

To Whom it May Concern: [SORO, Council District 10, LA City Planning Los Angeles, CA]

I am very concerned about the 8787 W. Venice proposed project. A detailed list of issues are explained in the following locations: www.8787venice.com, <https://tinyurl.com/>

[8787venice](http://8787venice.com) and <https://tinyurl.com/8787petition>

My biggest concerns are **Parking**, **Density** and **Safety** of our neighborhood. I live in one of the single family homes directly on Hutchison. For years we struggled with unwelcome individuals, who do not reside in this neighborhood, loitering and parking their vehicles on our streets. These folks would disrespectfully trash the streets and generate noise in the middle of the night. We, the neighbors, finally collected enough signatures to petition to require permits for parking. We have finally found some peace.

I know that if this project moves forward and does not provide free parking to its residents and patrons, our streets will go back to the nightmare we have finally put behind.

I do NOT want the residents, guests and customers of the residential units and the retail space to be granted permits to park on our streets. I also do not want construction trucks to park on the residential sides of the streets. I work from home and all of this noise will impact my productivity.


Anton Loman

Anton Loman

02/06/23

UCLA HEALTH SCIENCES IMPORTANT WARNING: This email (and any attachments) is only intended for the use of the person or entity to which it is addressed, and may contain information that is privileged and confidential. You, the recipient, are obligated to maintain it in a safe, secure and confidential manner. Unauthorized redisclosure or failure to maintain confidentiality may subject you to federal and state penalties. If you are not the intended recipient, please immediately notify us by return email, and delete this message from your computer.

To whom it may concern (SORO, Council District 10 LA City Planning Los Angeles, CA)

As a neighbor resident in this development project, we would like to express my concerns regarding the 8787 W. Venice proposed project in our neighborhood.

We are concerned with the issues as follows:

The flow of the traffic, parking, density, height, safety and the consequential impact and infrastructure and public safety in our area/neighborhood.

We are afraid that the density and size of this project will be contributing to population on a scale that this neighborhood has neither been built nor properly prepared for. So far, there is no impact study presented on how this infrastructure/project will affect the surrounding ageing houses in the neighborhood when the construction starts and is completed.

As this project with this scale/size, it will affect surrounding neighbors' safety too due to the limited spaces of tenants parking inside the unit, then their tenants will park on the street or neighborhood, so we would require the developer to incorporate in their lease that their tenant must purchase parking. Since this project will have one bedroom, it will be mostly likely to house the single/bachelor of the tech industry and it will change the gentrification of the neighborhood.

The height of this proposed project will also affect the quality of life for surrounding residents, since the sunlight will be greatly lessened and affect the ability of present residents to go outdoors. We are also concerned this building could increase noise impact coming from the 10 fwy and possibly create a pocket of pollution that will hold less air flow due to the lack of open air space. Please review/revisit the allowable the maximum height without providing additional height incentive due to the density area. Please review this request very carefully how it will impact the surrounding neighborhood.

As the freeway shoulder in Robertson's entrance/exit will be widening by the Los Angeles Public works in the future, by granting many additional incentive to this project will certainly create additional traffic jams and additional air pollutants in the neighborhood.

We are recommending that Soro requires additional study on this regard to be performed by the developer, so far we have not seen any air pollutants and traffic study reports were presented. In addition, the developer must perform a study of the geology for earthquakes to ensure this infrastructure will not create hazards to the surrounding neighborhood's houses that are over 60 to 75 years old.

This project would utilize Helms and Hutchison Street for their in/out traffic, since Helms and Hutchison street are a very narrow street to host the traffic in and out of the project, please consider requesting the developer to widen the street by giving out additional 20 feet of their left and right lot to host the traffic on both sides of the street and in addition to take care of the street improvement or B permit.

For your information both streets sidewalk needs much improvements to be done by the city of Los Angeles, but so far the execution has not started by the public works of the city of Los Angeles. By widening the street for traffic movement and cutting their building width/size on Hutchinson and Helms will ease the daily traffic jam at both streets.

Lastly, the developer is required to install security cameras for the benefit of neighbors and tenants safety and also hire some security onsite to monitor their retails shops.

