

From: [Dorel Cojan](#)
To: [Planning Commission Comments](#)
Subject: 1436 2nd street development
Date: Monday, June 22, 2020 7:12:36 PM

EXTERNAL

To whom it may concern,

In regard with the application for adding one more floor to an existing building on 1436 2nd street, I am 100% against such development, for a number of reasons. I live on 1431 Ocean Ave. #311 and my windows are facing this property. Just recently (within one year) they finished working on the roof of this building adding and improving. For months I had to stay with my blinds closed because the workers found that looking in our apartments was a lot of fun.

This building is also occasionally very annoying, organizing concerts with live music in their courtyard. Police showed up few times to let them know that the music is too loud.

I am in an apartment on the 3rd floor and I have just a little piece of the sky left to see before I will be totally blocked by this construction. I live at this address since 1981 and was not always like that. A one level construction directly across us became a 5 story building with a restaurant on the bottom, with an unbelievable amount of noise (trucks with engines ON) unloading heavy stuff beginning at 3 or 4 in the morning and continuing for hours, one after another, delivering to all restaurants around here who multiply like mushrooms.

And now another improvement? When is someone from "planning" actually consider to plan not just crowding what is already crowded.

Please consider us as residents, allow us to exist. It's hard to sleep even with ear plugs. We had enough. Please consider us as well, before you make this decisions.

Respectfully,
Dorel Cojan
1431 Ocean Ave. #311
Santa Monica, Ca 90401



THIRD
STREET
PROMENADE

June 25, 2020

Ms. Leslie Lambert, Chair
and Santa Monica Planning Commissioners
City of Santa Monica
1685 Main Street
Santa Monica, CA 90401

Re: Development Review Permit (#19ENT-0341) for expansion of the Hosteling International Santa Monica Hostel located at 1436 Second St., July 1, 2020 Agenda, Item 9-A

Dear Chair Lambert and Honorable Planning Commissioners:

Downtown Santa Monica, Inc. (DTSM) supports the Development Review Permit for an addition to the Hosteling International Santa Monica Hostel located at 1436 Second St.

The proposed 14,015 sq. ft. expansion will add 40 private and shared guest rooms to the hostel. The work also includes a renovation of the courtyard and dining room and improved access to the Rapp Saloon, a historic landmark and community amenity. The position of the added density at the rear of the property along the alley means there will be little to no impact on the street or surrounding properties.

The hostel provides the most affordable accommodations in downtown, with rates as low as \$33 per night for a shared guest room in contrast to an average nightly rate of \$335 for district hotel rooms. Additional hostel beds expand the opportunity for people of varying incomes to visit Downtown Santa Monica, adding more vibrancy and more equitable access to our community. As a world class destination and community that values equity and inclusion, we must maximize opportunities to ensure Santa Monica welcomes all visitors.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Rawson".

Kathleen Rawson, CEO
Downtown Santa Monica, Inc.
Per Board Action May 28, 2020
cc: DTSM, Inc. Board of Directors
DTSM, Inc. Staff

David Martin, Director of Community Development
Jing Yeo, Planning Division Manager
Grace Page, Senior Planner

From: [Matthew Stevens](#)
To: [Leslie Lambert](#); [Shawn Landres](#); [Elisa Paster](#); [Mario Fonda-Bonardi](#); [Richard McKinnon](#); [Nina Fresco](#); [Jim Ries](#)
Cc: [Planning Commission Comments](#)
Subject: Hosteling International Expansion
Date: Tuesday, June 30, 2020 11:00:31 AM

EXTERNAL

Dear Planning Commissioners:

I support the proposed addition to Hosteling International Santa Monica Hostel located at 1436 Second St.

Santa Monica has a severe shortage of affordable lodging options. Most hotels can easily charge \$500 or more per night during the busy summer months and the less luxurious options often book up months in advance. This needlessly restricts who can visit our City which deprives Santa Monica of valuable economic activity and tax revenue.

In addition to being good economic policy, the proposed hostel expansion is also good housing policy. That is because illegal short term rental activity is fueled by the supply (or lack thereof) of legal lodging. In cities with many hotels, such as Las Vegas, Airbnb activity is limited. In cities with few hotels, Airbnb activity is rampant. By allowing Hosteling International to expand, you will help limit the economic incentives which cause property owners to establish illegal Airbnbs.

