

January 17, 2006

Councilmember Bill Rosendahl
City of Los Angeles
City Hall
200 South Spring Street
Los Angeles, California 90012

Subject: Marina del Rey Parcel OT (DCB #05-015) in Marina del Rey,
Los Angeles County

Dear Bill:

Subject project will seriously impact your Venice constituents. Goldrich and Kest Industries, a major Marina lessee/developer, has proposed a 114-unit retirement hotel development on Marina del Rey parcel OT, which is presently occupied by the Los Angeles County parking lot (183 spaces) located between Washington (north side), Admiralty (south), Marina International Hotel (west), and the Oxford Flood Control Basin (east). As proposed, the building would be 6-stories or 65 feet high on the Washington Bl side with a minimal setback and with 5000 square feet of retail space located on Washington Blvd side. By way of comparison, the Marina International Hotel to the west is 4-stories high along Washington and the Oxford Flood Control Basin on the east is considerably below grade. The apartment buildings across the street in the City of Los Angeles are small, one-story buildings.

This project was presented to the Marina del Rey Design Control Board in August and will be considered by the Regional Planning Commission in the near future. Though this building is located in Los Angeles County and doesn't need approval from any City agencies, it faces the City of LA in Venice and would have significant impact on Washington Boulevard traffic and future LA City planning in the area.

The proposed height and density are significantly out of character and scale with existing development along Washington Boulevard. It deserves your scrutiny and that of the CD 11 planning staff.

We, your Venice Neighborhood Council, also request that you send a letter to the Los Angeles County Regional Planning Commission suggesting that the proposed height and density are significantly out of character and scale with existing development along Washington Boulevard.

Additionally, though this public parking is usually empty, it would offer excellent beach parking if the County were to cooperate with the City to display a Beach Parking sign on Washington on "beach days."

Sincerely,

DeDe Audet, President
Grass Roots Venice Neighborhood Council

Cc: Greig Asher
Mike Bonin

Enc: copy of GRVNC letter to Los Angeles Regional Planning Board

Second draft letter

January 17, 2006

Los Angeles County Regional Planning Commission
320 Temple Street
Los Angeles, California 90012

Subject: Marina del Rey Parcel OT (DCB #05-015) in Marina del Rey,
Los Angeles County

Honorable Commissioners:

Subject project will seriously impact Venice constituents. Goldrich and Kest Industries, a major Marina lessee/developer, has proposed a 114-unit retirement hotel development on Marina del Rey parcel OT (DCB #05-015),

which is presently occupied by the Los Angeles County parking lot (183 spaces) located between Washington (north side), Admiralty (south), Marina International Hotel (west), and the Oxford Flood Control Basin (east). As proposed, the building would be 6-stories or 65 feet high on the Washington Bboulevard side with a minimal setback and with 5000 square feet of retail space located on Washington Boulevard side. By way of comparison, the Marina International Hotel to the west is four stories high along Washington Boulevard and the Oxford Flood Control Basin on the east is considerably below grade. The apartment buildings across the street in the City of Los Angeles are small, one-story buildings.

This project was presented to the Marina del Rey Design Control Board in August and will be considered by the Regional Planning Commission in the near future. Though this building is located in Los Angeles County and doesn't need approval from any City agencies, it faces the City of Los Angeles in Venice and would have significant impact on Washington Bboulevard traffic and future Los Angeles City planning in the area.

The proposed height and density are significantly out of character and scale with existing develoment along Washington Boulevard.

We, Grass Roots Venice Neighborhood Council, request that you reconsider this project in view of its impact on your neighbors to the north. The proposed height and density are significantly out of character and scale with existing development along Washington Boulevard.

Additionally, though this public parking is usually empty, it would offer excellent beach parking if the County were to display a Beach Parking sign on Washington on "beach days."

Sincerely,

DeDe Audet, President
Grass Roots Venice Neighborhood Council