Sincerely,
David and Angela Asali
Neighbor at 3131 Helms Avenue, Los Angeles, CA 90034

Stake Holder / Resident, [3172 Hutchison Ave, Los Angeles, CA, 90034](#) [Los Angeles, CA 90034](#)

To whom it may concern (SORO, Council District 10 LA City Planning Los Angeles, CA)

As a neighborhood resident (I live directly across the street from this planned structure) I have serious concerns regarding the 8787 W Venice proposed project. A detailed list of issues are explained online at the following pages: <https://8787venice.cargo.site/Neighbors-Concerns> and <https://8787venice.cargo.site/Take-Action>

The most glaring issues are **Parking, Density, Height, and Safety** of our neighborhood, not to mention the increased **Traffic**, the **Noise**, the constant Shaking, and **Disruption** of our lives to create this (in my opinion quite ugly) building that few of us will see any benefits from. It will also block out sunlight to the neighboring streets. As I live directly across the street from the proposed location of this monstrosity, all these issues are a major concern.

To date I have not seen an official traffic study how an additional 73 + residents and businesses (should any actually move into this structure) will impact the traffic in and around neighborhood and main streets. Currently *normal* traffic along Venice blvd, National, Cataragus is horrendous. I commute up Venice from Hutchison Ave *daily* and the street is virtually a parking lot of cars in the morning and evening hours. It sometimes takes me 20 minutes to go the 6 short blocks to Robertson- a mere .5 miles at whopping speeds of up to 3 sometimes 4 MPH!

To date I have not seen an official study of the number of empty / vacant retail and office space in our area, but having walked many times along Venice, Washington, National, and Jefferson streets I have seen all the empty offices, retail space and empty buildings- which have greatly increased after the pandemic. Do we really need MORE vacant structures? No. We do not. Two **gigantic** High-Rise buildings – The VOX (910 residences, 6 story, 160,000 sq ft), Cumulus, and ARQ residences (300 apartments, **31 stories!!**) and offices are less than a mile away. I would be most curious to see their current capacity. Surely their location and large capacities negates any need for *additional* structures like the one proposed across our tiny street.

Our neighborhood is just now getting back to relative normalcy after the completion of the Expo-Line, Apple, Ivy Station, and the WB / HBO buildings. The amount of traffic and disruption from those projects as massive trucks hauled away literal tons of earth and rock took **years**.

This structure is not welcome, wanted or necessary. There are plenty of apartment buildings, office, and retail space currently available in the Helms district as mentioned above. It is a nightmare in the making, brought to us by people who do not live in the area and will not see the headaches their wealth-generating project will cause us who live directly in the line of fire.

Sincerely; Your Helms Neighbor.

 David Murphy

Date: January 26, 2023

To Whom it May Concern: [SORO, Council District 10, LA City Planning Los Angeles, CA]

Dear Representatives,

As a neighborhood residential stakeholder, I would like to express my concerns regarding the 8787 W. Venice proposed project in our neighborhood. Please refer to our twelve grievances listed on the neighborhood project website: www.8787venice.com.

I'm concerned with many pressing issues for our neighborhood, including: **density, height, parking, safety, aesthetics and native vegetation, bird safety**, and the *consequential impact* on infrastructure and **public safety**.

Density/Safety

This project will be contributing to population and building space on a scale this neighborhood has neither been built nor properly prepared for.

There has been no study on the present state of aging infrastructure nor on the consequential impact that could occur. We are concerned with pipes bursting, water usage, electrical usage leading to neighborhood blackouts, sewer drainage among more occurrences having to do with natural catastrophes such as earthquakes, and flooding. Present residents noted their concern in a neighborhood meeting that the Inglewood fault line runs directly under this neighborhood and specific homes.

In cases of emergencies, such a project with this scale of density will affect surrounding neighbors ability to safely leave a neighborhood.

Psychologically, there are studies that show that increased density leads to anxiety and depression for women. Being that there are many single women in the neighborhood, this project unjustly imposes. [Please see: <https://pubmed.ncbi.nlm.nih.gov/29212385/>].

Moreover, being that this will temporarily house mostly bachelors, we are concerned about public safety. We are also concerned about further displacement of certain minority groups, including women, and those of the working class socioeconomic group. This project will affect the housing prices surrounding it and the culture of the neighborhood as it will cater to bachelors in the tech industry.

