

From: [Linda Lancaster](#)
To: [Planning Commission Comments](#)
Subject: Re: 20ARB-0328 1502 Franklin St
Date: Saturday, February 13, 2021 11:15:38 AM

EXTERNAL

I accidentally sent this without signing it.
Linda Lancaster
1462 Franklin St.
310 828-7362

Sent from my iPad

- > On Feb 13, 2021, at 11:13 AM, Linda Lancaster <lindajlancaster@sbcglobal.net> wrote:
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- > To Santa Monica Architectural Revue Board and Planning Board
- >
- > I wish to make several comments of the proposed development at 1502 Franklin that is on your agenda of Feb 16, 2021.
- > I live directly across the street in 1462 Franklin in an owner occupied triplex. The pictures P2 and P3 are my home and 2 rentals that directly face the proposed project.
- > I have owned and have lived in this property since 1982, 38 years.
- > I have known previous renters and owners and also know some of the current ones.
- > I have been inside several of these units and will agree they are small so it is understandable that it would be nice to have extra space.
- >
- > I read that the ARB is to prevent the development of structures or uses likely to have a depreciating effect on the local environment or surrounding area.
- > I would like to give you some points on why I believe this proposed project will have such a negative effect on the surrounding area.
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- > Please take a look at the pictures in the staff report of P 11, 12, 13, 15, and 16.
- > You will notice that the white doors are the garages. Presently only the unit at the alley
- > 3122 Broadway uses the garage for vehicle storage. The owner of that unit parks his motorcycle in there. The garages are very small. I don't remember when I last saw a vehicle park in these garages in the last 30 years.
- > Presently several of these garages have been converted to a bedroom. The other garages are storage.
- > Since the garages will not be enlarged it is likely they will not be used for vehicle storage after the project is completed either.
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- > Upon looking at the project I really want to know the following after looking at the proposed plans
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- > 3124 Broadway has a living room on the ground floor and the a living room with a study on the upper floor.
- > 3126 Broadway has a living room and bedroom on ground floor and living room and study on upper floor. Do they really need 2 living rooms and a study or will that study become bedroom #2?
- > 3128 Broadway has a living room and family room on ground floor and a bedroom and study room on upper floor. Again will the study become bedroom #2.?
- > 3130 Broadway has a living room and study on ground floor and a master bedroom and study room on upper floor. Again will the upstairs study become another bedroom?
- > 1502 Franklin is very interesting as the upper addition is to be storage only with access to it from the garage. That implies that garage will never be used as a place for vehicle storage and instead will be used for access to another bedroom and not used as storage.
- >
- > Thus to believe this project will remain as one bedroom units is not to be believed. Since the garages are not used now there is no reason to see that they will be in the future. The driveway access to the garages are too small to

allow cars to park there presently. Look back to P14 and 16 to see how cars block the driveways now.

> If this building proceeds as proposed there will be more occupancy and there will be more vehicles that will be parking on the street.

> That effect is what will be very negative on our neighborhood.

> If this project goes forward expect to see it proposed elsewhere in the city and to believe that they will remain one bedroom units is unfathomable .

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> Sent from my iPad