

WE THE UNDERSIGNED ARE IN SUPPORT OF THE SINGLE FAMILY RESIDENCE PROJECT AT 1627 CRESCENT PLACE, VENICE. BASED ON THE RENDERINGS AND PLANS AND DISCUSSIONS WITH THE OWNER, MR. RODGER KLEIN. WE FEEL THAT THE DESIGN MEETS ALL THE REQUIREMENTS OF THE VENICE SPECIFIC PLAN IN EVERY RESPECT INCLUDING MASS AND SCALE.

WE ALSO FEEL STRONGLY THAT EACH VENICE HOME OWNER HAS EVERY RIGHT TO DESIGN AND BUILD A HOME ON THEIR PROPERTY AS LONG AS IT MEETS THE REQUIRED SPECIFICATIONS AND SHOULD NOT BE AT THE MERCY OF THE OPINIONS OF OTHERS WHO MAY NOT AGREE.

NAME	ADDRESS	DATE	SIGNATURE
3106238587 ROBERT MAGNER	1624 CRESCENT PLACE	SEP 4	Robert Magner
310902-0165 Robert Schwan	1659 Crescent Pl	9/4/12	Robert Schwan
310-722-1724 Barbara Schwan	1659 Crescent Pl	9/4/12	Barbara Schwan
310-492-9606 LUCAS BASILVA	946 AMOROSO PL	9-4-12	Lucas Basilva
MARCIA @ bank 310 302 8905	2001 Lincoln Blvd	9-4-12	Marcia
John Galbraith (310) 821-7201	2206 Meade Pl.	9-4-12	John Galbraith
Leigh Johnson 310 305-7894	709 Amoroso Pl.	9-4-12	Leigh Johnson
Tom Wright 310-488-6823	709 Amoroso Pl	9/4/12	Tom Wright
David Veckerelli 310-821-9818	728 Marco Pl.	9/4/12	David Veckerelli
Belson Lettini	"	"	Belson Lettini
TAVISH GRAHAM 718-813-1138	720 Marco Pl.	"	Tavish Graham
Joseph Shields 310 821-5306	1621 Shell Ave.	9/5/2012	Joseph Shields
Wendy/Bill Fairbanks 310 3053015	620 Palms Blvd.	9/5/12	Wendy/Bill Fairbanks
Bill Fairbanks 310 3053015	620 Palms Blvd	9/5/12	William Fairbanks
JOHN GUNN 213-291-4083	748 PALMS BL	9/7/12	John Gunn

From: Tom Wright <seeahab@gmail.com>
Subject: Re: support email
Date: September 7, 2012 7:41:49 PM PDT
To: Rodger Klein <rhkdiver@ca.rr.com>

To Whom It May Concern,

We are writing this email in support of Rodger Kleins attempt to build a contemporary house on a parcel of land in Venice CA. He has owned the land since the 70's and we have known him to be an excellent neighbor who cares deeply about the community in which he lives. We live in a quintessential California two-story Craftsman house on Amoroso Place, one of four walk streets in our section of Venice. We are proud of our home and it's architectural integrity but feel very strongly that homeowners have the right to construct, within the legal established guidelines, any edifice that meets their concept of 'dream home'. There are many regulations and codes in place to insure that people don't get carried away and impose ungainly structures upon a neighborhood. Rod has complied with every existing statute and has also been extremely accommodating to his neighbors by making modifications to his original design because of their initial concerns. One of the beauties of Venice is the eclectic nature of not only it's citizens, but it's architecture as well. We, and I mean that collectively, take enormous pride in that fact and there are numerous volumes of city records and legendary anecdotes testifying to that reality. To repress any homeowners desire to build a home that reflects their personal taste smacks of totalitarianism. And it's also pathetically ironic. To my knowledge, Crescent Place in Venice has NOT been granted 'historical' or 'landmark' status. Therefore we would like to support Mr. Klein not just because it is right in principle, but also because it is endemic to the genetic make up of Venice that he be free to express himself.

Tom Wright
Leigh Johnson
709 Amoroso Pl.
Venice, CA 90291
310.305.7894 home
310.488.6823 mobile

From: John Gunn <john@gunnpropertygroup.com>
Subject: Your neighbor re: your construction
Date: September 7, 2012 9:20:28 AM PDT
To: rhkdiver@ca.rr.com

Rod:

I received your note regarding the house you want to build.

I can relate to your issues as I went through the process to build my house.

A couple I know on Nowita were not so fortunate and were completely shut down by some neighbors who refuse to accept that the neighborhood is changing and it is our new, creative, modern homes that give the neighborhood its new flavor ... not to mention how much money we've made them by bringing the whole neighborhood up.

I'm a huge fan of modernism and I think it is completely appropriate in this very eclectic neighborhood. However, I would like to see what you are proposing before I blindly sign your petition If you have a rendering, site plan, or other image I could look at ...

I'd be more than happy to help you with your cause.

