

From: [Jason Lin](#)
To: [Planning Commission Comments](#)
Subject: 20ENT-0226 & 0227 Conditional use permit
Date: Thursday, February 25, 2021 2:50:36 PM

EXTERNAL

I am quite concerned with the traffic and security impacts to this area. Already, this intersection has high traffic, bus routes, homeless issues, crime. With the proposed additional here for this permit, there needs to be strong consideration to traffic and security impact.

The proposed redacted drive aisle width does not make sense as this area is already very impacted and tight

The proposed 62 stall recharging does not make sense and needs to be significantly reduced as this area cannot handle such traffic.

With solar canopies, restrooms and support equipment, this is also inviting attention and a magnet for homeless population. What is in the plans to address these issues?

Initial presentations of this by Tesla has no address of these issues. In fact, Tesla does not even think these are issues.

The city needs to pay attention to the residential and neighborhood impacts. The city exists for residents not for corporations.

From: [Chris](#)
To: [Planning Commission Comments](#)
Subject: Questions - Re: 20ENT-0226, 0227 and 21ENT-004
Date: Friday, February 26, 2021 6:04:48 PM

EXTERNAL

Hi James Combs

A few of my neighbors and I have a few quick questions about the conditional use permit.

We are close neighbors to this location, some live right next door.

- 1). We read there will be public restrooms at this location. How will the restrooms be accessed, will they be locked, only open to customers charging their car? Our concern is more homeless people being attracted to this location because there is a public restroom.
- 2). A lot of use the alley to access our garages. Will there be a system in place so people wanting to charge their cars are not blocking alley access? I've seen the lines at these charging stations, if someone is in the alley and there are cars in front of them and behind them there is no way they can move their car if they are already blocking the alley.
- 3). Is there going to be a security guard on site or any sort of staff member?

Thanks for your time!

Chris & 1300 Block Neighbors

Re: 20ENT-0226, 0227 and 21ENT-004

From: [REDACTED]
To: [Planning Commission Comments](#)
Subject: Tesla charging station on 14th and Santa Monica
Date: Monday, March 1, 2021 9:46:34 AM

EXTERNAL

Hi,

I am a resident near the corner of 14th and Santa Monica, and had some questions about the plans.

When this project first was mentioned, there were plans to add in a restaurant, what happened to that idea? Why are there going to be no shops? The plan is such an eyesore and will not be of great value to our community. What happened to the plans to enhance our community? This won't help many people.

Please advise on the value this brings here.

[REDACTED]

From: [James Combs](#)
To: [Wendy Radwan](#)
Subject: FW: Questions - Re: 20ENT-0226, 0227 and 21ENT-004
Date: Monday, March 1, 2021 2:06:17 PM

Good afternoon Wendy, can you please update the public correspondence for Tesla with the most recent email below? This is a follow up from this morning, no rush.

Thank you,

From: Chris Horangic <chorangic@gmail.com>
Sent: Monday, March 1, 2021 2:02 PM
To: James Combs <James.Combs@SMGOV.NET>
Subject: Re: Questions - Re: 20ENT-0226, 0227 and 21ENT-004

EXTERNAL

I was planning to join but work is getting in the way. I believe a few of my neighbors are joining though.

Thanks for the breakdown. Seems like you guys have good plans in place.

1. The restroom door code is a great idea.
2. I didn't really have a plan in mind for traffic and alley traffic but here are some ideas:
 - A "Do Not Block The Alley" signs on both sides is a good idea.
 - A "No Left Turn" and "No Right Turn" sign on each side (so cars exit onto SM instead of driving down they alley all the time to Arizona) is a great idea.
 - Maybe a white painting X on the alley (like they do on streets so cross traffic can get through) are all good ideas.
3. With the bathroom code it seems like things will be secure. I was thinking that more or less to monitor "pubic use" stuff.

Thanks for the follow up. If I can join the meeting I will.

Chris

On Mar 1, 2021, at 1:52 PM, James Combs <James.Combs@SMGOV.NET> wrote:

Good afternoon Chris,

Thank you for sharing your concerns. Your email will be shared directly with the Planning Commission to inform their discussion, but please consider presenting in person if you are able. Details on how to participate directly at the meeting are available at the top of the agenda linked

here: <https://www.smgov.net/departments/pcd/agendas/Planning-Commission/2021/20210303/a20210303.htm>.

1. Tesla has informed us that their restrooms will require a passcode to access available only Tesla drivers through their dashboard computer.
2. What type of program would you propose to prevent people from blocking the alley? Our staff report does include a condition of approval to require no left turn signs and other wayfinding. We would gladly forward your suggestions to the Planning Commission to discuss at the meeting.
3. At this time Tesla has not proposed any full-time staff at this the charging facility.

