

**From:** [Lauren de la Fuente](#)  
**To:** [Planning Commission Comments](#); [Ross Fehrman](#)  
**Subject:** R20ENT-0063 Ross Fehrman AICP Associate Planner  
**Date:** Sunday, May 10, 2020 11:16:39 AM  
**Attachments:** [image001.png](#)

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EXTERNAL

To Whom It May Concern:

I want to see the project plan for this 2425 20<sup>th</sup> Street project from Empire Associates, LLC (Scott Meyers). This is a R2 low density residential zoning district and this project seems to be too big for the parcel.

Before this is approved by the Planning Commission, I think we should be able to view the project and understand if this is too large in scope for the Sunset Park neighborhood.

I look forward to seeing the plans way before the May 20, 2020 meeting date.

Kind regards,

Lauren

Lauren de la Fuente  
Principal, Pearl Street Marketing  
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310.283.8488  
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**From:** [Thomas C. Malayil](#)  
**To:** [Planning Commission Comments](#)  
**Cc:** [Ross Fehrman](#)  
**Subject:** Letter: Public Comment Re: 20ENT-0063  
**Date:** Wednesday, May 20, 2020 11:39:52 AM  
**Attachments:** [TC Malayil Letter Re 20ENT-0063.pdf](#)

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EXTERNAL

Dear Planning Commission:

Please see the attached letter (in PDF format).

I've also "cut & pasted" the text of the letter below (i.e., in the body of this email).

Thank you, Thomas

Thomas C. Malayil  
2432 21<sup>st</sup> Street  
Santa Monica, CA 90405

March 20, 2020

**VIA EMAIL**

[\(planningcomment@smgov.net\)](mailto:planningcomment@smgov.net)

Mr. Ross Fehrman, AICP

Associate Planner

City Planning Division

City of Santa Monica

1685 Main Street, Room 212

PO Box 2020

Santa Monica, CA 90407-2200

**Re: 20ENT-0063**

Dear Mr. Fehrman:

I'm writing to provide public comment and feedback on the above-referenced project.

We're in receipt of the Notice of Public Hearing for the subject property (2425 20<sup>th</sup> Street). Please be advised that we live in a single-family home directly behind the subject property (i.e., across the alley / 20<sup>th</sup> Court).

While I understand the existing single-family home on the subject property will be demolished and is located in a R-2 zone, I would ask that the Planning Commission consider the following:

Subdividing the existing parcel into three (3) airspace parcels in effect triples the site's intensity (i.e., a new 2-story building [30'] with 5,780 square feet instead of the existing one-level 1928 single-family home and garage).

The existing alley (20<sup>th</sup> Court) currently does not provide vehicular access to the subject property – the proposed six (6) parking spaces will dramatically increase traffic. The proposed semi-subterranean parking spaces should only be for occupants / owners of the proposed units (i.e., no third parties). Since this a requested airspace parcel subdivision, I think the Covenants, Conditions and Restrictions (CC&Rs) need to include such controls.

The subject property has historically not been maintained (we've owned our home since 2009) – broken and dilapidated fencing, debris and trash in alley (perhaps including from dumping) and unkempt landscaping. A specific example since the Applicant owned the property is a very large bee hive had been left in the alley (which the City finally removed at the request of one of my neighbors) – it seems it was from the large tree which was cut-down on the subject property. In summary, the alley (20<sup>th</sup> Court) has been and continues to be an “eye-sore” under the Applicant's control.

While the buildings on the other two sides of the subject property are multi-family,

they were designed and/or operated without screening and/or sufficient alley space for trash and refuse bins. With vehicular access to be from 20<sup>th</sup> Court for the proposed project, these adjacent properties need to be considered. In addition, I do not want trash and refuse bins from the other side of 20<sup>th</sup> Court to be placed along my property due to this proposed project.

21<sup>st</sup> Street is a single-family residential zone (with lots of school-aged children) – it seems prudent for the Applicant to communicate with the people directly impacted by the proposed project. Given the lack of communication and performance to date, I am highly concerned about future construction and operation of the proposed project.

Please know I will not be able to make verbal public comment before the Planning Commission, via teleconference, due to a schedule conflict. I believe this letter is self-explanatory -- please feel free to read aloud at today's Public Hearing.

Thank you for considering my public input and feedback.

Sincerely,

Thomas C. Malayil

Thomas C. Malayil  
2432 21<sup>st</sup> Street  
Santa Monica, CA 90405

March 20, 2020

**VIA EMAIL**

([planningcomment@smgov.net](mailto:planningcomment@smgov.net))

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2. The existing alley (20<sup>th</sup> Court) currently does not provide vehicular access to the subject property – the proposed six (6) parking spaces will dramatically increase traffic. The proposed semi-subterranean parking spaces should only be for occupants / owners of the proposed units (i.e., no third parties). Since this a requested airspace parcel subdivision, I think the Covenants, Conditions and Restrictions (CC&Rs) need to include such controls.
3. The subject property has historically not been maintained (we've owned our home since 2009) – broken and dilapidated fencing, debris and trash in alley (perhaps including from dumping) and unkempt landscaping. A specific example

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4. While the buildings on the other two sides of the subject property are multi-family, they were designed and/or operated without screening and/or sufficient alley space for trash and refuse bins. With vehicular access to be from 20<sup>th</sup> Court for the proposed project, these adjacent properties need to be considered. In addition, I do not want trash and refuse bins from the other side of 20<sup>th</sup> Court to be placed along my property due to this proposed project.
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