Height

This proposed project will not only dwarf present landmark locations from the neighbors who have lived here for years, it will also affect the quality of life for surrounding residents.

The access to sunlight will be greatly lessened and affect the ability of present residents to practice food sovereignty, directly impacting their access to food and crop growth.

Further, we are concerned this building could increase noise impact coming from the 10 fwy and possibly create a pocket of pollution that will hold less air flow due to the lack of open air space, please see [<https://www.nasa.gov/content/goddard/nasa-scientists-relate-urban-population-to-air-pollution/>] and sciencedirect.com

Parking

We are concerned that tenants of this project will be able to apply for permit parking, adding to already congested street parking, and all of the safety and quality of life ramifications that this potential lack of parking situation will incur.

There are no present studies illustrating that less parking spaces equates to less automobile usage.

Aesthetics

With all due respect, to a majority of neighbors, this proposed building is regarded as an intrusive and ugly eye sore. It is not fitting with the other early 1900s buildings in the area. This strip of land is considered commercial space, yet, unlike The Culver City Platform or The Ivy Station, it is in the middle of a quaint neighborhood that is still mostly single family unit one-story homes, made for a family of four, at most.

One person told me the design of this proposed project was too big and that it looked like a hospital.

Being that this building will remain for at least 50 years or longer in our neighborhood, I sincerely ask that the builder consider the look of the neighboring Culver City Meralta Office Plaza, located at 9696 Culver Blvd, Culver City, CA 90232 for inspiration for this proposed project.

Native Plants and Local Southern California Ecology and Bird Safety of the Building

There is a certain ecological relationship that birds, insects and plants all have with each other. Native insects only feed on native vegetation, and this affects our native bird population, as well, as they feed on the native insects. Due to much well-meaning but ultimately ecological ignorance of many, there are many nonnative invasive plants that still require heavy water usage and affect these important living populations. Being that there is a drought, and there

is talk of rationing water, we need to ensure we utilize native plants from now on. There has been much destruction of the land that has affected water and native plant access for pollinators such as butterflies, native bees (monarch butterflies and native bees have suffered a great reduction in numbers in recent years), and native birds, such as hummingbirds. The recent hikes in nonnative mosquitoes has presented great health concerns for many in our area. This matter affects our whole local ecology. The Theodore Payne Foundation offers resources to grow native plants, and so does instagrams: @california_native_plants, and @hardycalifornians with low cost recommendations and estimates on using native vegetation and its impact on the ecological welfare of the surrounding land and wildlife. This would also foster future professional relationships with local indigenous groups.

Please accept this signature as my plea for you to encourage the builder to find an actual compromise on this project. It comes with the territory that when projects are proposed, that a compromise is reached taking into consideration the vocal pleas and concerns of the present area residents. At the moment, it truly feels like there is no interest in finding a compromise, or hearing our voices, at all.

- I'd ask that if the main reason that the building is six stories is due to a mere eleven affordable units, that this bonus for density be re-considered. I don't see the benefit in having 11 single room units for 11 individuals at the expense of the crowding that will occur in the whole neighborhood. If more are expected to use public transportation, then this reason for raising height for eleven units does not make sense.
 - I'd vouch for balcony spaces in lieu of two more floors added to these buildings, as well. With covid and other concerns, outdoor space is needed. This will also prove to be an attractive asset for young tenets, and prevent feelings of isolation for tenets.
 - I'd ask you to be mindful of the fact that this project doesn't hold anything truly beneficial to the economy of the immediate area, which in urban planning is usually considered when such a large project imposes on a smaller neighborhood. Perhaps a small public courtyard, a bodega, or an outdoor reading area somewhere with some simple benches, could enhance a more natural entrance into the neighborhood.
- Lastly, my family owns more than one home in the area. We have three different families in this immediate locale, and have been here for 49 years. We'd appreciate our voices being heard on this issue as we do not just own property, but dwell, are raising children and live in this neighborhood.