From: Chris <chorangic@gmail.com>

Sent: Friday, February 26, 2021 6:04 PM

To: Planning Commission Comments <planningcomment@smgov.net>

Subject: Questions - Re: 20ENT-0226, 0227 and 21ENT-004

EXTERNAL

Hi James Combs

A few of my neighbors and I have a few quick questions about the conditional use permit.

We are close neighbors to this location, some live right next door.

- 1). We read there will be public restrooms at this location. How will the restrooms be accessed, will they be locked, only open to customers charging their car? Our concern is more homeless people being attracted to this location because there is a public restroom.
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- 3). Is there going to be a security guard on site or any sort of staff member?

Thanks for your time!

Chris & 1300 Block Neighbors

Re: 20ENT-0226, 0227 and 21ENT-004

From: [Zoheb Davar](#)
To: [Planning Commission Comments](#)
Subject: Tesla Supercharger
Date: Monday, March 1, 2021 7:23:26 PM

EXTERNAL

Hello,

I live off 6th st and Ocean Park and I've been driving a Tesla Model 3 for 2.5 years. I'm in an apartment so I use the Superchargers at the parking structure off Broadway often. I've noticed that they've become more and more crowded over the past couple of years and it would be super helpful to have another Supercharging station in Santa Monica.

If there's anything I can do to help support this cause, please let me know. I'm a big proponent of environmental sustainability and I believe decarbonizing transportation should be our number one priority as a community.

Thank you,
Zoheb Davar

From: [Daniel Galamba](#)
To: [Planning Commission Comments](#); [Shawn Landres](#); [Elisa Paster](#); [Mario Fonda-Bonardi](#); [Jim Ries](#); [Nina Fresco](#); [Leslie Lambert](#); [Ellis Raskin](#)
Subject: March 3, 2021 Planning Commission Meeting Item #9A-Charging station at 14th St and Santa Monica Blvd.
Date: Tuesday, March 2, 2021 9:33:23 AM

EXTERNAL

Dear Planning Commission,

Tesla gave a presentation regarding their charging project at 14th St and Santa Monica Blvd to MidCity Neighbors and I have two concerns.

First, traffic at 14th St and Santa Monica Blvd is very congested and especially at the times that their charging station would be used most-about noon time and right after working hours. This charging station at this location will make the traffic and congestion in this area every worse and especially during peak traffic hours.

Second, they do not plan to have any security at this location. This will encourage homeless people to camp out at this location and also to harass and panhandle their customers. Security is needed to prevent these activities or at least require fencing off the property to keep the homeless people away. If fenced off then access gates could be opened with passcodes provided to Tesla's customers similar to what is done with ATM's at banks during non-business hours.

Please consider these concerns before approving this project. Thank you.

Sincerely,
Dr Daniel Galamba

From: [Mike Terranova](#)
To: [Planning Commission Comments](#)
Subject: Public Comment: 1401 & 1421-1425 Santa Monica Boulevard (20ENT-0226 CUP, 20ENT-0227 CUP, 21ENT-0004 Minor Modification)
Date: Tuesday, March 2, 2021 9:34:18 AM

EXTERNAL

Dear City Planning Commission and City Staff:

Tesla's project to add 62 charging spaces is critical to Santa Monica's continued reduction of vehicle emissions, helps to free up public L2 chargers in places like parks and libraries for residents, and helps distance travelers to/from Santa Monica especially commuters and daycation tourists.

As a resident in a multi-unit dwelling there is no practical way to upgrade my individual unit's existing 40A electrical service to the 240v/60A requirement of a permanently installed charging station; the proposed Tesla Supercharger addresses a critical gap for earlier construction and the ability for Santa Monica residents to charge EVs at efficient and fast speeds.

This project should be approved given its appropriate land use on a transit corridor, low to negligible impact to the surrounding neighborhood, and conformity to the LUCE vision/goals/policies as a delightful evolution to this section of Santa Monica's "Auto Row."

Regards, Mike Terranova

From: [Simone G.](#)
To: [Planning Commission Comments](#)
Subject: Tesla Supercharger on Santa Monica Blvd
Date: Tuesday, March 2, 2021 9:40:52 AM

EXTERNAL

It is absurd that the city keeps giving space to Tesla superchargers that only benefit Tesla owners and Tesla shareholders.

Tesla superchargers work only with Tesla vehicles, they are not compatible with other cars.

In addition, Teslas are often parked in the universal charging stations in the convenient lower level of Santa Monica Place even though they have superchargers available only to them on the roof.

There are countless charging station providers that benefit all electric vehicle owners, including Tesla.

