

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



Th14d

5-20-0248 (City of Santa Monica)

May 13, 2021

CORRESPONDENCE

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 11:01 AM
To: Lee, Vince@Coastal
Subject: FW: Support: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Carter Rubin <carter.rubin@gmail.com>
Sent: Thursday, May 6, 2021 10:59 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Support: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear Commissioners:

I'm writing to express my **strong support** for Santa Monica's application to demolish parking structure 3 to pave the way for affordable housing development on-site, including supportive housing and possible small scale, ground floor commercial uses.

I am a professional transportation planner and have conducted research that finds a large oversupply of parking in Downtown Santa Monica parking structures. See summary here: <https://la.streetsblog.org/2019/11/05/more-drivers-fewer-parkers-parking-in-downtown-santa-monica-is-more-abundant-than-ever-lets-reclaim-our-streets/>

On average the number of parking spaces available even at the *busiest times* of each week has increased from about 1,100 spaces to 1,800 between 2015 and 2019 pre-pandemic.

Travelers to Santa Monica's coastal communities are using the Metro Expo Line, uber/lyft, scooters, bikes and more at greater rates, and are driving their own cars and using parking less.

This is a great time to reuse excessive parking to provide affordable housing in our coastal communities.

Best,

Carter Rubin
Santa Monica Resident
Santa Monica Pier Corporation Board Member (for identification purposes)

--

Carter Cheadle Rubin
310.200.1088
carterrubin.com



May 7, 2021

VIA E-MAIL

Stephen.Padilla@coastal.ca.gov

CALIFORNIA COASTAL COMMISSION
301 E Ocean Blvd., Suite 300
Long Beach, California 90802
Attn: Steve Padilla, Commission Chair

Re: **Santa Monica Demolition of Parking Structure 3
(Santa Monica Bayside Property Owners Association, et. al.)**

Dear Chair Padilla and Commissioners:

Our firm represents a coalition of property owners, business owners, and residents who support the growth and economic health of the City of Santa Monica's downtown area, which includes the subject property in the abovementioned application. We share the City's desire to improve downtown and increase opportunities for affordable housing, but believe the City has put the proverbial cart before the horse in this situation. Based on the foregoing, we strongly urge the Commission to continue this item so our clients can work collaboratively with the City to determine the best way to execute, if necessary, demolition of Parking Structure 3.

The City's application for a Coastal Development Permit to demolish Parking Structure 3 (the "Project") conflicts with the Coastal Act's public access policies, fails to have the proper authorization of the City Council, neglects to include a traffic study to determine whether there are any significant impacts, and needlessly and adversely affects local businesses who have struggled to survive over the last year due to statewide COVID-19 restrictions. Our client's online petition, posted on May 1, 2021 after a property owner inadvertently discovered this item on the Commission's online agenda, has already garnered more than 937 signatures.

1. The Proposed Project Violates the Coastal Act's Provisions Regarding Public Access

Demolishing a well-used and vital parking facility in the heart of the City's downtown business district denies Californians access to coastal resources. As staff notes in its report, there are several provisions in the Coastal Act that refer to the overarching state policy of promoting public access to the California coast. In particular, Section 30212.5 directs that

“wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.” (emphasis added). Yet, the City’s proposal to eliminate Parking Structure 3 and its 337 visitor-serving parking spaces directly violates this mandate. By reducing the available supply of parking and redirecting demand within a three-block radius, the City is effectively overcrowding the area’s other City-owned parking facilities (in particular Parking Structures 1, 2 and 4).

The staff report also suggests that satisfying the Coastal Act’s public access policies is simply a matter of math—can the City provide enough replacement parking spaces in the surrounding area to account for the loss of Parking Structure 3? Nowhere does the Coastal Act prescribe a “no net loss” policy regarding parking. While the Project’s Parking Study provides the simple conclusion that there is capacity in nearby facilities to absorb the loss of Parking Structure 3, the study does not evaluate the potential impacts of this redistribution, such as traffic, on the coastal area. (See, Section 30121.5). The Parking Study also fails to show how the other parking structures will actually absorb the additional hundreds of vehicles each day and whether they will need to undergo any modifications such as providing additional handicap-accessible spaces or other accommodations to handle the additional volume. Absent any such analysis, the Commission cannot properly determine whether demotion of Parking Structure 3 impairs public access.

2. The Application for a Coastal Development Permit to Allow for Demolition of the Parking Structure is Not Properly Before the Commission

The City’s application for a Coastal Development Permit to allow the demolition of Parking Structure 3 relies on a City Council decision in April 2019 to authorize the issuance of a Request for Proposal for the development of affordable housing on the property. (See, Exhibit A – City Council Report, April 9, 2019). However, the City Council did not approve any demolition of the parking facility. The City’s application is unauthorized, and premature at best. Accordingly, the Commission cannot consider the CDP application because City Council has not actually approved the underlying action. Also, to move forward in this manner arguably creates piecemealing under CEQA.

In fact, the circumstances have changed considerably since the City’s initial action in April 2019. While the City did, in fact, release a RFP for affordable housing development on August 15, 2019, with a submission deadline of November 1, 2019, it has neither selected a bona fide proposer nor awarded a contract. (See, Exhibit B – City of Santa Monica RFP 1318 Fourth Street Affordable Housing Development). That was approximately 18 months ago. In the meantime, more than half of the members of the City Council are newly elected (as of

November 2020) and these members have not had an opportunity to hold a public hearing on this issue to determine how this proposed demolition may affect stakeholders—namely, property owners, business owners, employees, and residents. Indeed, there has been no formal action taken by the City’s elected body regarding any proposed demolition. It is curious why the City took more than 2 ½ years from the initial action in 2019 to submit the instant application. Nevertheless, it would be improper for the Commission to grant a CDP for a project that was not authorized by the applicant-jurisdiction.

3. Approval of the Coastal Development Permit Would Unfairly and Unnecessarily Impact Local Businesses

The City claims it is necessary to demolish Parking Structure 3 now to allow an unidentified (and not-yet-approved) developer to obtain “site control” for the purpose of securing financing for an undefined affordable housing project. Why would the City risk taking such a drastic, permanent action—demolishing a heavily-used, 337-space, parking structure—when so much about the future of the property is unknown? If the City razes the building and cannot find a willing and suitable developer—something it has failed to do over the last 18 months—then the surrounding businesses and residents will be left with a vacant, languishing, and useless lot in the middle of downtown for years. It should be noted that Parking Structure 3 generates upwards of \$750,000 in revenue each year. Surely these funds could be used to offset any structural costs that might arise to keep this parking structure in place for the foreseeable future.