Regards,

Matthew Stevens

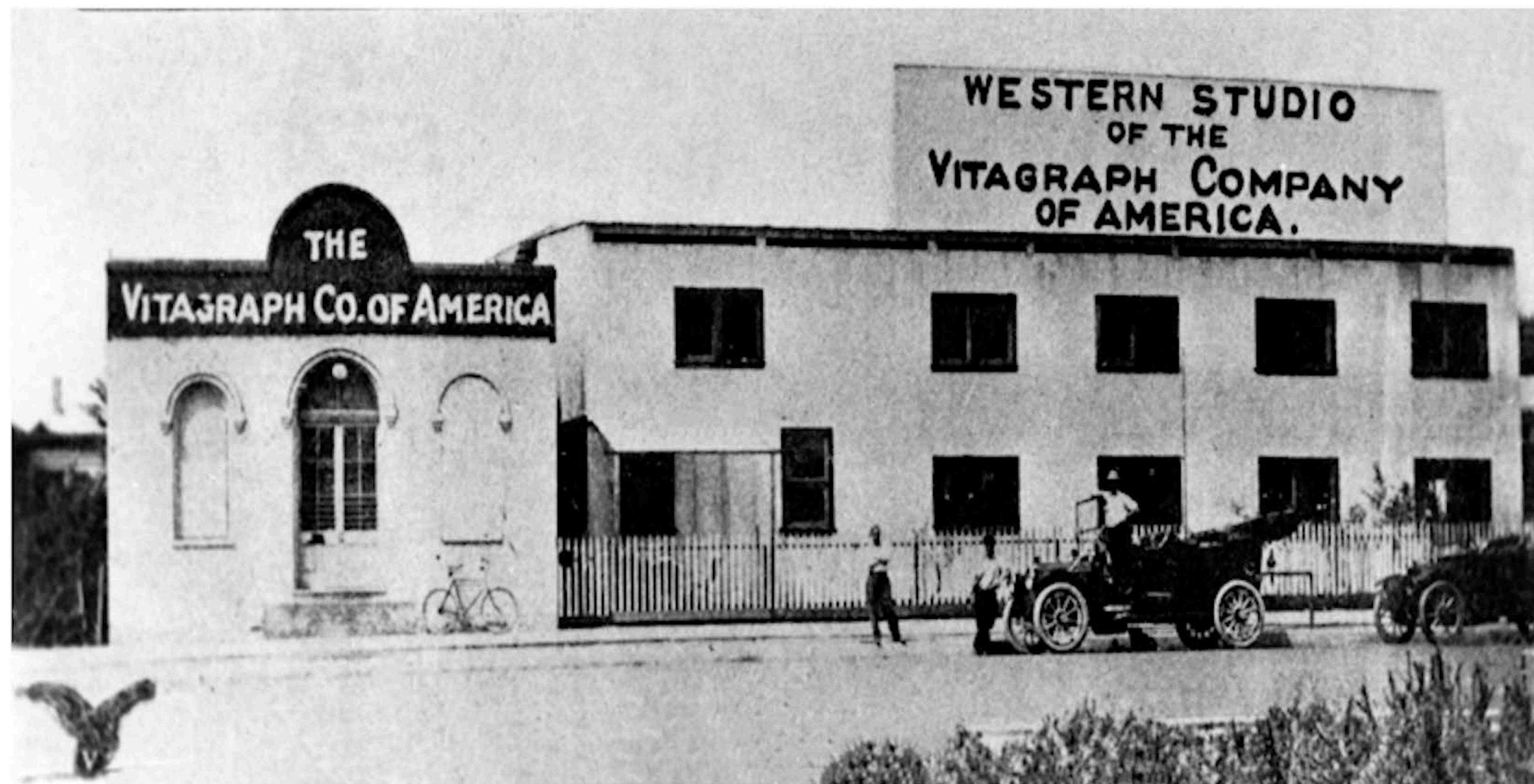
From: [Nina Fresco](#)
To: [Melissa Zak](#); [Grace Page](#)
Cc: david@kckarchitects.com; [Kenneth Kutcher](#)
Subject: Hostels and Saloons
Date: Tuesday, June 30, 2020 3:01:24 PM
Attachments: [1912-StillFromMarcWanamaker2018LectureAtRappSaloon.png](#)

Hi Melissa,

I have found a proper historic photo from 1911, shared with permission from Bison Archives, of the front door and steps of 1440 Second Street, which I would like to share with the planning commission.