X_____ Estela Avalos
3121 S. Halm Ave.
Los Angeles, CA 90034

 *Estela Avalos*

02/06/23

Stakeholder
Hutchison Ave.
Los Angeles, CA 90034

To Whom it May Concern: [SORO, Council District 10, LA City Planning Los Angeles, CA]

As a neighborhood resident and stakeholder, I have serious concerns regarding the 8787 W. Venice proposed project. A detailed list of grievances are explained in the following locations: www.8787venice.com, <https://tinyurl.com/8787venice> and <https://tinyurl.com/8787petition>

The most pressing issues are **Parking, Density, Height, and Safety** of our neighborhood. Instead of saying what I don't want, this is what I do want:

Parking must be provided with the cost of rent for all rental units. If needed, the building can offer incentives if tenants choose NOT to take a parking space. Leasing a unit must include a parking space.

2 floors on the front building only can be added as a bonus for 11 low income units. The builder should not get 4 floors of increase by adding 2 floors on two buildings. The building bordering the residential neighborhood should be limited to 4 stories.

Include studio, 2 and 3 bedroom options to provide housing for people with varied needs and income situations.

Security Cameras must be installed for the benefit of neighbors and tenants safety alike.

No dog washing station should be provided **without a dog walking area** on site.

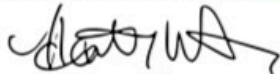
The design could be more closely aligned with the vintage feel of Helms Bakery with at least windows that look more like those at Helms Bakery.

The builders must do a **sound study, traffic study, geological (for earthquakes)** and make sure the **neighborhood infrastructure can handle the increased water, sewage and electrical usage** and upgrade those systems if needed.

Builders should repair sidewalks for the neighbors where needed in exchange for the disruption of 2 years of construction.

All reasoning behind can be found at www.8787venice.com and [www.tinyurl.com/8787venice](https://tinyurl.com/8787venice).

Sincerely,



Stakeholder and Owner on Hutchison Ave., Los Angeles, 90034

Karina <karinabrennan92@gmail.com> Wed, Feb 1, 2023 at 5:42 PM

To: "ohhare@gmail.com" <ohhare@gmail.com>

Hi! I live on Ivy Street and wanted to write a letter expressing my concern for the proposed plans for the Helms Bakery parking lot.

I am urging the city to decline these plans as there's major concerns about traffic, scale and noise. With so much gentrification of the neighborhood in the last couple years, tenants are being pushed out of our neighborhood and relocating to less safe neighborhoods that are more affordable. It is disheartening to see.

Additionally, the streets surrounding our neighborhood can't handle the traffic already so there's a major concern with the addition of two six story buildings.

Appreciate you taking the community into consideration before making these decisions. We recognize there is a housing crisis in LA, but large luxury apartments will not solve the issue, it will just make it more pervasive for the lower and middle class.

Thanks again for taking the time, Your neighbor on Ivy St.

--

Karina Brennan 206.930.7058

January 23, 2023

TO: South Robertson Neighborhoods Council, Council District 10, and Los Angeles City Planning Commission
RE: 8787 Venice, Los Angeles, 90034

First, let us state that we are not trying to stop this project. Rather, as homeowners, stakeholders, and a couple that live on Helms Avenue (which will be directly impacted by this project), we ask you to weigh the following concerns as you consider approving the proposed 8787 Venice project.

PARKING

It is our understanding that parking for tenants at 8787 Venice will NOT be included in their rent and they'll have to pay *more* to park their vehicles in the underground parking. It also appears that tenants will be given a Helms Avenue physical address, not a Venice Blvd address. With that, they would be allowed to apply for street permit parking on Helms and Regent. We presume a majority of tenants will opt to park on Helms or Regent versus paying extra to park in the underground parking at 8787 Venice, which means additional pressure will be put upon streets with an already limited number of parking spaces.

Helms Avenue is just one-block-long. Currently, the maximum number of vehicles that can park on the street is about 38. It used to be more, but after a developer replaced a single-family home with two separate multi-story homes, the two parking spots that had been in front of that property were eliminated. We can expect similar future developments will eliminate even more street parking spaces. Think about that. **MORE** people living on Helms applying for street parking permits, with **FEWER** street parking spaces. **We ask that parking at 8787 Venice be included in tenants' rent. And that they be prohibited from purchasing street parking permits.**

SAFETY

The Newport-Inglewood fault line lies under this neighborhood's aging infrastructure. Can old underground pipes/drainage and electrical grid handle the demand brought on by this project? With the expected number of 73 residential units, who-knows-how-many businesses or guests, the logistical impact of traffic on Helms Avenue is of concern to us. Should there be an emergency, this project will affect residents' ability to safely evacuate the neighborhood. **We ask that reports or studies be shared with the neighborhood to address these safety-related concerns.**

DEMOLITION & CONSTRUCTION

Admittedly, we are "Construction Fatigued." For years now, we have endured massive traffic issues on Venice Blvd during the Expo line construction and the various projects in and around downtown Culver City.

