



MIKE BONIN
City of Los Angeles
Councilmember, Eleventh District

July 12, 2016

Vince Bertoni
Director of Planning
Los Angeles Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

Re: Request for a public hearing under L.A.M.C. 16.05(G)(3)(b), 12444 Venice Blvd., (DIR-2016-304-DB-SPR)

Dear Mr. Bertoni,

Under Site Plan Review, the Department of City Planning reviews proposed projects in order to promote orderly development, evaluate and mitigate significant environmental impacts, and promote public safety and the general welfare. Site Plan Review ensures that projects are properly related to their sites, surrounding properties, and their environmental setting, as well as designed in a way to address traffic circulation and other infrastructure concerns.

The Department works to control or mitigate the development of projects that are likely to have a significant adverse effect on the environment, as identified in the City's environmental review process, or on surrounding properties by reason of inadequate site planning or improvements.

Per L.A.M.C. 16.05(G)(3)(b), I request that, as the Director of Planning, you schedule a public hearing for the proposed project at 12444 Venice Blvd.

As currently presented, the proposed project may have a significant effect on neighboring properties for the following reasons:

- The proposed project is seven stories and 85 feet in height, which is significantly taller than any other building on Venice Boulevard in Mar Vista. Such a change is material and should be discussed at a public hearing.

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Los Angeles, CA 90045
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City Hall
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Los Angeles, CA 90012
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- The project applicant has not presented before the Mar Vista Community Council. Although this may change, there is a reasonable expectation, based on previous communications, that the applicant will not present before the Community Council, essentially removing the community from the review process.
- The proposed project provides only 75 parking spaces, despite the fact that it has 77 residential units and over 2,000 square feet of ground floor retail. This limited parking will place a tremendous strain on the surrounding residential community.
- The proposed project has a level of at-grade parking. This will dramatically change the character of Venice Blvd, which is undergoing a rebirth, due in part, to its inclusion as one of the Mayor's Great Streets. In order to maximize pedestrian orientation, it is desirable that all projects on Venice Blvd maximize the use of subterranean parking.

Due to these significant effects on neighboring properties, I respectfully request that, as the Director of Planning, you schedule a public hearing for the proposed project at 12444 Venice Blvd, (DIR-2016-304-DB-SPR).

Regards,

A handwritten signature in black ink that reads "Mike Bonin". The signature is written in a cursive, flowing style.

MIKE BONIN

Councilmember, 11th District

EG:mt