Best,
Nina Fresco

Vitagraph Studio at 1415 Ocean Avenue at 2nd Street Santa Monica in 1912



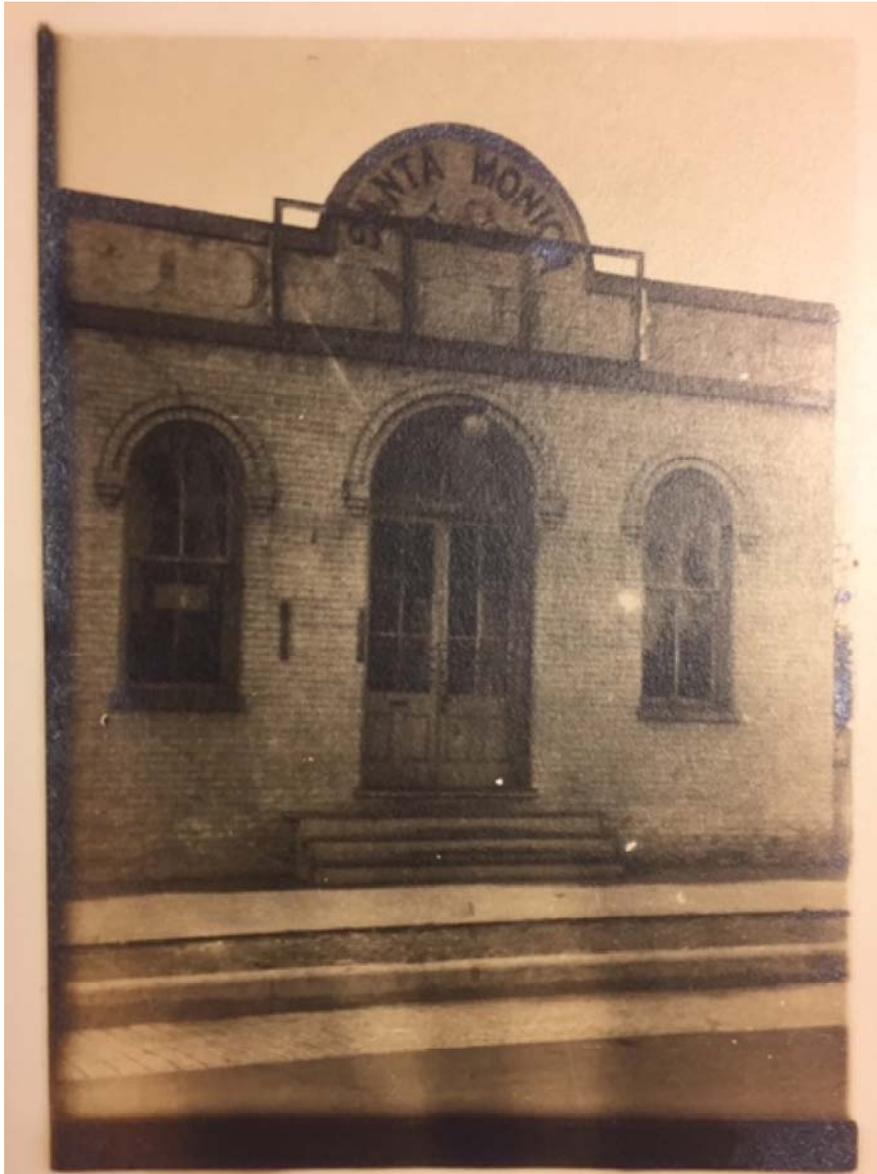
From: [Nina Fresco](#)
To: [Melissa Zak](#); [Grace Page](#); david@kckarchitects.com; [Kenneth Kutcher](#)
Subject: Rapp Saloon Image #2
Date: Wednesday, July 1, 2020 4:49:46 PM
Attachments: [SMTownHall-RappSaloon.jpg](#)

Dear Melissa,

I have just been forwarded another historic image of the Rapp Saloon from Roger Genser's Collection. Based on the script at the bottom of the image "our mission at Santa M..." It dates between 1889 and 1905, during which time the Salvation Army used the building as a local headquarters. Roger narrows that window, estimating that it was taken around the turn-of-the-century.

Please share this with the Planning Commissioners and on the record.

Best,
Nina



our mission at Santa M -