First it will be the demolition of the Helms Bakery parking lot. DIRT. DEBRIS. NOISE. IDLING SEMI-TRUCKS queued up along neighborhood streets. (Trucks can't line up on Venice Blvd anymore, thanks to those white bike lane pylons, right? If so, then we expect they'll line up along Regent and then periodically block traffic on Helms and/or Hutchison.)

Then it will be the construction. MORE Dirt. MORE Debris. MORE Noise. MORE idling semi-trucks queued up along our streets. The impact on traffic flow during the entire (one, maybe two years?) project will be worse than it already is. **We ask that the organizers of this project mitigate the negative impact of demolition and construction as much as they are able, specifically pertaining to construction trucks.**

POSITIVE IMPACT

The developer's presentation included a list of positive impacts for the neighborhood. We were hard-pressed to find much positivity – for the neighborhood, at least. After enduring a couple years of demolition and construction as outlined above, it sure would be nice if the neighborhood could end up with one or two tangible benefits. **We ask that part of this project include something like repairing broken sidewalks and improving the street lighting.** Our neighborhood isn't very large – we feel this is a reasonable request. Better sidewalks and street lighting will benefit our new neighbors at 8787 Venice, too.

We're happy to discuss any of the above points with any of you. We can be reached at 310.963.5414. Thank you for your time and for your consideration. See you at the next meeting!

Kirk and Christine Thomas

3133 Helms Avenue
Los Angeles, CA 90034

Helms Neighborhood District Residents

Los Angeles, CA 90034

www.8787venice.com

Date:

To Whom it May Concern:

[SORO, Council District 10, LA City Planning Los Angeles, CA]

Dear Representative,

As a neighborhood residential stakeholder, I would like to express my concern regarding the 8787 W. Venice proposed project in our neighborhood.

A detailed list of twelve grievances are thoroughly described on the website: www.8787venice.com.

The most pressing issues are **density**, **height**, **parking**, and the **safety** of our neighborhood. This includes the impact on infrastructure and public safety.

Density/Safety

This project will be contributing to population and building space on a scale this neighborhood has neither been built nor properly prepared for.

There has been no study on the present state of aging infrastructure or on the consequential impact that could occur. We are concerned about pipes bursting, water usage, electrical usage leading to neighborhood blackouts, sewer drainage among more occurrences having to do with natural catastrophes such as earthquakes, and flooding. Note: the XX fault line runs directly under this neighborhood.

In cases of emergencies, such a project with this scale of density will affect surrounding neighbors ability to safely leave a neighborhood.

Psychologically, there are studies that show that increased density leads to anxiety and depression for women. Being that there are many single women in the neighborhood, this project unjustly imposes.

More, being that this will temporarily house mostly bachelors who, we are concerned about public safety. We are also concerned about further displacement of certain minority groups, including women, and those of the working class socioeconomic group. This project will change the housing prices surrounding it and the culture of the neighborhood as it will cater to bachelors in the tech industry.

Height

The proposed project will not only dwarf present landmark locations from the neighbors who have lived here for years, it will also affect the quality of life for surrounding residents.

The access to sun will be greatly lessened and affect the ability of present residents to practice food sovereignty, directly impacting access to food and crop growth.

Further, we are concerned this building could increase noise impact coming from the 10 fwy and possibly create a pocket of pollution that will hold less air flow due to the lack of open air space.

Parking

We are concerned that tenants of this project will be able to apply for permit parking, adding to already congested street parking, and all of the safety and quality of life ramifications that this potential lack of parking situation will incur.

Please accept our signatures as our collective vocal protests concerning this project,

Maria S. A. Rios

3121 S. Halm Avenue

Los Angeles, CA 90034

October 27, 2022

SORO Neighborhood Council PO Box 35836
Los Angeles, CA 90035

Dear SORO:

My husband and I live 4 houses north of the proposed project on Venice Blvd., and while we are generally in support of the project, we feel the scale of it warrants far more communication with and input from the neighborhood before moving forward.