All auto manufacturers have electric or plugin hybrid vehicles coming out in the next year, many of which are more affordable than Tesla.

The state has invested billions in incentives to help its citizens buy any electric car, not just Teslas, why would the city only benefit Tesla owners?

Best,
Simone

From: [Santa Monica City Manager's Office](#)
To: [Planning Commission Comments](#)
Subject: FW: planning commission meeting 3/3/21
Date: Tuesday, March 2, 2021 3:07:41 PM

From: "urmston@verizon.net" <urmston@verizon.net>
Reply-To: "urmston@verizon.net" <urmston@verizon.net>
Date: Tuesday, March 2, 2021 at 2:10 PM
To: Santa Monica City Manager's Office <manager.mailbox@SMGOV.NET>
Subject: planning commission meeting 3/3/21

EXTERNAL

I am writing about the proposed Tesla charging station. I am not opposed however I think that it should be required to include a % dedicated to rapid charge for other electric vehicles. In much the same way that new luxury apartments are required to provide affordable units. This would benefit ALL drivers not just those able to afford a Tesla. I have been driving electric for almost 10 years. Rapid chargers continue to be scarce inspite of the promise years ago that many would be installed. Thank you, Jane Urmston 310 8670402.

From: [Scott Wolfe](#)
To: [Planning Commission Comments](#)
Subject: Public Comment for March 3rd, 2021 Meeting - Item 9-A
Date: Wednesday, March 3, 2021 8:51:45 AM

EXTERNAL

Planning Board Commissioners,

I am writing this Public Comment on item 9-A in regards to the Tesla Supercharger station plans for the 1400 block of Santa Monica Blvd.

I am writing in opposition of this item. Tesla Superchargers are exclusive only to Tesla model EVs. While I do support providing charging stations for EVs across Santa Monica, the amount of space for this facility will only help Tesla and Tesla owners.

The Staff Report indicates that while the City has 950 Tesla owners, the primary users will be those who are in immediate vicinity of the proposed lots. The Report also states:

“Based on other similar stations, the busiest times will likely utilize 30% of the chargers”

Of the 62 charging stations, only 19 will be used during the busiest times.

This is not an infrastructure investment to enhance the neighborhood. This is an advertisement for Tesla.

As I am not one to only complain, I like to also provide ideas or alternatives.

1. The Planning Board should suggest to provide adequate Level 2 EV Chargers that are open to use for all residents of Santa Monica, not just Tesla owners.
2. The Planning Board should suggest back to City Council investment into a program similar to the LA Bureau of Street Lighting's Smart City project to install chargers across the City using existing electrical infrastructure. <https://bsl.lacity.org/smartcity-ev-charging.html>

Thank You,
Scott Wolfe
Sunset Park Resident

From: [Jing Yeo](#)
To: [Planning Commission Comments](#)
Subject: FW: Tesla Project at 1400 Santa Monica Blvd.
Date: Wednesday, March 3, 2021 10:00:55 AM

From: Planning <Planning@SMGOV.NET>
Sent: Wednesday, March 3, 2021 8:23 AM
To: Jing Yeo <Jing.Yeo@SMGOV.NET>
Subject: FW: Tesla Project at 1400 Santa Monica Blvd.

From: Ellen Hannan <elhasm@gmail.com>
Sent: Tuesday, March 2, 2021 4:59 PM
To: Planning <Planning@SMGOV.NET>; planningcommet@smgov.net; David Martin <David.Martin@SMGOV.NET>; Councilmember Kevin McKeown <Kevin.McKeown@santamonica.gov>; Francie Stefan <Francie.Stefan@SMGOV.NET>
Subject: Tesla Project at 1400 Santa Monica Blvd.

EXTERNAL

Commissioners:

I would like to thank the Tesla representors who met with SM Mid City Neighbors. They did a nice job of presenting their project. However they are mostly out of towners and not aware of our gridlocked traffic and entitled drivers or neighborhood homeless issues.

The report by James Combs was incorrect in the north boundary. There is an older apartment building on the north west side of the property. I am sure the lot will be used at night by UCLA/SM Medical Center employees to recharge their Tesla cars. This will cause sleep disruption for those residents. Please resolve this problem.

Also the traffic survey by the Mobility staff should be done before it comes to community meetings and the Planning Commission. This is a serious oversight by our present City policy. When this is done without public view and input it turns into a disaster of traffic gridlock on our major streets and intersections. This involves not only the cars leaving their site but pedestrians and bikers in the bike lane. There are bus routes for north/south and east west travel on this intersection. 14th Street is one of the few intersections for north /south travel in the City. It is busy all day long.