Moreover, these businesses will likely see a significant reduction in activity and revenue with the loss of such an important benefit for their customers. The Project’s Parking Study (based on pre-pandemic data) confirmed that Parking Structure 3 remains consistently well-utilized throughout the year, with typical peak parking conditions at nearly 99% on weekends. And in recent weeks, since pandemic restrictions have been lifted, activity in downtown (including use of parking facilities) has surpassed 2019 levels. (See, Exhibit C – Santa Monica Daily Press article, May 3, 2021). This fact alone supports the need to keep the facility in place to meet the visitors’ constant demand, but also to serve the surrounding businesses that rely heavily on the easy access afforded to customers by this parking structure. To not do so will cause actual, significant, and irreparable harm to the businesses and property owners. At a time when local businesses need every bit of help to recover financially from the past year’s economic devastation, it is baffling why the City would pursue this action that so obviously impairs their revitalization.

Finally, it should be noted that while our clients only heard about the Coastal Commission hearing on this item when a property owner happened to come across the

Commission's online agenda when looking for another project hearing, they started an online petition just six days ago which has already generated more than 990 signatures as of 9:00 am, Friday, May 7, 2021. The petition can be found at <https://www.change.org/p/santa-monica-bayside-owners-association-save-parking-structure-3?redirect=false>.

CONCLUSION

For all of the reasons stated in this letter, we urge the Commission to continue this item for six months so the City Council can hold its required public hearing and hear from the community about whether this process is really best for the City. To be clear, our clients are not opposed to the development of affordable or transition housing in Santa Monica. We welcome the opportunity to discuss how to redevelop City-owned sites that could provide transitional or long-term affordable housing. But the City must open a dialogue with the public, identify actual property developer(s), and define the development scope and details before demolishing Parking Structure 3 (or any other useful building) and leaving a vacant nuisance for years to come.

Very truly yours,



Ellia M. Thompson

EMT|mb

Attachments: Exhibit A – City Council Report
Exhibit B – RFP 1318 Fourth Street
Exhibit C – Santa Monica Daily Press Article

EXHIBIT A

EXHIBIT A

City Council Meeting: April 9, 2019
Agenda Item: 8.A

To: Mayor and City Council
From: Andy Agle, Director, Housing and Economic Development, Housing Division
Subject: Affordable Housing on City-Owned Land

Recommended Action

Staff recommends that the City Council:

1. Authorize issuance of a request for proposals for the development of affordable housing on City-owned property at 1318 Fourth Street, and
2. Authorize staff to continue to explore similar opportunities on other City-owned properties.

Summary

For over four decades, Santa Monica residents and voters have supported the preservation and production of affordable housing as a core local value. As market pressures and changes in state law have affected the affordability of housing in Santa Monica, the community has continued to identify the urgency and need. Reflecting community sentiment, in 2015, Council identified *Maintaining an Inclusive and Diverse Community* as one of its strategic goals, and in 2019, Council identified *Affordability* as a Framework Priority. Creating more affordable housing is a key element to maintaining economic diversity and affordability in Santa Monica.

The great need for affordable housing is accompanied by the reality that producing affordable housing can be very expensive. A major driver of the expense is the cost of land. Using City-owned land for the creation of affordable housing presents an opportunity to significantly reduce the City's cost associated with financing housing production and thereby increase the number of households than can be assisted.

This report recommends that the City solicit proposals for the development of affordable housing on City-owned land at 1318 Fourth Street, currently home to Downtown Public Parking Structure No. 3. Because of the age and condition of that structure, the City

has long anticipated demolition of the parking structure and specifically designed Parking Structure No. 6 to replace the parking capacity that would be lost. While the existing structure is currently heavily utilized, overall parking occupancy in the downtown public parking structures is declining. If current users shift to available capacity in the downtown's other structures, significant impact on parking availability and revenues is not anticipated.

Given the long-term plans for demolition, the parking structure has not undergone the seismic retrofiting that has been completed for most downtown parking structures and suffers from chronic maintenance issues, particularly of its elevators.

Finally, given the deep need for additional affordable housing resources, staff recommends that the Council authorize continued evaluation of other City-owned properties as potential future affordable housing opportunities.

Background

The Housing Commission continues to consider opportunities to enhance the City's efforts to support affordable housing. The considerations extend beyond efforts to increase funding for affordable housing by identifying the need to reduce the cost of creating affordable housing so that limited housing funds can be stretched further.

The cost-efficiency measures that the Commission has identified and begun to assess include opportunities to reduce construction costs, zoning changes that could support affordable housing development, and use of City-owned properties to construct affordable housing. Creating affordable housing on City-owned land offers the possibility of reducing or eliminating one of the largest expenses in the creation of affordable housing: the cost of land.

Pursuant to a Commission request, staff from Information Services and Housing and Economic Development (HED) created an interactive mapping tool that provides information about City-owned properties. At the October 2018 Housing Commission meeting, staff shared a matrix of the City-owned properties and discussed them with the Commission (Attachment A)

At the November 2018 Housing Commission meeting (Attachment B), staff shared more information about each property, including aerial photos, zoning information, housing potential, current use, key considerations, and recommendations. Following discussion, the Housing Commission prioritized two sites for near-term consideration, 1318 Fourth Street and 612 Colorado Avenue. Compared to the larger list considered by the Commission, the two sites appeared to face fewer obstacles to consideration for affordable housing. The Commission also recognized that Council approval of requests for proposals (RFPs) on the sites would represent the initial step in the process, and that the City would have to evaluate the quality of affordable housing proposals for the sites before committing to creating housing at the sites. The Commission also signaled that prioritizing the two sites should not remove the other sites from consideration. For the other sites, efforts will need to continue with respect to assessing and potentially remediating barriers, where feasible, for use as affordable housing.

At their February 2019 meeting, the Housing Commission considered more refined information (Attachment C) regarding the two sites. Between the Housing Commission meetings in November 2018 and February 2019, staff completed additional due diligence regarding the 612 Colorado Avenue site, a parking lot at the southwest corner of Seventh Street and Colorado within the Big Blue Bus yard. The due diligence identified a significant obstacle to moving forward in the near term related to the Big Blue Bus' plan to convert its fleet to 100 percent electric by 2030. Due to the current fleet size and the need to fuel compressed-natural-gas vehicles overnight, the existing Big Blue Bus yard lacks additional capacity to accommodate the significant new infrastructure that will be required to charge and maintain electric buses. The Big Blue Bus is embarking on a planning process for integrating electric buses and the associated infrastructure into the Big Blue Bus yard. As the Big Blue Bus will need to

service both electric and gas-powered buses for many years, there is a strong likelihood that additional space will need to be dedicated to bus operations. As a result, HED staff recommended that the issuance of a request for proposals for the site be delayed until there is more clarity regarding the spatial needs associated with electric buses.