We are concerned about the height of the buildings and how the silhouettes / facades will impact the views from our back yards.

We want guaranteed ample setbacks so the buildings don't feel like they're looming and outdoor seating.

Traffic and parking impacts.

Thank you!

Maruta Taube and Marc Ambrose 3151 Hutchison Ave.
Los Angeles, CA 90034

Good evening to both of you,
Happy Friday, my name is Rodney Mendoza. I am the property owner next to this project at [3161 Hutchison Avenue, Los](#)

[Angeles, CA 90034.](#)

See below for the list of my family's concerns:

1) Our property location is next to a fault line. If this project happens, it will make it very unsafe due to the heavy ground digging and structural damage with our home being next to the excavation. FEMA might even later on say that this location will now be a flood zone when this project finishes. I have seen this happen from the past based on my clients' experiences. If any damage occurs and repairs must be made to my property for structural reinforcement, please advise if monetary compensation will be provided as a result of this construction.

2) Please justify how 73 units can be added in the residential area, which is zone RD2-1. This hugely affects the livelihood of each family including the small children.

3) If this project happens, please advise if fences and covers high enough will be installed to ensure the neighborhood will not be exposed to all the dust and debris during construction.

4) This affects any future intent for my family to convert our home to solar panels since this will limit the sunlight we receive. Please advise attached is my pending solar plans that now it's on hold due to this building that will completely block our sunlight.

5) Since we are the property right next to the construction, please confirm 24-hour security patrol and surveillance cameras will be provided. I am concerned not only for the safety of my family, but the safety of the entire neighborhood.

6) Please advise if there will be enough parking provided to not only the workers during construction, but to tenants as well when construction is complete. Parking in the neighborhood is currently bad enough as it is, and a mixed tenant/commercial space will affect the parking situation more.

7) Please advise if trees and/or landscape will be added surrounding this building. If so, please confirm this will be maintained regularly to be neat and clean.

8) Please confirm more lights will be added not only during construction, but after construction as well to cover the entire property's perimeter.

Sincerely,
Rodney R. Mendoza Maria Rosario Mendoza

Note that I will be losing between \$58,000 and \$88,000 due to the building of this project!!!

Steven J. Coker CFP® <cokertax@prodigy.net> Thu, Jan 12, 2023 at 3:19 PM Reply-To: "Steven J. Coker CFP®" <cokertax@prodigy.net>

To: Ellen Lanet <ellenlanet@soronc.org>

Cc: Heather Witt <ohhare@gmail.com>

Ellen,

I will be attending another event the date and time of tonight's SORONC Land Use Committee meeting. However, I would like to submit the following written statement to be read at the meeting.

"As a nearby resident, property owner, and former Zone 6 rep of the SORONC board and Land Use Committee member, I would object to granting waivers of height on this project. Unlike most other developments in this area, this project at 6 stories tall would shade nearby adjacent residential properties on Helms Ave. and Hutchison Ave.. Nearby projects such as the Apple development (4 and 5 stories) and the Ivy station buildings next to the Expo station are all on the opposite side of the street, and shade vehicles driving on major boulevards, not residential lots.

I also object to the fact that many of the 62 residential units allowed at the building with Venice Blvd. frontage are essentially trying to be be "cut and pasted" onto the four R2 zoned lots WITHOUT Venice Blvd. frontage. Building dozens of residential units is a good thing, but they should stay on the commercial zoned lots on Venice Blvd., closer to mass transit.

I would sincerely hope the project would provide housing for families who need 2 or 3 bedroom units. Not 100% 1 bedroom units. Families with minor children need housing too, and younger children don't drive cars or need parking. Also, many people would like a bedroom for a home office, so they don't need to commute.

Requirements for open space should not be able to be met by building indoor "rec rooms". Allowing excess units by including up to 11 low-income units appears to be a positive thing.

The amount and method of parking (onsite, underground, automated) appears to be satisfactory. Street parking within the adjacent Preferential parking area by building residents/visitors/employees should continue to be discouraged or prohibited so as to allow the residents of duplexes, triplexes, apartment buildings, etc. within the district to continue to park near their homes.

Thank you.