Please consider these details in your discussions with David Martin and his staff. We all want a safe travel route for all Santa Monica Residents.

Sincerely,
Ellen Hannan, Board Member of SM Mid City Neighbors
1218 9th St
Santa Monica CA 90401

From: [James Combs](#)
To: [Melissa Zak](#)
Subject: RE: Agenda Item #9-a 1401 & 1421-1425 Santa Monica Boulevard (20ENT-0226 CUP, 20ENT-0227 CUP, 21ENT-0004 Minor Modification)
Date: Wednesday, March 3, 2021 10:05:36 AM

Good morning, this does not appear to have been addressed to public comment, please make sure it is uploaded.

Thank you,

From: DK WHIPPLE <dkwhipple@hotmail.com>
Sent: Wednesday, March 3, 2021 9:58 AM
To: David Martin <David.Martin@SMGOV.NET>; Stephanie Venegas <Stephanie.Venegas@SMGOV.NET>; James Combs <James.Combs@SMGOV.NET>
Subject: Agenda Item #9-a 1401 & 1421-1425 Santa Monica Boulevard (20ENT-0226 CUP, 20ENT-0227 CUP, 21ENT-0004 Minor Modification)

EXTERNAL

James, et al

I am writing in support of the 62 unit charging facility proposed at 14th and Santa Monica. There is a dire need for public charging for apartment dwellers like myself. Although Tesla serves a specific market, it is necessary to increase public charging wherever possible to achieve ease of parking like we afford the ease of gasoline fill ups. Thankfully EV charging does not carry with it the environmental impacts and localized pollution associated to gas vehicles.

One caveat to my approval is that Conditions of Approval should include public access to regularly maintained trash receptacles. The number of cars that will come and go, be idle while charging, and likely be non-resident will inevitably bring with them considerable trash. Although private secured facilities will be available in the lounge; more accessible trash receptacles need to be made available.

Thank you,
DK
1147 16th St
Santa Monica, CA 90403

From: [Mark Terwilliger](#)
To: [Planning Commission Comments](#)
Subject: Support for new Tesla chargers on Santa Monica Blvd
Date: Wednesday, March 3, 2021 10:57:05 AM

EXTERNAL

We would like to give our enthusiastic support for the proposed Tesla chargers on Santa Monica Blvd.

As a Tesla owner and a 25 year resident/homeowner of Santa Monica, this is a welcome addition and should encourage more electric vehicle purchases - especially for apartment dwellers who do not have regular access to chargers.

Regards,

-Mark Terwilliger/Gregg Collins
10 Ocean Park Blvd #14
Santa Monica, CA 90405

From: [Cris Gutierrez](#)
To: [Planning Commission Comments](#)
Subject: Agenda Item 9A: Tesla Supercharger needs to address equity
Date: Wednesday, March 3, 2021 11:34:12 AM

EXTERNAL

Dear Santa Monica Planning Commission members:

I am generally in support of the Tesla charging station. We definitely need to build the EV infrastructure to transition from fossil fuels driving our transportation systems and economy into a climate crisis.

Tesla's contributions to cutting-edge technology and innovation are serious climate solutions that could help all of us, particularly as air quality improves with zero-emission vehicles. The station, however, needs to have universal appeal.

We cannot afford exclusivity to prevail. Dedicating the project to a charging station used by Tesla drivers exclusively is a problem.

For equity to be considered wisely and for our climate goals to be met, I strongly recommend that Tesla and the City address how this project can create new business and civic partnerships—even dare I suggest—across typical commercial competitive practices.

Here are some ideas that I urge you to consider:

1. Tesla helps conduct out a narrative campaign for EVs and environmental justice.
2. Make bathrooms available for non-Tesla users of the station with a key code
3. Tesla could create a cutting-edge partnership to bring in more fast chargers for non-Tesla cars.
4. Tesla could help create a climate-fund guided by our Office of Sustainability & Environment that could augment funds for EV rebates and work with the city for disadvantaged families to be supported.
5. Tesla could partner with SMC and advance EV studies.

In short, have confidence in helping Tesla and this project reach a supercharged standard where compliance is the floor not the ceiling.

With respect,
Cris Gutierrez
Santa Monica resident

From: [Linda](#)
To: [Planning Commission Comments](#)
Subject: 1401 & 1421-1425 Santa Monica Blvd
Date: Wednesday, March 3, 2021 12:01:24 PM

EXTERNAL

What is the anticipated timeframe for this construction project? Start date and duration?

The project conditions list item #10 requests coordination with the Mobility Division staff. Have assessments been done to determine the traffic impacts on the use of the alley (14th Court)? Will left turns be prohibited from 1401 SM into the alley?