John

John Gunn

GUNN PROPERTY GROUP

John@GunnPropertyGroup.com

(213)291-4083 cell

From: John Gunn <john@gunnpropertygroup.com>
Subject: Re: Your neighbor re: your construction
Date: September 7, 2012 11:15:26 AM PDT
To: Rodger Klein <rhkdiver@ca.rr.com>

Rodger ...
I think your renderings look terrific ...
Is this prefab?
I'm at 748 Palms ...
Next to the Marmol Radzinger houses ...

John Gunn
GUNN PROPERTY GROUP
John@GunnPropertyGroup.com
(213)291-4083 cell

10 September 2012

To whom it may concern:

My name is Ravi Guha. I own the property at 1647-49 Crescent Place. I understand there are several building projects taking place on our street. I also plan on building in the near future and have already had plans designed.

One of my neighbors, Rodger Klein, is in the approval process and from conversations with him I understand there are a small group of neighbors who are trying to prevent him from moving forward.

I can relate to his issues and I know there are some who refuse to accept that our Crescent Place is rapidly changing and that there are some who still want to live in the past. ... Our projects will not only beautify the neighborhood but increase the property values as well.

I think it is what he is completely appropriate in this very eclectic neighborhood and I fully support his project.

Sincerely,



Ravi Guha
1647 Crescent Place
Venice, Ca 90291

From: Barbara Schwan <bdschwan@gmail.com>
Subject: In support of the 1627 Project
Date: September 10, 2012 10:11:54 AM PDT
To: rhkdiver@ca.rr.com

I live at 1659 Crescent Place.

While it saddens me that the trend has become for people to build as high, wide and deep as possible on our small, private walk streets, I am writing in support of the proposed house on 1627 Crescent Place.

The owner has made a big effort at considerable expense to himself, to build the house he wants but at the same time, address the mass and scale concerns of the neighbors. He has radically changed the facade of the house from the original design--which was a flat box--to an open design with big windows and balcony. The house is set back 18 feet from the fence and he shows that the front yard space will be landscaped and that the fence will be no higher than the allowed 42". One side of the house is open, revealing a pool instead of a solid wall. He will also have a 3-car garage that keeps his cars off of our public parking area which is becoming more and more congested.

Barbara Schwan

From: william lehman <williamlehman@sbcglobal.net>
Subject: your project
Date: September 11, 2012 10:44:12 AM PDT
To: rhkdiver@ca.rr.com

hi rod. i am a developer and find the sort of problem you are embroiled in maddening. the way people live has always evolved, and nobody should be allowed to freeze it in a particular moment (particularly one that happened 50 years ago). the code, coastal commission, vsp, already have too many requirements based only on lifestyle judgement for my taste. if you are building within those requirements, you should be able to do whatever you want. sensitivity to your neighbors is always preferable, but shouldn't be legislated. some people cannot be assuaged no matter what you do.

in any event, i'd be interested in supporting you. let me know what i can do. i can also recommend a great land use attorney who has had great success muscling through community opposition.

best,

billy lehman

March 7, 2012

I Arnold Rosenblatt give permission to Rodger Klein to move my chainlink fence and reinstall it to the property line at his own expense. The property line runs between 1631 and 1627 Crescent. My fence currently encroaches into 1627 Crescent Place from 18 inches in front to 12 inches at the rear alley.

The fence will be moved to its proper location on my property line by 18 inches in front and 12 inches in back during the construction process at 1627 Crescent Place, Venice, 90291.

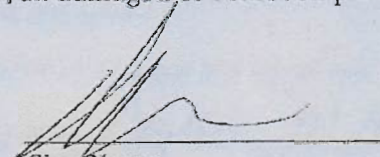
Any materials needed to replace fence parts must be galvanized iron. No other fence material but chainlink will be acceptable unless this material is no longer available. The fence will be no lower than 4 feet high.

All steps must be taken to keep my dog from getting out of my yard. Rodger's time and cost will be used to find her if she gets lost or injured. If, after seven days my dog is not found, I will be compensated with \$2500 that will be refunded if my dog is returned within 30 days.

Within a reasonable time, and if necessary, all damaged or removed plants will be replaced as well as the chainlink fence.

RODGER KLEIN

Print Name



Sign Name

Arnold Rosenblatt

Print Name

Arnold Rosenblatt

Sign Name

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On March 7 2012 before me, Jacqueline M Metin, Notary Public

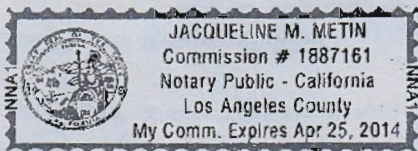
personally appeared Rodger Hudson Klein and Arnold Rosenblatt

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jacqueline M Metin
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Personal letter & agreement

Document Date: 3/7/12 Number of Pages: one

Signer(s) Other Than Named Above: no other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rodger Hudson Klein

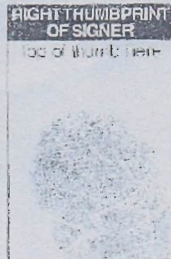
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: Arnold Rosenblatt

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____