Steven J. Coker

3116 Curts Avenue
Los Angeles, CA 90034

From: 'Teresa Avalos' via SORO NC Land Use Chair landusechair@soronc.org **Subject:**
SORO Helms Neighborhood Resident: Letter of Concern

Date: February 6, 2023 at 7:26 PM **To:**
January 6, 2023

To Whom It May Concern:

I am a resident of SORO's Helms Neighborhood. I have concerns regarding the proposed mixed-use development at 8787 Venice Boulevard. I am concerned with the scale and look of it. I am concerned that it's construction and completion will result in higher noise levels, loss of skyline, increased traffic, and parking issues. I am concerned with the overall quality of life of me and my current neighbors should this project move forward as proposed.

Helms Neighborhood is a relatively quiet and peaceful neighborhood. It has a charm to it. A project with such density can surely impact the daily lives of all residing in the neighborhood in the future. I not only worry for my neighborhood, but for any strain this project can put on local infrastructure at it's completion.

I hope this letter I've written can positively influence any decisions regarding the approval of this proposed project. Sincerely,

Teresa Avalos
3119 South Halm Avenue Los Angeles, CA 90034

To whom it may concern,

We live on Ivy street and we feel that while we require more affordable housing in the area, the fact that only 11 will be restricted affordable is far too low. In addition, the proposed office space feels unnecessary, especially post COVID when more and more people work from home. The last thing we need is faux "luxury" apartments in a neighborhood where so many are already unhoused. Instead of underground levels with paid parking, we need more protected bike lanes and increased accessibility to mass transit, especially for folks who can't afford parking fees that this housing SHOULD accommodate. We don't feel we can support any mixed use project that isn't first and foremost geared towards serving our unhoused neighbors already living here, thus the restricted accessible housing number needs to be much higher and include affordable multi bedroom units for low income families.

Sincerely,
Dee Thomas and Keenan McCardle

A large, stylized handwritten signature in black ink, appearing to read "Dee Thomas and Keenan McCardle". The signature is written in a cursive, flowing style with a large initial "D" and a long, sweeping tail.

January 24, 2023

To Whom It May Concern (SORO, Council District 10, LA City Planning) –

I am writing as a resident of the Helms district to express my concerns regarding the project proposed by Wally Marks referred to as 8787 Venice. Specifically, my concerns are how the project will affect livability in our community.

The issues causing the most concern are as follows:

- **PARKING** – The proposed project consists of two buildings with a shared underground infrastructure. We have learned that for the 73 one-bedroom residential units, parking will not be included in the rental price but will instead be an “add-on” expense. Additionally, the address for most of these units will not be Venice Blvd. but will instead carry a Helms Ave. address. Since we have preferential parking permits required in our neighborhood, this would currently allow residents of this project to apply for street parking, potentially worsening an already tight parking situation on our streets.
- **TRAFFIC** – The proposed project contains vehicle entrances and exits only through the side streets (Helms Ave. & Hutchison Ave.). The concern is that this will greatly increase the amount of through traffic on these streets. Additionally, I wonder how the exit point on Helms will be managed with the traffic light at Venice & Helms being so close. I see a potential bottleneck occurring there during high traffic commute times.
- **HEIGHT** – The proposed project consists of two very large buildings (one six stories and the other eight stories in height). While some of the homes in our neighborhood go up to three stories in height, this project will double that impact. The proposed height will have privacy, light, and potential increased noise effects that have yet to be examined or communicated.


I have been a property owner in this neighborhood for nearly twelve years, and while I understand that the development of the existing parking lot does make sense, I urge the developer and the planning committees to modify the plans so that the development better fits in with the existing community. I fear that the project as it exists will cause irreparable harm to our community as outlined above.