The Housing Commission recommended (see Attachment D) that the City Council authorize issuance of an RFP for affordable housing at 1318 Fourth Street with the following goals for the housing:

- Affordable housing at the site should include a major commitment to permanent supportive housing;
- The development should maximize affordable housing and the cost-effectiveness of producing affordable housing;
- The development team must possess strong qualifications in the development and operation of affordable housing, though non-profit or for-profit development team members may be considered;
- The development must support the Housing Trust Fund Plan of moving people experiencing homelessness into permanent housing;
- The development should further the City's goals with respect to the voter-approved Proposition R, which mandates that 30 percent of all multifamily housing built in Santa Monica should be affordable to low- and moderate-income households.

With respect to 612 Colorado, the Housing Commission recommended that:

- consideration of affordable housing should be a high priority for the site;
- considerations should include combined use of the site for bus operations and affordable housing, as well as consideration of alternative locations for the Big Blue Bus yard; and
- considerations for the site should include the opportunity to create a permanent shelter for people experiencing homelessness.

Discussion

One of the primary benefits of using City-owned land is the preservation of limited housing trust funds that would typically be invested in purchasing privately owned land. To gauge the potential savings, staff looked at five pipeline affordable housing developments that are currently either in predevelopment as a result of a City loan commitment or in the application stage, undergoing review by the City. The data shows that while there is considerable variation among the developments, there is a range that could be considered for future projects (broken out by unit and by bedroom (BR)):

CHART 1

PROPOSED AFFORDABLE NEW CONSTRUCTION (in 000s)									
Pipeline Affordable Housing Developments	Land Cost (City Funded) Per		City Loan for Soft + Hard Costs Per		Tax Credit Equity Per		Permanent Bank Loan Per		Percent Funded by City
	Unit	BR	Unit	BR	Unit	BR	Unit	BR	
1	\$200	\$195	\$ 71	\$ 69	\$383	\$373	0	0	41%
2	\$136	\$133	\$139	\$136	\$325	\$318	0	0	46%
3	\$142	\$ 80	\$116	\$ 65	\$434	\$243	0	0	37%
4	\$218	\$123	\$ 55	\$ 31	\$432	\$245	\$39	\$22	36%
5	\$174	\$ 97	\$ 73	\$ 41	\$427	\$238	\$24	\$13	35%
Average	\$174	\$126	\$ 91	\$ 68	\$400	\$283	\$31	\$18	39%

Most of the developments above are too small to qualify for permanent bank loans (e.g., 35-40 apartments), reflecting that the projected operating income is too modest to service a loan or that the overall amount of the loan does not justify the financial feasibility process by a bank.

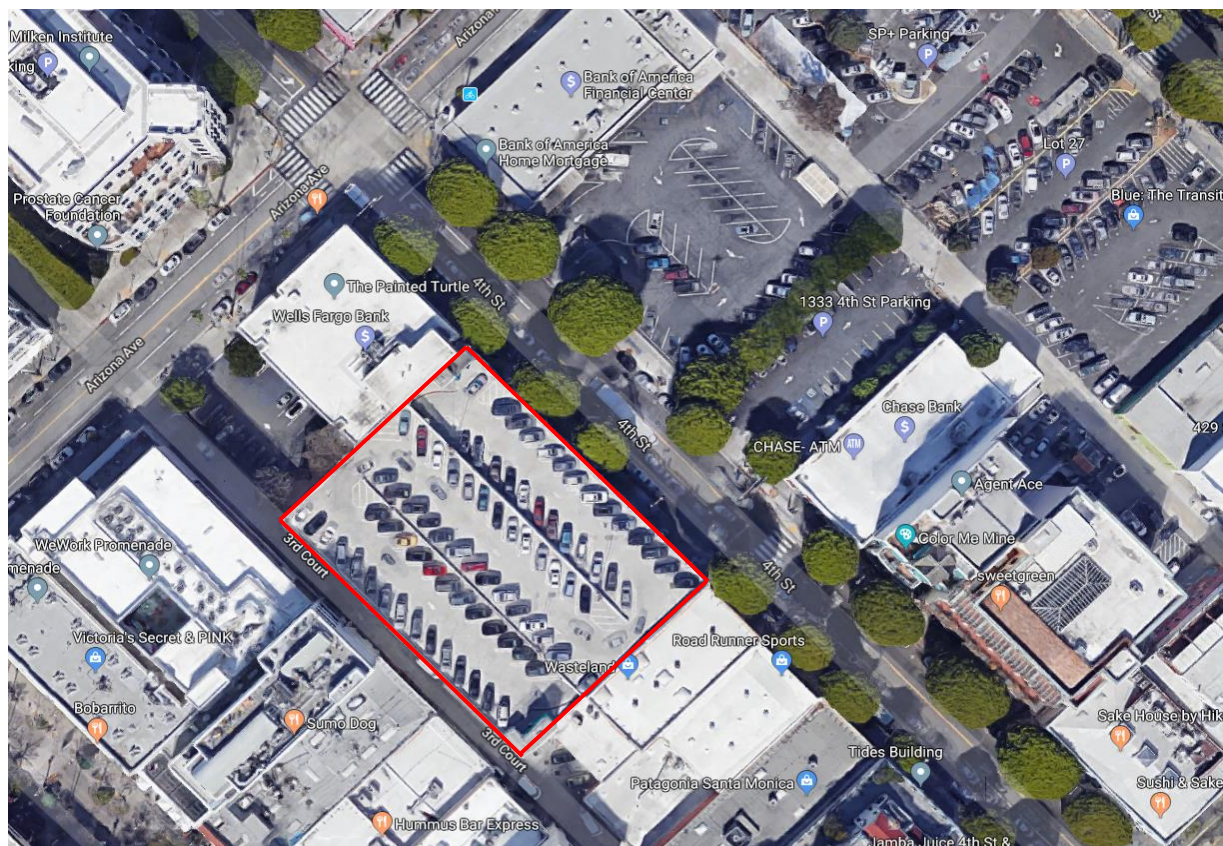
The five developments reflect land acquisition costs in the range of approximately \$135,000 to \$215,000 per residence (with an average of approximately \$175,000) and approximately \$80,000 to \$195,000 per bedroom (with an average of approximately \$125,000). As is typical for City loans, the land acquisition costs are expected to be funded entirely by housing trust funds.

For each development, the City is also expected to fund some portion of the construction costs, ranging from approximately \$55,000 to \$140,000 per residence and \$30,000 to \$135,000 per bedroom. All five developments are expected to successfully

leverage City funding with a greater amount of outside funding, primarily Low-Income-Housing Tax Credits.

