

PUBLIC HEARING AND COMMUNICATIONS

Summary of Public Hearing Testimony and Communications Received

The Public Hearing on this matter was held at West Los Angeles Municipal Building, 1645 Corinth Avenue, 2nd Floor Hearing Room, Los Angeles, CA 90025 on Monday, April 23, 2007, at 9:00 AM.

1. Present: Approximately ten people attended the public hearing.
2. Speakers: Five speakers provided testimony.

Public Hearing Testimony Notes

There was concern regarding the project as the yard variance would be "precedent" setting in the surrounding area.

One speaker was opposed to the project due to the heights.

Communications Received

Letters - Support: The applicant provided a copy of the minutes from the Grass Roots Venice Neighborhood Council meeting of July 26, 2006 showing support of the project and associated discretionary actions.

Letters - Opposition: Two letters were received opposing the granting of any exceptions to the Specific Plan. The reasons for the oppositions include:

- Heights of 30 feet are out of character with surrounding one and two story structures and do not follow the Specific Plan provisions.
- Vehicular access from Victoria Avenue would require a driveway reducing on street parking.
- M1 zoning and uses must be retained to provide areas of employment opportunities are areas for business growth.
- The granting of zero foot yards leads to mansionization and buildings out of scale with the surrounding area and does not lead to an appearance that supports pedestrian activity.
- The current design features large roll-up doors that face Zeno Place. These doors enclose proposed "Work" and/or portions of the garage areas for the four units. The proposed design would then direct noise from these open work areas towards the residential uses on the north side of Zeno Place. The project should be re-designed to address this noise concern.