

Heather Witt

8787 Venice Blvd Mixed Use Neighborhood Concerns

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The residents surrounding the proposed project have the following concerns we would like addressed before approving the mixed use project of 2 buildings, 6 stories above grade and 4 stories below grade with 73 one-bedroom units plus office space and retail:

- 1) Safety: We are on the Newport - Inglewood Fault line and believe a project of this scope will not be safe for residents or neighbors.
- 2) Scale: it is much larger than any other buildings in the area and will dwarf the architectural landmark Helms Bakery and the surrounding neighborhood of single story houses. We propose 4 stories.
- 3) Traffic: with increased building and narrowing of the streets with bike and bus lanes, as well as streets that converge and are blocked off due to the 10 fwy and Ballona Creek there are many times we cannot currently access our neighborhood at Venice and Washington.
- 4) Traffic Survey: We need a traffic survey once all of the construction is completed before adding this project.
- 5) Narrow Streets built in early 1900s: it takes a 3 point turn to exit driveways on Helms and Hutchison and two cars cannot pass at the same time. Adding 73 one-bedroom units and office and retail will make the streets way too crowded. We would like closer to 20 or 40 with 2 and 3 bedroom options.
- 6) No bonus density: the streets are not built for this sort of traffic as stated above

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seniors with caregivers, people working from home, or sharing expenses with roommates. 1 bedrooms do not suit the needs of the neighborhood.

8) Setbacks and community space: With covid and the need for outdoor dining there needs to be setbacks on Venice in case people are forced to be outside again; Room for outdoor dining.

9) Free parking: It is not enough to offer parking if it is not free. There is almost no parking in the neighborhood, parking must be free and quick and easy to access. Residents of this project must NOT be eligible for residential parking permits in writing. We are not sure how long it takes to get a car in and out of automated parking.

10) Charm: This neighborhood and Helms Bakery is comprised of houses built in early 1900s and that is what brings value to our streets. Square glass buildings hurts our charm and the reason people buy on our streets.

11) Dog run: There is a dog washing station but no space to walk dogs, this means 73 dog eligible units will have to walk dogs in the neighbor's yards.

To read more in depth on each aspect: <https://tinyurl.com/8787venice>
To read more about WEST ADAMS – BALDWIN HILLS – LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) Venice National TOD
Subarea <https://planning.lacity.org/odocument/fb76981a-0dd...>



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COMMENT

Martha Saucedo



Nov 04, 2022

upvote  reply  show Nov 04, 2022

I don't agree in this project

randy witt



Oct 28, 2022

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This project needs a lot more reviews and scrutiny!

Raquel Avalos

Oct 28, 2022



upvote  reply  show Oct 28, 2022

This mixed use building unit does not serve our family neighborhood in any capacity but enables a transient lifestyle of bachelors cyclically living in single bedroom apartments that will endanger our quaint neighborhood. The businesses are meant to function only for the apartment units, creating an unwelcome environment for the generations of neighbors surrounding it. The proposed unit is uncharacteristically large and tall for our neighborhood, it threatens our neighborhood's privacy with it's mere height, and will add to the pollution of the area with the 75 car minimum it will bring in.

This property could be made into a welcoming plaza of cafes, small market, and park area for our neighborhood. Respect our neighborhood and us neighbors.

