

Community Member In Support of La Venta Inn

David Hex [REDACTED]

Thu 1/26/2023 1:01 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kempes <mkempes@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

David I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

David Hext

4044 Via Valmonte

PVE 90274

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Community Member In Support of La Venta Inn

Anne Ruona [REDACTED]

Thu 1/26/2023 1:40 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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[PLS ADD YOUR NAME, CITY & ZIP]

Anne Ruona, RPV, 90275

Sent from my iPhone

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Community Member In Support of La Venta Inn

Kathleen Pantucci [REDACTED]

Thu 1/26/2023 1:50 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Let's preserve our City's cherished landmark, which has touched the lives of so many.

Please don't pacify a "few" and have the rest of the community lose out!!

Kathleen Pantucci
5439 whitefox drive
RPV 90275

Sent from my iPhone

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Community Member In Support of La Venta Inn

alicelin9 [REDACTED]

Thu 1/26/2023 2:15 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Alice Lin

(my husband and I got married at La Venta and wouldn't want to see it close)

Rancho Palos Verdes, 90275

Sent from my Galaxy

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Community Member In Support of La Venta Inn

alicelin9 [REDACTED]

Thu 1/26/2023 2:17 PM

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Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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[PLS ADD YOUR NAME, CITY & ZIP]

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FW: Support for La Venta Inn

Mark Prestwich <mprestwich@pvestates.org>

Thu 1/26/2023 2:25 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Public comment

From: Meghan Moore [REDACTED]

Sent: Thursday, January 26, 2023 2:09 PM

To: City Council <citycouncil@pvestates.org>

Subject: Support for La Venta Inn

Hello Council Members,

Progress changes the world permanently. Please consider when making choices in the name of progress, you leave the world a better place. Please leave the La Venta Inn with the capacity to make their own decisions. We need to allow people to make their own choices so they also can leave the world a better place. It's okay to take a position where you don't feel like you always have to make a decision or have all the answers. Remember when we support others in their path to success, we all rise together.

Sincerely,
Meghan Moore

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KEEP La Venta Inn

TRACI BLACK [REDACTED]

Thu 1/26/2023 2:40 PM

To: City Clerks <cityclerks@pvestates.org>; LaVenta Comments <LaVentaComments@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>

La Venta Inn has been an icon and a cherished landmark of the Palos Verdes community since 1923. It has touched the lives of so many generations of Palos Verdes Estates' residents (weddings, special events, etc.).

I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

A maximum limit of 135 guests for seated dining. This needs to be a minimum of 200 to capture vital revenue for property repair and maintenance.

No parties of more than 75 guests on more than two consecutive days. Losing either Friday or Sunday in a week would be crippling.

Sunday events close at 9pm, Bar closes at 8:30 pm. In the summer months, the sun doesn't set until the 8pm hour!

No two events on the same day except for the months of June, July, and August.

A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?

No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close.

Thank you.

T. Black

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**FW: Please Please do NOT close La Venta Inn - it is one of PV legendary amazing venues
Derek Gable**

Mark Prestwich <mprestwich@pvestates.org>

Thu 1/26/2023 2:53 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Public comment

From: Derek Gable [REDACTED]

Sent: Thursday, January 26, 2023 2:47 PM

To: City Council <citycouncil@pvestates.org>

Subject: Fwd: Please Please do NOT close La Venta Inn - it is one of PV legendary amazing venues Derek Gable

Is this true Dawn?

hi and thanks Derek,

What Dawn Murdock didn't tell you is that by the tight restrictions on the current owner of La Venta they simply couldn't afford to stay open.

So if the Council does enforce those ordinances and restrictions La Venta will close.

On Thursday, January 26, 2023, 06:17:47 AM PST, Derek Gable <derekjgable@gmail.com> wrote:

Thank you Dawn - so glad to hear it Derek

On Wed, Jan 25, 2023 at 7:14 PM Dawn Murdock <dmurdock@pvestates.org> wrote:

Derek,

Thank you for your email. The City is not planning on closing La Venta. We all cherish its history and service to our community through the years.

Regards,
Dawn

From: Derek Gable [REDACTED]

Sent: Wednesday, January 25, 2023 5:19 PM

To: City Council <citycouncil@pvestates.org>

Subject: Please Please do NOT close La Venta Inn - it is one of PV legendary amazing venues Derek Gable

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FW: La Venta Inn

Mark Prestwich <mprestwich@pvestates.org>

Thu 1/26/2023 7:19 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Public comment

From: Chuck [REDACTED]**Sent:** Wednesday, January 25, 2023 7:36 PM**To:** City Council <citycouncil@pvestates.org>**Subject:** La Venta Inn

Dear PVE City Council,

As a long time resident of PVE and a former Board member of PVHA, I would like to make it known that my family and I would like for the City to keep the La Venta Inn as it has always been in years past. The La Venta Inn is a historical structure that commemorates the legacy of Palos Verdes Estates and we have to ensure that it remains accessible and a tribute to our great City.