Sincerely –

Thomas Valkos

3155 Hutchison Ave. Los Angeles, CA 90334

310-721-4001

A handwritten signature in black ink that reads "Thomas A. Valkos". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

8787 Venice

Thomas Valkos <tvalkos@hotmail.com> Thu, Oct 27, 2022 at 10:47 AM
To: Heather Witt <ohhare@gmail.com>, Ellen Lanet <ellenlanet@soronc.org>, Kathryn Pellman <kathryn.pellman@gmail.com>
Cc: "Marutataube@yahoo.com" <Marutataube@yahoo.com>, "Marc.ambrose@gmail.com" <Marc.ambrose@gmail.com>, "Daceg@earthlink.net" <Daceg@earthlink.net>, "Jetaube@gmail.com" <Jetaube@gmail.com>, Jaime Brise <jaibrise@aol.com>, "Kimboku75@gmail.com" <Kimboku75@gmail.com>, "lcwahlert@gmail.com" <lcwahlert@gmail.com>, "jamesdunay@gmail.com" <jamesdunay@gmail.com>, "lydiadunaydesign@gmail.com" <lydiadunaydesign@gmail.com>, "christine@workwithct.com" <christine@workwithct.com>, "slykin@gmail.com" <slykin@gmail.com>

Ellen & Kathryn -

First, please allow me to introduce myself. I am Tom Valkos and I have lived at 3155 Hutchison Ave for the past eleven years. There are two homes between me and the proposed development at 8787 Venice Blvd. I attended the SoRo Land Use Committee meeting and spoke up for approximately 60 seconds (our allotted time) concerning this development. I believe that Heather's petition and emails address the concerns that I raised. I am not opposed to the development as a whole; however, there are several items that should be addressed before SoRo gives its implied consent. These include the following: traffic concerns, size and scale of the project, aesthetics of the project, 73 one-bedroom units, parking concerns, etc.

Unfortunately, I am unable to attend tonight's SoRo meeting due to prior commitments. I would hope that there would be more opportunities for open discussion on this project.

Thank you for your time and consideration.

Tom Valkos
(310) 721-4001 Mobile

From: Heather Witt <ohhare@gmail.com>
Sent: Wednesday, October 26, 2022 5:36 PM
To: Ellen Lanet <ellenlanet@soronc.org>; Kathryn Pellman <kathryn.pellman@gmail.com>
Cc: Marutataube@yahoo.com <Marutataube@yahoo.com>; Marc.ambrose@gmail.com <Marc.ambrose@gmail.com>; Daceg@earthlink.net <Daceg@earthlink.net>; Jetaube@gmail.com <Jetaube@gmail.com>; ellenlanet@soronc.org <ellenlanet@soronc.org>; Jaime Brise <jaibrise@aol.com>; Kimboku75@gmail.com <Kimboku75@gmail.com>; lcwahlert@gmail.com <lcwahlert@gmail.com>; jamesdunay@gmail.com <jamesdunay@gmail.com>; lydiadunaydesign@gmail.com <lydiadunaydesign@gmail.com>; Tvalkos@hotmail.com <Tvalkos@hotmail.com>; christine@workwithct.com <christine@workwithct.com>; slykin@gmail.com <slykin@gmail.com>
Subject: Re: 8787 Venice

Hi Ellen and Katheryn,

We did have about 10 people at the land use meeting but most had just heard about the project for the first time that day. Only 3 of us spoke with one min for comment at the very end of the meeting after you spent an hour and a half discussing every last detail about a small business owner's market, about a provisional liqueur license at an existing conforming business. We had to extend the meeting twice to hear our huge non- conforming project.

Ellen, you even suggested that we needed more time to discuss such a big project without rushing it at the end of the meeting. Now you are saying we will get even less time, again at the very end of the meeting.

Katherine just wrote us saying this should go back for more review to the land use committee. You are saying we will get less time this next meeting and we all need to write individual letters tonight.

I have spoken to most of my neighbors, we worked together to create a letter and a petition. As we have only had a week, and most of the people on this thread are working professionals or parents with young children that can't sit online for hours only to be ignored. These signatures will have to express how important this is to us as a community. [Www.tinyurl.com/8787petition](http://www.tinyurl.com/8787petition)

We at least deserve to have our concerns heard and addressed.

[Www.tinyurl.com/8787venice](http://www.tinyurl.com/8787venice)

I am attaching both Kathryne's email for you to see, and your response for her to see, as well as cc'ing the neighbors that I have their email for them to know these exchanges.

We strongly request that this go back to the land use committee at the beginning of the meeting. Otherwise, please do not tell the LA Building Department that you represent our neighborhood. You have not addressed our concerns.

Again, we are in favor of many aspects of this project. We want it. But need to be heard. We have safety and quality of life concerns.

With gratitude,

Owners and long time residents of Helm's neighborhood.