development. 2. Mike Bonin—the Project’s sole proponent—will be out of office in just a few months. 3. At least 6 of 8 candidates to replace Bonin have publicly come out in opposition to the project. 4. This is a massive project at the gateway to Venice Beach. It will impede beach access and irrevocably change the character of our community. 5. How can anyone vote for this without proper environmental reviews? The property is located in a Tsunami Evacuation Zone. 6. An irresponsible amount of hundreds of millions of taxpayers money are at risk. Thus, no action should be taken on a project of this magnitude until Bonin’s successor has been selected and taken office! It's the right thing to do. And you know it. So please vote with your conscience. Otherwise, people will vote you out of office.

## Communication from Public

**Name:** Gard Hollinger

**Date Submitted:** 06/06/2022 05:24 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** As an over 20-year resident, homeowner, and taxpayer in Venice and in particular the Venice Canals I am writing to express my strong opposition to the project that has become known as the "Venice Monster". The Venice Neighborhood Council, comprised of Venice residents, has passed multiple motions opposing the Venice Monster. This project's site and the massive project itself are located at the gateway to Venice Beach. It will impede beach access, access meant for all Angelinos and visitors to enjoy. It will destroy and irrevocably change the character of the Venice community, one that has enjoyed a long, historied, and unique character... a character that attracts residents, visitors, and tourists from around Southern California and the world. Mike Bonin has been this project's sole proponent and he will be out of office within a matter of months, hopefully with him will go the sneaky tactics that have been employed to have allowed this project to proceed without regard to current laws, land protection standards, building guidelines and due process designed to allow the public to have a voice. At least 6 of the 8 candidates to replace Mike Bonin on the current elections ballot have publically expressed their opposition to this Project and NO Action should be taken on a project of this magnitude until Mike Bonin's successor has been elected and has taken office. You have heard the strong opposition of Venice residents for the last 6 years, all while this project has continued to grow and grow in its negative physical and financial impact on the community. It's time to start to operate as elected and appointed officials are intended to, in the best interest of your constituents, not those of land developers. Respectfully, Gard Hollinger, Venice Resident/Homeowner/Taxpayer

## Communication from Public

**Name:** Lois Tarter

**Date Submitted:** 06/06/2022 05:24 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** This continues to be a travesty. The proper approvals have not been received, the coastal commission has not weighed in, Bonin is trying to get this through to fear his husbands pockets because he has a large concession that will be in the building The car elevator is ridiculous, people will have to wait forever to get their cars and now it is going to be composed of any homeless people, but low income people making under 90,000 / year. Which doesn't sound so low income to me. The unties, 450 sq feet are going to cost 1,425,000 each to build, any padding there? And the local homeowners will again be sacrificed for some crazy Bonin dream. DO NOT PASS THIS. IT IS A GIANT! SUPER EXPENSIVE JOKE.

## Communication from Public

**Name:**

**Date Submitted:** 06/06/2022 06:02 PM

**Council File No:** 21-0829-S1

**Comments for Public Posting:** I am opposed to the development adjacent to the canals as it is taking away public parking, providing housing to persons with no sobriety to alcohol or drugs thus posing health and safety risks to nearby homeowners. All day and night I am confronted by homeless persons acting in bizarre and obscene manners, defecating in the streets as well as urinating. Disruptions to private yards and property occurs weekly. The Venice Public Library is unsafe to attend with multiple homeless encampments in front, trashing and littering Centennial Park and both N and S Venice Blvds. The project willed chaos and crime to the area with the same people now being offered units for 1.26 million each at less than 500 square feet, which is an outrage