Respectfully,

Charles Tang
2309 Via Anacapa
PVE CA 90274
[REDACTED]

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FW: La Venta Inn

Mark Prestwich <mprestwich@pvestates.org>

Thu 1/26/2023 7:20 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Public comment

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

From: Bill Sewell [REDACTED]

Sent: Wednesday, January 25, 2023 5:22 PM

To: City Council <citycouncil@pvestates.org>

Subject: La Venta Inn

We must keep La Venta open and the City MUST NOT put La Venta out of business with unreasonable restrictions. If La Venta is not viable and loses money it could be sold to a developer and the lots turned into condos and low income housing.

KEEP LA VENTA OPEN!!!

Bill

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Community Member In Support of La Venta Inn

Laureen Vivian [REDACTED]

Thu 1/26/2023 7:50 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Let's preserve our City's cherished landmark, which has touched the lives of so many.

[PLS ADD YOUR NAME, CITY & ZIP]

Laureen Vivian
1402 S Weymouth Ave.
San Pedro, CA 90732

Sent from my iPhone

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ZTA Draft

Blake 

Thu 1/26/2023 9:37 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Hi,

Could you send me the most recent La Venta ZTA to review?

Thanks,
Blake Gillman
Resident

Sent from my iPhone

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La Venta Inn

Jason Buck [REDACTED]

Thu 1/26/2023 9:44 PM

To: City Clerks <cityclerks@pvestates.org>; LaVenta Comments <LaVentaComments@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; Michael Kempes <mkempes@pvestates.org>; David McGowan <dmcgowan@pvestates.org>

Hello,

I am a lifelong resident of Palos Verdes and attended PV Schools growing up in this beautiful town. I enjoy a career in real estate in my home town at RE/MAX Estate Properties with an office just up the street from PVE City Hall. I have been a local REALTOR for 24 years and have been a Board member for the Palos Verdes Association of Realtors for nearly a decade and this year I am President – Elect. I also teach a class to my fellow associates about the history of Palos Verdes with local historian Monique Sugimoto. Twice a year we have a full day of Palos Verdes history from conception of the Homes Association and the implement of the rules set by owner Frank Vanderlip, Fredrick Law Olmsted Jr, and Charles Henry Cheney plus others.

The PV Specialist class has grown and continues to be almost fundamental to learn about working with each of the cities and the incredible history of Palos Verdes. I am honored that Fredrick Law Olmsted Jr spent 7 years working on the development of the Palos Verdes Project and then left to help Yosemite become a National Park. We are constantly reminded about the brilliance of the Palos Verdes Project as we have tiered housing developments offering views, classy Spanish architecture, and open space. Palos Verdes was built on quality and luxury and its hard to leave the views and climate.

La Venta Inn is a landmark of our history. To restrict the hours of operation or attendance would be an insult to Vanderlip and the Palos Verdes project intention. Vanderlip's dream of city centers within walking distance, recreational golf within the city, and a hotel or establishment to visit almost all came true. Today in surrounding cities we do have most of Vanderlip's vision and are able to enjoy the Beach Club, sunsets, golf and hiking trails. Please preserve a building that should be a historical landmark and has been enjoyed by many Los Angeles residents and visitors since the 1920's.

We as locals need La Venta Inn – please do not restrict their hours of operation or attendance that was set forth when the city began.

As a local agent, I come across several unique locations throughout Palos Verdes where a portion of the lot is "City Land" and can not be built on. The intersection of Chiswick and Via Pacheco and also Chelsea and Oakley Rd have set backs in the original City Plan that have not changed – and therefore these homes can not encroach on these easements. Why can La Venta's original rules then be changed by neighborhood request? This does not seem fair that a neighbor has moved into a location with a permit and license to host gatherings and request to change the law. Please think about our priority in this case to preserve Palos Verdes as the special city it is.

I would be happy to discuss further if so desired.

Warm Regards,


Jason Buck

Realtor, Eco-Broker

Certified International Property Specialist

RE/MAX
ESTATE PROPERTIES

Serving Los Angeles County for all of your residential and investment real estate needs.

 Go Green! We are doing our best and hope you will too! Please consider the environment before printing this email.



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FW: Allow the La Venta Inn to operate as-is

Mark Prestwich <mprestwich@pvestates.org>

Thu 1/26/2023 10:12 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Public comment

From: Neil Siegel [REDACTED]**Sent:** Thursday, January 26, 2023 9:28 AM**To:** City Council <citycouncil@pvestates.org>**Subject:** Allow the La Venta Inn to operate as-is

Dear City Council: I write to you to urge that you allow the La Venta Inn to continue to operate as-is. Restricting the number of guests to a number smaller than 200 will put them out of business.

I believe that mitigations for parking and noise can be created that will not destroy the business base of the Inn.