Using costs from the five new construction developments can help inform the potential savings from using City-owned sites for affordable housing development. The following provides more detailed information regarding the City-owned property at 1318 Fourth Street for which the Housing Commission recommended issuance of an RFP for affordable housing.

1318 Fourth Street



The 30,000-square-foot site at 1318 Fourth Street is currently the location of Downtown Public Parking Structure No. 3. Since the early 2000s, the City has planned to demolish the parking structure. When Parking Structure No. 6 was rebuilt, the number of parking spaces in Parking Structure No. 3 was more than replaced in order to allow for its demolition. Given its small size, the parking structure experiences above-average occupancy within the downtown system. However, overall parking occupancy in the downtown public parking structures has been declining. As a result, there is ample parking availability to accommodate motorists who would otherwise use Parking Structure No. 3 and a significant impact on parking revenues is not anticipated.

For over a decade, the City worked with two different companies to develop a contemporary cinema at the site. Both companies withdrew from negotiations for the site and the cinema discussions have now mostly ended. Given the long-term plans for demolition, the parking structure has not undergone the seismic retrofitting that has been completed for most downtown parking structures. As the parking structure is nearing the end of its useful life and incidents related to its age are occurring with greater frequency, staff anticipates that the structure's demolition may be considered as part of the FY 19/20 Capital Improvement Budget. If the demolition does not occur within the near term, a significant investment in seismic retrofitting would be required.

The site is located within the Bayside Conservation District of the Downtown Community Plan, which allows for affordable housing up to 70 feet in height with a maximum floor-to-area ratio of 4.0. Using simple floor-area-ratio calculations, staff projects that the site could accommodate approximately 100 to 150 affordable residences, depending on the design and target population(s). The street-facing ground floor could house non-residential uses that help activate the sidewalk and contribute to the sense of safety in the area. Ground-floor space could also house activities and uses that support the Downtown and the larger community but have otherwise been priced out of commercial storefronts Downtown.

Using the range of land acquisition costs of the five proposed developments above, an estimated \$13,600,000 to \$32,700,000 of housing trust funds could be saved by using the City-owned site, as identified below.

CHART 2

POTENTIAL COST SAVINGS WITHOUT LAND ACQUISITION COSTS			
	LAND ACQUISITION COSTS PER RESIDENCE		
	LOW END	HIGH END	AVERAGE
RESIDENCES	\$136,000	\$218,000	\$174,000
100	\$13,600,000	\$21,800,000	\$17,400,000
150	\$20,400,000	\$32,700,000	\$26,100,000

With an average City investment of \$265,000 per residence (\$174,000 for land plus \$91,000 for construction, as shown in Chart 1 above), the land-acquisition savings could be used to create another 51 (\$13.6 million / \$265,000) to 123 (\$32.7 million / \$265,000) long-term affordable residences. The cost savings related to acquiring equivalent land Downtown is even greater, given the cost of land Downtown.

Because a parking structure currently exists at 1318 Fourth Street, developing affordable housing at the site would require some investment to make the site suitable for development. The primary cost is demolishing the parking structure. In addition, some remediation of the soils would likely be necessary, given the likely presence of some hydrocarbons associated with vehicle fuel. Environmental studies associated with previous proposals on the site did not anticipate significant remediation costs. Previous cost estimates for demolition and remediation were in the range of \$3 to \$4 million. The demolition process would include de-commissioning of parking operations, including harvesting the parking-revenue equipment, re-orientation of the electronic wayfinding

and parking-guidance equipment, and communicating with short- and long-term users of the parking structure.

In addition, there would likely be a need for some housing trust fund assistance for construction costs on the site. The chart below illustrates the expected range of potential city assistance based on the five proposed developments.

CHART 3

POTENTIAL CITY ASSISTANCE FOR SOFT AND HARD COSTS			
	ADDITIONAL CITY ASSISTANCE PER RESIDENCE		
	LOW END	HIGH END	AVERAGE
RESIDENCES	\$55,000	\$139,000	\$91,000
100	\$5,500,000	\$13,900,000	\$9,100,000
150	\$8,250,000	\$20,850,000	\$13,650,000

The actual amount of additional City assistance at the site likely will be greater than for the five pipeline developments, primarily because the scale of the affordable housing development could make it less competitive for nine-percent tax credits. All five pipeline developments have received a nine-percent allocation or intend to apply for nine-percent tax credits. A development at the site could be competitive for four-percent tax credits, which are considerably less valuable, and possibly Affordable Housing and Sustainable Communities funding or SB2 (Building Homes and Jobs Act) funding from the State of California.

Staff has initiated conceptual consideration of a long-term, permanent replacement for the City-owned Santa Monica Shelter (Samoshel). Given that Samoshel was created approximately 25 years ago as a temporary facility, staff believes that consideration should be given to creating a permanent replacement facility. The City-owned site at 1318 Fourth Street is one of the locations that could be considered, though staff from a variety of departments have raised concerns about the location's suitability for a shelter.

In the coming months, staff proposes to engage the Council and community regarding the feasibility of and potential sites for a permanent replacement of the shelter.

Given the potential for substantial savings and efficiency in the use of limited housing trust funds, staff seeks direction to issue a request for proposals for affordable housing development at 1318 Fourth Street. The RFP process would allow the City to consider in greater detail the opportunities related to the number of apartments that could be built, expected costs, and financing opportunities. The RFP process would also allow the City to facilitate a more informed community dialogue regarding the opportunities at the site. Pursuant to receipt of a viable proposal, staff would return to the Housing Commission and Council with recommendations related to an affordable housing development team and proposal, as well as conceptual terms of a long-term lease of City land and a potential Housing Trust Fund loan for affordable housing development.

Financial Impacts and Budget Actions

There is no immediate financial impact or budget action as a result of the recommended action. Following receipt and review of proposals, staff would return to Council with recommendations related to potential selection of an affordable housing development team, disposition of City land, and Housing Trust Fund loan.


Prepared By: Andy Agle, Director

Approved

Forwarded to Council



Andy Agle, Director 3/28/2019



Rick Cole, City Manager 4/2/2019

Attachments:

A. October 2018 Housing Commission Handout

- B. November 2018 Housing Commission Staff Report ([Web Link](#))
- C. February 2019 Housing Commission Staff Report ([Web Link](#))
- D. Housing Commission Minutes
- E. Written Comments

EXHIBIT B

EXHIBIT B



EVALUATION

RFP 1318 FOURTH STREET AFFORDABLE HOUSING DEVELOPMENT

[Follow](#)

Last updated by [Addendum #1](#) on Oct 8, 2019 10:06 AM

[Post](#) [Housing and Economic Development](#) [90657, 95826](#)

Project ID: 243

Release Date: Thursday, August 15, 2019 · **Due Date:** Friday, November 1, 2019 5:00pm

[Posted](#) [Thursday, August 15, 2019 8:26am](#)

All dates & times in Pacific Time



Project Documents

Downloads

Addenda & Notices

Question & Answer

1. Introduction

2. Vendor Questionnaire

3. Attachments

[Viewing All Sections](#)

1. Introduction

1. Summary

Develop, design, build, and operate mixed-use affordable housing development & supportive services.

