



BILL ROSENDAHL

City of Los Angeles
Councilmember, Eleventh District

Committees

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October 6, 2010

California Coastal Commission
200 Oceangate Tenth Floor
Long Beach, CA 90806

Dear Coastal Commissioners,

I'd like to share my concerns with regard to the proposed project at 1305 Abbot Kinney (Commission Appeal No. A-5-VEN-10-138) and the associated proposed parking plan using mechanical lifts.

The project is required to provide 14 parking spaces and plans to meet such requirements by building a roof deck with mechanical parking lifts on top. The West LA Area Planning Commission approved a variance allowing tandem compact spaces on a site that is too small to provide 10 regular sized spaces. Since the review by the APC, the project has been significantly changed.

The changed plans first proposed three mechanical lifts with triple-stacked tandem parking. Since then, a new parking plan has been proposed with the addition of a second story roof deck and the associated mechanical lifts. Not only is the community outraged because they have not been given the opportunity to review the new proposal, but the use of such technology on the small property would intensify the uses on the site and as a result have a detrimental effect on the community in which the project is located. The visual effects of a parking structure on the community as well as the impacts of noise will significantly decrease the quality of life for my constituents.

The City of LA has not reviewed the plans for the proposed parking deck and the associated parking lifts because this option was proposed after the project was heard at the West Los Angeles Planning Commission. I applaud creative solutions to the parking problems in Venice, however, such creative ideas need to be vetted by the City and all appropriate stakeholders and City officials.

Please take into consideration my concerns with this project. I would also respectfully request that you carefully review the many comments and concerns you have received from my constituents. I appreciate the opportunity to comment on this case.

Regards,

BILL ROSENDAHL
Councilmember, 11th District

Westchester Office

7166 W. Manchester Boulevard
Westchester, CA 90045
(310) 568-8772
(310) 410-3946 Fax

City Hall

200 N. Spring Street, Room 415
Los Angeles, CA 90012
(213) 473-7011
(213) 473-6926 Fax

West Los Angeles Office

1645 Corinth Avenue, Room 201
Los Angeles, CA 90025
(310) 575-8461
(310) 575-8305 Fax

