

# Written Correspondence

Received after 3/7/17 until 3/13/17



## JoAnne Brewer

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**From:** Jeff Shrum  
**Sent:** Monday, March 13, 2017 2:19 PM  
**To:** JoAnne Brewer  
**Subject:** FW: Questions/Comments On Summary Table and Plan Comparisons dated March 8 2017

**From:** sue Lang [<mailto:suelang99@hotmail.com>]  
**Sent:** Friday, March 10, 2017 4:03 PM  
**To:** Jeff Shrum <[JShrum@Venicegov.com](mailto:JShrum@Venicegov.com)>; City Council <[CityCouncil@Venicegov.com](mailto:CityCouncil@Venicegov.com)>; Lori Stelzer <[LStelzer@Venicegov.com](mailto:LStelzer@Venicegov.com)>  
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**Subject:** Questions/Comments On Summary Table and Plan Comparisons dated March 8 2017

Please distribute to the Planning Commission

Jeff, Again i am requesting the specific locations that correspond to the figures in these attachments most especially for the **3750 newly created Mixed Use Residential Areas** that will replace the Planning Areas in the current plan. i see that **the new Plan has 9488 acres vs 8695 in the current Plan. Where are these additional acres located and what are the planned densities and heights?** I also see that your new March 8th Summary totals about **7000 more units** for the new Plan than previous drafts (38,981 vs 32,000). **Where are these located?**

Per the Draft Plan population in 2015 was 22,000 with an estimate of 25,180 by 2026 which equates to an **average annual population growth rate of 1.44 percent** which is consistent with other statistical references in the Draft Plan and Draft Market Assessment. In recent years growth was averaging 1.5 percent but is on a downward trend with projections of only **1.27 percent by 2040**. As of 2015 there were 12,255 dwelling units in the city. (Average household size in Venice 1.8 persons). Given the growth projections by credible sources quoted in the Draft Plan by 2040 Venice will have approximately 21,500 dwelling units total or 9,245 more units than in 2015. **So why does the new Plan allow/project 26,726 new units instead 9,245?? Please explain.**

It should also be noted that your estimate of 50,566 units in the current Plan does not take into consideration the specific height restrictions we put in this Plan which together with the existing Land use Reg requirements for set backs and open space, etc. significantly control the number of units that could actually be built. **Your new Plan does not contain these controls so in fact the new Plan will allow far more units to be built than the current Plan.** Furthermore as you know your 50,566 units is based on a substantial number of existing buildings which are currently below maximum density being demolished and rebuilt to the maximum density which is **preposterous** given the expected sea level rise, new flood zone restrictions/requirements, coastal setbacks, and the aforementioned height and set back controls, etc. It should also be noted that the difference between your new Mixed Use Areas and the Planning Areas in the current Plan is **only 910 fewer units** than the current Plan and that is **if every Planning area in the current Plan were built to maximum density which we know for certain would not and could not happen.** Again the 50, 566 units is a very bogus number enabling you to claim you are allowing fewer units in the new Plan.

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MAR 13 2017

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