2. Contact Information

Jim Kemper

Housing Program Manager
1901 Main Street, Suite B
Santa Monica, CA 90405
Email: james.kemper@smgov.net
Phone: (310) 434-2647

Department:

Housing and Economic Development

Department Head:

Andy Agle
Director of Housing and Economic
Development

3. Timeline




Release Project Date:	August 15, 2019
Pre-Proposal Meeting (Mandatory):	September 10, 2019, 10:00am RSVP required – please email james.kemper@smsgov. Meeting at MLK Auditorium, Santa Monica Main Library.
Question Submission Deadline:	September 17, 2019, 5:00pm
Proposal Submission Deadline:	November 1, 2019, 5:00pm

2. Vendor Questionnaire

1. Response Upload*

Please upload your complete response below

Drop some files here or click to select files to upload.

*Response required

2. Please type the Addenda Numbers that you have read and understand below.*

For example (1, 2, 4, etc)

Enter response

*Response required

3. Attachments

Project Documents

1318_Fourth_Street_Affordable_Housing_RFP_#243.pdf



Attachments

A - Site Map



B - Assessor Map



C - April 9 2019 Council Staff Report - Affordable Housing on City Land



D - March 26 2019 Council Staff Report - Annual Report on Homelessness



E - Housing Trust Fund Guidelines



F - Downtown Community Plan



G - PrevailingWageJobAcknowledgement



H - LivingWage_19-20



I - Oaks_Initiative



EXHIBIT C

EXHIBIT C

FEATURED

NEWS

Downtown booms as weekend visitor numbers surpass 2019 levels

Clara Harter - 4 days ago - COVID-19 , downtown santa monica , DTSM , Economic Recovery , lanea , outdoor dining , third street promenade , vaccine , West 4th & Jane



Crowds: People are flocking to the Pier on weekends. Clara Harter

A lively promenade, bustling restaurants, and packed pier, scenes from Downtown on the weekend seem like a fever dream of pre-pandemic living.

Except, it's not a fantasy, but a fact: Downtown Santa Monica's pedestrian counts are routinely surpassing 2019 levels on Saturdays and Sundays, sometimes by over 15 percent.

Most beach parking lots are full by 11 a.m. on the weekend and collectively they are operating at 120 percent of normal occupancy for this time of the year. The Pier has reached capacity multiple times and the Promenade has hosted around 100,000 visitors every Saturday in April.

Transit levels in Downtown have also spiked. Scooter trips have tripled since January, while traffic citations are up by 99 percent from April 2019 and by 2,743 percent from April 2020.

This a welcome change as downtown uniquely suffered from the pandemic punch of losing 30,000 office workers, a huge market of international tourists and riots.

"There's no sugarcoating it, this past year has been absolute agony," said Kathleen Rawson, CEO of Downtown Santa Monica. "Businesses and property owners are on their very last nerve. It has been absolutely grueling."

As the weather warms and Covid cases continue to fall, the steady uptick in visitors has been a boon to businesses.

"We've been seeing a drastic increase the last few weeks in terms of visitors, especially from the locals, and indoor dining has been so impactful. It's been a blessing," said Peter Trinh, owner of Lanea Mexican restaurant.

While Downtown was one of Santa Monica's hardest hit neighborhoods, it appears to be one of the fastest to draw people back.

"Thinking about our location and our infrastructure, there's a lot of things about Downtown Santa Monica and Third Street Promenade that have us poised for robust recovery," said Rawson.

Downtown remains somewhat sleepy during the week, signaling that a full scale recovery will still take some time. In April, pedestrian counts on the Promenade Monday through Thursday were roughly one-third to a half of weekends.

"There's still a lot of room for growth during the weekdays but as offices start to open up and more individuals become further vaccinated, I'm optimistic about the growth," said Trinh.

Bars and the nightlife scene are only just beginning to show signs of life, having been subject to some of the strictest shutdown and reopening regulations.

"The recent increase in visitors has been minimal, maybe up 25 percent. The weekdays are dead, Saturday is good, and Sunday is so so," said Steve Lieberman, owner of West 4th & Jane gastropub. "It will take years and our televisions back on before we see numbers like 2019," he added, referring to the County health order barring the use of televisions in bars and restaurants.

Lieberman also said that if the City removed outdoor dining permits once indoor capacity is back at 100 percent, recovering businesses would be “screwed”.

Current conversations among business organizations and City Council members indicate that this is unlikely to happen anytime soon, given how valuable al-fresco dining has been to the local economy.

“For years our Promenade pedestrian count has peaked on both weekdays and weekends at three o’clock in the afternoon. The fascinating thing is now with all the outdoor dining on the Promenade, we have a second peak religiously happening at 7 and 8 p.m.,” said Rawson, who mentioned that DTSM was strongly interested in retaining outdoor dining.

Officials and casual visitors said the neighborhood’s streets are palpably jovial during busy times and with CDC regulations allowing fully vaccinated individuals to shed their masks outdoors, smiles abound for the first time in a while.

Clara@smdp.com

May 6, 2021

Re: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the Santa Monica Pier as well as the beach.

After visiting the Pier and the beach, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,



David Pashaie



*Public Comment on May 2021. Agenda
Item Thursday 14d. (City of Santa
Application No. 5-20-0248 Monica)*

Dear Chair Padilla and Commissioners,

I own property on the Third Street Promenade in Santa Monica. My long term tenants are family owned businesses who have struggled during these unprecedented times to keep their businesses alive – first during the deadly pandemic and accompanying lockdowns and then again during the summer protests which turned into full-scale riots, with massive property destruction and looting here in Santa Monica. Our businesses cannot afford more hardship with this ill-conceived “plan” to close and demolish a crucial parking garage for no good reason whatsoever.

Parking Structure #3 is one of the most popular, widely used parking garages for visitors to the Third Street Promenade. Our businesses rely on this parking garage for the visitors who come to their shops and restaurants. While staff in their reports may blithely state that there are enough parking spots to go around, that is just false. According to the City’s own parking study, this particular parking garage has over 90% occupancy, at times hitting 99% on certain weekends. I would also like to point out that the data collected for this parking study was done in late summer/fall of 2019 during a time when roughly 25% of the Promenade was closed due to certain landscaping and improvements that were being conducted. And yet, still the numbers for Parking Structure 3 showed intense use – in fact, the parking study from Walker and Associates shows Parking Structure 3 as the most used parking garage on the Promenade, on a proportionate basis of total spaces in all six garages.

