

From: [sam_peach](#)
To: [Planning Commission Comments](#)
Subject: 2425 20th St. S.M. 90405, 20ENT-0261, 20ARB-0204
Date: Wednesday, February 3, 2021 11:15:57 AM

EXTERNAL

Hello,

Applicant: AUX Architecture
Site Address: 2425 20th St., Santa Monica CA 90405
Project number: 20ENT-0261 (appeal of Architecture Review Board Approval ARB 20-0204)

Myself and the neighbors have several issues with the current plans and landscape.

Landscape: There is a significant lack of trees and plants to help blend the structures with nature, similar to the other homes in the neighborhood. Shortly after the land was sold the developer removed a huge, old, beautiful tree that was the largest tree on the block. The tragic loss was unnecessary and the tree would not only fit but would be a beautiful in the current plans. All the other properties in the neighborhood have trees and plants lining the property to ease the views and provide privacy. Please revise the landscape plans so adjacent buildings don't look directly into each others windows and also provide space on the property for outdoor gardens typical of the neighborhood.

Design: The square box design of the proposed structures does not match the neighborhood. The stark right angles, modular look and hard "office building" materials lack the charm of the neighborhood. Currently no homes have this "large box" style that consumes the entire lot.

Covid 19: Many of the surrounding residents are working from home due to Covid restrictions. Construction during working hours would create an environment not suitable for work. This could effectively destroy the financial and physical health of the community.

Developer: The developer has already given reason to doubt his transparency with this project. A neighbor approached the developer and asked if he had plans to remove the large iconic tree in the front yard. The developer said he would try his best to keep the tree, but two days later it was removed with out warning. The lot is full of trash, old mattresses and furniture that clutter the over grown lot. This is not a good sign for how things will be handled moving forward.

Traffic/Congestion: The addition of buildings, square footage, bedrooms and bathrooms (proposed 9 bedroom 6 bathroom vs old 2 bedroom 1 bath) will create congestion and parking issues beyond what the neighborhood can handle. The proposed subterranean parking lot is accessed off the alley. This would triple the traffic and congestion in the alley will add dust, noise, traffic, congestion and destroy the safe tranquil environment we all enjoy.

Please email and support any of these issues you agree with!

Thanks you,
Sam

From: [Daniel DelGrande](#)
To: [Planning Commission Comments](#); [Stephanie Tucker](#)
Subject: Concerns with construction at 2424 20th st
Date: Wednesday, February 3, 2021 12:00:05 PM

EXTERNAL

Hello - my wife and I live 10 feet away from the pending construction at 2424 20th street. As most of our neighbors have concerns with the overall design (as do we), we have additional concerns with the construction itself. Both of us are remote for the next few months due to covid. We both have a sever allergy to dust, and will not be able to live through the construction, We have already started looking to relocate due to the pending construction, but money is tight right now and we cannot afford to move. Once we can return back to working in office, I am less concerned about the health conditions as we should be away from our home for 10 hours a day.

Aside from the health concerns, the design and layout of the architecture is very much appalling to look at. The genuine vibe in this neighborhood is what drew us here. The design of this pending construction will completely change the neighborhood, and draw people away. I strongly believe this needs to be completely transformed, and not a modern design.

Sincerely,

Daniel DelGrande & Stephanie Tucker
2433 20th St., Apt A, Santa Monica, CA 90405