Sofia Avalos

Oct 28, 2022

upvote  reply  show Oct 28, 2022

I call the nuisance law on this project. The overlooking, noise, and style/size of these buildings are completely out of touch with the character of the local community. These proposed out of character over-scale buildings also would impact sunlight, visual qualities of the local community and create over shadowing to the neighborhoods as well as create visual blocks. Again the loss of privacy for neighbors are going to be impacted and (our visual features could be seen within 80 feet) and our safety and privacy is at risk. Step backs and setbacks are in need to be provided for neighbors along the property line. Setbacks within an 80ft reasonable space from the building project should be reasonable space allowed for neighbors to have privacy barriers like trees and allow for sunlight and privacy to be maintained for neighbors. And if setbacks aren't going to be reasoned step backs of at least 60 feet should be substantial to maintain privacy of neighbors. Firewalls around the building need to be installed and adequate space needs to be provided. Trash should be roofed enclosed and should also be internal and not impact the neighbors with pestilence. This building is going to be built south of many single unit family homes so their plants and their homes and yards are going to be getting more shade and this will affect them. Traffic would also be impacted and wouldn't help our community but hinder it with more than 30 people at the bus stop in peak hours it would cause overcrowding, and traffic congestion. With a high school and more than 3 elementary schools nearby I don't believe 1 bedrooms are needed in this neighborhood as the demand is obviously needed for families. So I respectfully call this project a nuisance and call on the nuisance law. I also think it would be beneficial to look into the California Environmental Quality Act on this proposed project.

Kayemee Pitt

Oct 27, 2022



Oct 27, 2022

upvote reply show

Traffic doesn't move at all and lack of street parking already keeps us from bringing more business to this area

Annie Domingo

Oct 26, 2022



upvote reply show

Oct 26, 2022

I

Maria Avalos

Oct 26, 2022



Oct 26, 2022

upvote reply show

The proposed mixed-use development is a multistory monstrosity that doesn't belong in this neighborhood for the reasons listed on the petition and more.

Estela Avalos

Oct 26, 2022



Oct 26, 2022

upvote reply show

I'm concerned that this building is too large scale in an already congested area. This will contribute to more air pollution in a neighborhood that's next to a freeway, highway and multiple boulevards. This project isn't like The Ivy Station in Culver City, in that it's not just across the way to residential neighborhoods - it's actually on a residential block. There is no evidence that such high density buildings contribute to less cars being driven, either.

More, I fear that a six story building with 1 bedroom apartments will add to transitioning people in and out of the neighborhood, instead of building community. For an area where families and many young women and teens are walking, bachelor one bedrooms takes from the family friendly atmosphere, more it is concerning from a safety standpoint.

These buildings don't match the areas 1910s and 1920s California style homes. It looks like a cold hospital. I wonder if anyone who would want to approve this would want this in their own backyard next to their own families. It's easy to pin this on a neighborhood that was mostly working class.

The owner says he wants ten families to live there in affordable housing, this is why he claims the project must be this large scale. Yet all units will be one bedroom. I don't think 10 one bedroom apartment units will do much of anything to help families or individuals in our area with housing.

The buildings, being high density, pose a public health safety concern, particularly considering recent international viral outbreaks. There needs to be more outdoor recreational space than just walkways.

Usually when such projects are built, something is offered that would be beneficial to the community. What is this

project offering? Is it more green space, trees, safety features on the boulevard for pedestrians? Beautification? I don't see anything.

That specific area is zoned for open space, and there must be a reason for that, particularly as the neighborhood is already near traffic and pollutants, yet this development will be going against that.

Also, I don't see the buildings are bird friendly, they are way too big and we have a lot of wild birds in our area. That is a concern for me.

With the buildings towering over single unit homes, I'm also concerned that more families will be left with too much shading in their homes, yards, and gardens. Solar panels can be affected. We will lose our views of the historic Helms Bakery and of the open skies. There are studies that show that high density areas can increase levels of anxiety. This project will affect our quality of life. Traffic will increase, pollution will increase, water usage will increase while we're in a historic drought.

Privacy and safety is of great concern, as well.

Rose rios

Oct 26, 2022



Oct 26, 2022

upvote reply show

Not suitable for our neighborhood! Parking and traffic congestion are already a problem in this area. I fully agree with the cons stated in this petition. More of these building are not what we need!!

Rosie I Banuelos

Oct 26, 2022



Oct 26, 2022

upvote reply show

Rental properties erecting everywhere, overcrowding our neighborhood, causing more traffic congestion, not enough parking and not to mention the owners and developers are not taking safety into consideration. Their concern is to profit only. Why one bedroom apartments, when there are families to house or people who have to split the rent because rent is so high? This needs to stop, enough is enough. Don't need to feel like we are living in New York..

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