I would also like to point out that Parking Structure 3 was largely paid for by property owners and business owners through numerous assessments. All buildings that have been recently construction or have had tenant improvement construction have had to pay additional fees to the City of \$1.50 per square foot. In addition, the City of Santa Monica was given federal funds for seismic repairs to buildings and garages. Why isn’t any of that money allocated to upgrade these crucial, visitor serving parking structures?

Given that I own property on the Promenade and walk the neighborhood on a regular basis, I am well aware of the enormity of the current homeless crisis. We do need more affordable housing and transitional housing and we will all have to make sacrifices to get through this crisis. We do not have any other choice. The homeless situation is causing severe distress to all property owners, businesses and residents throughout Santa Monica – especially in the downtown area. But demolishing a popular, greatly needed parking garage with no tangible plans for any immediate redevelopment of the site, just to erect a chain link fence around a vacant, blighted lot, will not provide any benefit to anyone and will just further deteriorate the area. I implore the Coastal Commission to deny this Coastal Development Permit or at least continue this application for 6-12 months with direction to the City of Santa Monica to hold public hearings on this project for the benefit of all of its businesses and stakeholders.

I appreciate your time in reviewing my letter. I intend to speak next week at the public hearing on this matter. One final note – I, along with other business and property owners of Third Street Promenade started an online petition last Saturday. To date, as of 3:30 on Friday, May 7, 2021, we have obtained more than 1,070 signatures. I encourage you to take a look at this petition before next Thursday to see how many people have signed on to oppose the demolition of Parking Structure 3. It can be found at www.change.org/p/santa-monica-bayside-owners-association-save-parking-structure-3?redirect=false

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'John Alle', with a stylized, cursive script.

John Alle

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Monday, May 10, 2021 11:51 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Olivia Hornstein [mailto:oliviahornstein24@gmail.com]
Sent: Monday, May 10, 2021 10:27 AM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the Beach.

After visiting the Beach, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,
Olivia Hornstein

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Monday, May 10, 2021 11:45 AM
To: Lee, Vince@Coastal
Subject: FW: Parking Structure 3- Opposition to Demolition

From: Joy Moini [mailto:jsmoini@gmail.com]
Sent: Sunday, May 09, 2021 2:10 PM
To: SouthCoast@Coastal
Subject: Parking Structure 3- Opposition to Demolition

Dear Coastal Commission,

I am a Santa Monica resident, and I am writing to express my OPPOSITION to May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica), which would lead to the demolition of Parking Structure 3.

I am concerned because it is critical for the economy and the future of Santa Monica as we know it for the Third Street Promenade to rebound and be the engine of our community's recovery from the pandemic. I know that for me and my friends who live outside of Santa Monica, part of what makes the Promenade attractive is the fact that there is ample parking. This is a huge asset that makes the Promenade special compared to other outdoor/beach draws in Los Angeles County (e.g. Manhattan Beach, Venice, Hermosa).

That said, it would be best if:

1. Structure 3 could be maintained, and retrofitted if necessary to become seismically sound, or:
2. The city could break ground on (and maybe complete) a new parking structure with similar capacity before shutting down Structure 3.

Also, I recognize that there is significant need to create housing options for our unsheltered neighbors right now. However, I think the city would be better served by creating these options outside of the 3rd Street Promenade area, since it would be best to reserve those streets for revenue-generating businesses and services that can directly support them (e.g. parking structures!)

Thank you for your consideration,

Joy Moini
Santa Monica
jsmoini@gmail.com

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Monday, May 10, 2021 11:44 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Raquel Arroyo Olmos [mailto:raquelarroyo@me.com]
Sent: Friday, May 07, 2021 8:59 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at [1318 4th Street, Santa Monica, California 90401](#).

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures.

After visiting the Santa Monica pier I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Raquel Arroyo

Sent from my iPhone

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Monday, May 10, 2021 11:39 AM
To: Lee, Vince@Coastal
Subject: FW: Santa Monica Parking Lot Structure 3

From: Stanley Iezman [mailto:siezman@aracapital.com]
Sent: Friday, May 07, 2021 2:48 PM
To: SouthCoast@Coastal
Cc: Nancy Stark
Subject: RE: Santa Monica Parking Lot Structure 3

The coastal commissions mandate is to ensure that residents and visitors have access to the beach . The elimination of Parking lot structure 3 will deprive the city of parking necessary to allow visitors to actually park and get to the beach. Parking is essential in todays world and we need to preserve and protect that parking as the lack of parking, creates an impediment to beach access which is as pernicious as putting up a fence to stop people from getting to the coastal zone for recreational purposes. Whatever impediments are put up to stop the public from gaining access to the beach, be it lack of access through fences, gates or lack of parking results in the same disfunction.

Stop the elimination of parking lot 3.

Stanley Iezman

Chairman & Chief Executive Officer

ARA | AMERICAN REALTY ADVISORS

515 S Flower St.

49th Floor

Los Angeles, CA 90071

T213.233.5700 D213.233.5777

siezman@aracapital.com | [Download v-card](#)

www.aracapital.com

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 2:22 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

-----Original Message-----

From: johanna yadegar [mailto:johannayadegar@yahoo.com]
Sent: Friday, May 07, 2021 2:13 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401. I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the beach. After visiting the beach, I spend time in downtown going to restaurants, cafes and shopping. Easy and accessible parking is critical for me to spend time by our beautiful coastal area. PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,
Johanna Yadegar

Sent from my iPhone

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 2:01 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Sophia Sasson [mailto:sophiapsasson@gmail.com]
Sent: Friday, May 07, 2021 12:50 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the Beach.

After visiting the Beach, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Sophia Sasson

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 2:00 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Jonathan Upham [mailto:jupham432@gmail.com]
Sent: Friday, May 07, 2021 1:08 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Santa Monica Pier, the beach and shopping.

After visiting Santa Monica Pier, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Jonathan Lee Upham

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 2:00 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Rafael Padilla [mailto:Rafael@parcommercial.com]
Sent: Friday, May 07, 2021 1:19 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

Me and my family are frequent visitors to downtown Santa Monica. We use structure, PS3, as well as other parking structures to access Palisades Park.

After visiting Palisades Park, we enjoy spending time in downtown SM going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me and my family to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely.

Rafael Padilla

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 2:00 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Jennifer Saunders [mailto:jusaunders88@yahoo.com]
Sent: Friday, May 07, 2021 1:39 PM
To: SouthCoast@Coastal
Cc: Jennifer Saunders
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Palisades Park.

After visiting the Park, I spend time in downtown going to restaurants, cafes, shopping, etc., as well as enjoying the general vibe of the Third Street Promenade.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Jennifer U. Saunders
Los Angeles Resident

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 12:46 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: LAURIE SASSON [mailto:imsasson@verizon.net]
Sent: Friday, May 07, 2021 11:17 AM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a former business owner, current property owner and frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures and walk to and along Palisades Park several times per week.

Following my walk I usually get coffee or breakfast at one of the many restaurants and cafes, and I often will walk down the Third Street Promenade and adjacent street shopping in the stores.

Easy, affordable, and accessible parking is imperative for the district and for me personally as I spend in our coastal zone.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3 !!!

Sincerely,

Laurie Sasson
Los Angeles, CA

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 12:45 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Andrew Shamooilian [mailto:andrew@kingsarch.com]
Sent: Friday, May 07, 2021 11:20 AM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401. I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the beach. After visiting the beach, I spend time in downtown going to restaurants, cafes and shopping. Easy and accessible parking is critical for me to spend time by our beautiful coastal area. PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,



ANDREW SHAMOOILIAN
PARTNER

310.659.7575 x18
andrew@kingsarch.com
8820 Wilshire Blvd, Suite 200
Beverly Hills, CA 90211



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Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 12:45 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Faye S. Jacobs [mailto:faye@kingsarch.com]
Sent: Friday, May 07, 2021 11:33 AM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401. I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the beach. After visiting the beach, I spend time in downtown going to restaurants, cafes and shopping. Easy and accessible parking is critical for me to spend time by our beautiful coastal area. PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Regards,



FAYE JACOBS
ACCOUNTING

D: 310.659.7575 x166
8820 Wilshire Blvd, Suite 200
Beverly Hills, CA 90211



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Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 12:45 PM
To: Lee, Vince@Coastal
Subject: FW: public comment on May agenda item Thursday 14d-application No. 5-20-0248(City of Santa Monica, Santa Monica)

From: Debra Moini [mailto:dlmoini@gmail.com]
Sent: Friday, May 07, 2021 10:48 AM
To: SouthCoast@Coastal
Subject: Re: public comment on May agenda item Thursday 14d-application No. 5-20-0248(City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at [1318 4th Street, Santa Monica, California 90401](#).

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Palisades Park and the beach.

After visiting the beach or park I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,
Debra Moini

Sent from my iPhone

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 12:36 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: jdemircift@gmail.com [mailto:jdemircift@gmail.com]
Sent: Thursday, May 06, 2021 4:20 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the beach.

After visiting the beach, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

James C DeMircift

Tel: (818) 468-4201 / Email: JDeMircift@gmail.com

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Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 12:36 PM
To: Lee, Vince@Coastal
Subject: FW: Parking structure 3

From: Jerome Fleischman [mailto:Jerryfle@roadrunner.com]
Sent: Thursday, May 06, 2021 4:26 PM
To: SouthCoast@Coastal
Subject: Parking structure 3

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at [1318 4th Street, Santa Monica, California 90401](#).

I office in downtown Santa Monica and have frequent visitors to downtown Santa Monica. They use structure, PS3, and others , to visit my office.

After work I often spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Jerome Fleischman
First Realty Management

Sent from my iPad

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 12:36 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Carl Pinzon [mailto:carl@cdmngt.com]
Sent: Thursday, May 06, 2021 7:33 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at [1318 4th Street, Santa Monica, California 90401](#).

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Santa Monica Pier.

After visiting Santa Monica Pier, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Carl Pinzon

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 12:36 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: CD Investments [mailto:cdinvestments@sbcglobal.net]
Sent: Thursday, May 06, 2021 4:26 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Santa Monica Pier.

After visiting the Santa Monica Pier, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

George DeMircift
(818) 547-2020

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Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 11:54 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Management [mailto:management@wilshireskyline.com]
Sent: Thursday, May 06, 2021 7:33 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the Santa Monica Pier.

After visiting Santa Monica Pier, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Alan Raymond

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 11:54 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Maurice Pinzon [mailto:mauricepinzon@yahoo.com]
Sent: Thursday, May 06, 2021 7:34 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at [1318 4th Street, Santa Monica, California 90401](#).

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Santa Monica Pier.

After visiting Santa Monica Pier, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Maurice Pinzon

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 11:54 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Steve Bram [mailto:sbram@gspartners.com]
Sent: Thursday, May 06, 2021 10:25 PM
To: SouthCoast@Coastal
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Palisades Park.

After visiting Palisades Park, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

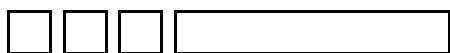
Sincerely,

Steve Bram
Co-Founder and Principal



10250 Constellation Boulevard
Suite 2700 | Los Angeles, CA 90067

sbram@gspartners.com
Office: 310.867.2904 | Mobile: 310.650.8336
BRE License No: 00822654
[vCard](#) | [Bio](#)



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Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Friday, May 7, 2021 11:53 AM
To: Lee, Vince@Coastal
Subject: FW: : Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Lori Innes [mailto:gisellesantamonica1@gmail.com]
Sent: Thursday, May 06, 2021 11:05 PM
To: SouthCoast@Coastal
Subject: : Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear commissioners:

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the beach.

After visiting the beach, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

Sincerely,
Lori Innes

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 4:07 PM
To: Lee, Vince@Coastal
Subject: FW: Santa Monica Parking Structure 3 at 1318 Fourth St.

From: john fremont <1johnfremont@gmail.com>
Sent: Thursday, May 6, 2021 4:00 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Santa Monica Parking Structure 3 at 1318 Fourth St.

Dear California Coastal Commissioners -

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Palisades Park.

After visiting Palisades Park, I spend time in the downtown area going to restaurants, caf  s, and shops.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Yours truly,
John Fremont

--

john fremont
tenzer commercial
1334 third street promenade, suite 306
santa monica, ca 90401
(310) 395-8383
1johnfremont@gmail.com
www.tenzercommercial.com
lic. 00622302



Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 4:05 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: bbeitler@beitler.com <bbeitler@beitler.com>
Sent: Thursday, May 6, 2021 3:05 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Santa Monica Pier.

Additionally, I own several properties and developments on Fourth Street and the nature of this development could greatly impact the viability and profitability of these buildings and the surrounding area.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Barry Beitler,

BEITLER COMMERCIAL REALTY SERVICES



825 S. Barrington Avenue | Los Angeles | CA 90049
Phone [\(310\) 820-2955](tel:3108202955) | Fax [\(310\) 820-7224](tel:3108207224)

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 4:05 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: VIVIEN BENJAMIN <latiben50@gmail.com>
Sent: Thursday, May 6, 2021 1:32 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access _____.

After visiting Palisades Park, I spend time in downtown going to restaurants, cafes and shopping. Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Vivien Benjamin

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 4:05 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Importance: High

From: Dionyssis Mantzouranis <dionmantz@gmail.com>
Sent: Thursday, May 6, 2021 12:55 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)
Importance: High

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at [1318 4th Street, Santa Monica, California 90401](#).

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures.

After visiting the Santa Monica pier I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,
Dionyssis Mantzouranis

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 4:04 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Jahangosha, Paula (Avison Young - US) <paula.jahangosha@avisonyoung.com>
Sent: Thursday, May 6, 2021 12:22 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Palisades Park.

After visiting Palisades Park, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Paula Jahangosha

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 4:03 PM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d-Application No 5-20-0248 - Santa Monica

From: Getz, Donna (Avison Young - US) <Donna.Getz@avisonyoung.com>
Sent: Thursday, May 6, 2021 11:27 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d-Application No 5-20-0248 - Santa Monica

Dear California Coastal Commissioners,

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the beach and the Santa Monica Pier.

After visiting the Pier and the beach, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Thank you,
Donna Getz

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 11:01 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Craig Clifford <ctc1944@gmail.com>
Sent: Thursday, May 6, 2021 10:42 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I own several properties in Santa Monica and visit quite often from my home in Spokane WA. Thus, I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the businesses in the Promenade.

I make 10-15 visits to the downtown yearly, I spend time in downtown going to restaurants, cafes and shopping. I would hate to see the negative impact of the loss of parking to the shop owners in the Promenade.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely, Craig T. Clifford

--

Craig T. Clifford
Clifford Enterprises
818 W. Riverside Ave. #660
Spokane WA 99201
Office - 509-456-2530
Fax - 509-570-0430
Cell - 509-994-6736
e-mail ctc1944@gmail.com

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 11:01 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: dimitri fremont <dimitrifremont@gmail.com>
Sent: Thursday, May 6, 2021 10:41 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Santa Monica Pier.

After visiting Santa Monica Pier, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,
Dimitri Fremont

Dimitri Fremont
Tenzer Commercial
1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401
Phone: 310 395 8383
dimitrifremont@gmail.com
www.tenzercommercial.com
lic. 02001174



Tenzer Commercial
Brokerage Group, Inc.

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 10:36 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Elizabeth Benjamin <elizabeth.benjamin94@gmail.com>
Sent: Thursday, May 6, 2021 10:13 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the beach.

After visiting the beach, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,
Elizabeth Benjamin

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 10:36 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: David Khedr <dkhedr@aol.com>
Sent: Thursday, May 6, 2021 9:59 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401 CENTRALLY LOCATED .

I am a resident of Santa Monica I frequent visit downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the beach.

After visiting the Promenade. I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

David Khedr

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 10:35 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Alonso Castro <alonso@promenadegateway.com>
Sent: Thursday, May 6, 2021 9:58 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Ocean and Pier.

After visiting Ocean and pier, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Alonso Castro

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 10:35 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: reddeemon@aol.com <reddeemon@aol.com>
Sent: Thursday, May 6, 2021 9:53 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access Santa Monica Pier.

After visiting Santa Monica Pier, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Jason Weiner

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 10:35 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Janet Morris <janet@janetmorrislaw.com>
Sent: Thursday, May 6, 2021 9:13 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at [1318 4th Street, Santa Monica, California 90401](#).

I am a property owner and frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access third street promenade and the beach areas.

After visiting the beach, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,
Janet R Morris, Esq.

Sent from my iPhone

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 10:34 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Benjamin Winter <benjywinter@gmail.com>
Sent: Thursday, May 6, 2021 9:05 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the Beach.

After visiting Palisades Park, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,

Ben Winter

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 10:34 AM
To: Lee, Vince@Coastal
Subject: FW: Parking Structure 3 - OPPOSITION TO DEMOLITION

From: Howard Padwa <hpadwa@gmail.com>
Sent: Thursday, May 6, 2021 8:49 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Parking Structure 3 - OPPOSITION TO DEMOLITION

Dear Coastal Commission,

I am a Santa Monica resident, and I am writing to express my OPPOSITION to May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica), which would lead to the demolition of Parking Structure 3.

I am concerned because it is critical for the economy and the future of Santa Monica as we know it for the Third Street Promenade to rebound and be the engine of our community's recovery from the pandemic. I know that for me and my friends who live outside of Santa Monica, part of what makes the Promenade attractive is the fact that there is ample parking. This is a huge asset that makes the Promenade special compared to other outdoor/beach draws in Los Angeles County (e.g. Manhattan Beach, Venice, Hermosa).

That said, it would be best if:

1. Structure 3 could be maintained, and retrofitted if necessary to become seismically sound, or:
2. The city could break ground on (and maybe complete) a new parking structure with similar capacity before shutting down Structure 3.

Also, I recognize that there is significant need to create housing options for our unsheltered neighbors right now. However, I think the city would be better served by creating these options outside of the 3rd Street Promenade area, since it would be best to reserve those streets for revenue-generating businesses and services that can directly support them (e.g. parking structures!)

Thank you for your consideration,

Howard Padwa
Santa Monica
hpadwa@gmail.com

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 10:34 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: James Argyropoulos <jargyropoulos@mac.com>
Sent: Thursday, May 6, 2021 8:20 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at [1318 4th Street, Santa Monica, California 90401](#).

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures.

After visiting the Santa Monica pier I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,
James Argyropoulos

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 10:34 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Renee Mizrahi <reneemizrahi@gmail.com>
Sent: Thursday, May 6, 2021 5:27 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners;

Please DO NOT demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access _____.

After visiting the beach, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,
Renee Mizrahi
310 650 5042

Lee, Vince@Coastal

From: SouthCoast@Coastal
Sent: Thursday, May 6, 2021 10:34 AM
To: Lee, Vince@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

From: Barbara Tenzer <b.tenzercommercial@gmail.com>
Sent: Thursday, May 6, 2021 4:12 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Thursday 14d - Application No. 5-20-0248 (City of Santa Monica, Santa Monica)

Dear California Coastal Commissioners:

Please **DO NOT** demolish Parking Structure 3 (PS3) located at 1318 4th Street, Santa Monica, California 90401.

I am a frequent visitor to downtown Santa Monica. I use structure, PS3, as well as other parking structures to access the beach.

After visiting the beach, I spend time in downtown going to restaurants, cafes and shopping.

Easy and accessible parking is critical for me to spend time by our beautiful coastal area.

PLEASE DO NOT DEMOLISH PARKING STRUCTURE 3.

Sincerely,
Barbara Tenzer