They have been there since the beginning of Palos Verdes. We have all enjoyed events of various sorts there.

Those who live nearby knew it was there when they bought their houses; it was there before any of them.

Yours,

Dr. Neil Siegel

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Community Member In Support of La Venta Inn

Max Millions [REDACTED]

Thu 1/26/2023 12:44 PM

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[PLS ADD YOUR NAME, CITY & ZIP]

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Community Member In Support of La Venta Inn

Julie Haynes <[REDACTED]>

Thu 1/26/2023 12:52 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

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[Julie Haynes, PVE, 90274]

Sent from my iPhone

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Community Member In Support of La Venta Inn

Francie Chandler [REDACTED]

Thu 1/26/2023 12:58 PM

To: City Clerks <cityclerks@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Jim Roos <jroos@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

[Francie Chandler , Pve 90274

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La Venta Inn

Eric Maniaci [Redacted]

Fri 1/27/2023 2:02 PM

To: City Clerks <cityclerks@pvestates.org>;LaVenta Comments <LaVentaComments@pvestates.org>;Jim Roos <jroos@pvestates.org>;Dawn Murdock <dmurdock@pvestates.org>;Victoria Lozzi <vlozzi@pvestates.org>;Michael Kempes <mkempes@pvestates.org>;David McGowan <dmcgowan@pvestates.org>

La Venta Inn has been an icon and a cherished landmark of the Palos Verdes community since 1923. It has touched the lives of so many generations of Palos Verdes Estates' residents (weddings, special events, etc.).

I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

- A maximum limit of 135 guests for seated dining. This needs to be a minimum of 200 to capture vital revenue for property repair and maintenance.
- No parties of more than 75 guests on more than two consecutive days. Losing either Friday or Sunday in a week would be crippling.
- Sunday events close at 9pm, Bar closes at 8:30 pm. In the summer months, the sun doesn't set until the 8pm hour!
- No two events on the same day except for the months of June, July, and August.
- A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?
- No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close.

Thank you,

ERIC MANIACI

PRESIDENT

[Redacted signature block]

 [Maniaca Insurance Services Inc](#)

[500 Silver Spur Road, Ste. 121](#)
[Palos Verdes, CA 90275](#)
[Lic. 0C51557](#)

 [Submit Securely](#)

 [True Network of Advisors](#)

 [Click here for Eric's Calendar](#)

Maniaci is a PGIS Company

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LA VENTA INN

Diane Wilson [REDACTED]

Fri 1/27/2023 4:03 PM

To: City Clerks <cityclerks@pvestates.org>; LaVenta Comments <LaVentaComments@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; Michael Kempes <mkempes@pvestates.org>; David McGowan <dmcgowan@pvestates.org>

Dear Mayor and Members of the City Council:

My name is Diane Slagg Wilson. My family built their first home at 3420 Palos Verdes Drive North in 1949 and our family has owned property on the Peninsula ever since. The buildings that give Palos Verdes Estates its character must be saved or the community will look like every other suburb. La Venta Inn is a landmark. Malaga Cove School, The Gardner Building in the PV Plaza, The Palos Verdes Golf Club, The Malaga Cove Library and the PV Pool. Treasures!

As the first public building in PVE, The La Venta Inn has been known for weddings, special events, and business meetings. The residents who own homes nearby bought those homes with full awareness of those uses. I am a licensed Real Estate Broker and we provide buyers detailed disclosures about everything. If these residents were concerned about noise, traffic and parking, they should not have purchased a home near the La Venta Inn. I have watched all of the City Council meetings on the subject and notice that those who want the strict restrictions are few in number.


Throughout my life, I have attended weddings and special events at the La Venta Inn and parked on Via Del Monte when the occasion was well attended.

The burdensome restrictions requested by some neighbors are designed to prevent the La Venta Inn from being a wonderful venue and they would discourage people from wanting to book an event. Reduced business might please selfish neighbors but would mean the demise of the La Venta Inn. I strongly recommend:

1. The number of guests should be limited by the applicable fire codes. Weddings are joyous occasions and to restrict attendance to a small group would discourage potential bookings. 250 people is a good, fair number and less than the fire code requirements.
2. No additional limitations on the number of guests at events on consecutive days should be imposed nor should there be any rule preventing two bookings on one day. Do not impose ridiculous restrictions that will destroy the ability of LVI to thrive.
3. Parking restrictions - Guests should be able to park standard vehicles on Via Del Monte as they have for 90 years. Red curbs are unnecessary.
4. Seated dining for 200 guests can be accommodated comfortably and that would be a fair limit. Outdoor dining on the veranda works for at least 60 people.
5. Live music outdoors should be allowed until 10 pm on weekends. Who wouldn't want to hear music on a nice summer evening? Neighbors have spoken at previous Council meetings about enjoying the

ambience it creates.

As City Council members, your treatment of The La Venta Inn is a sacred responsibility. It terrifies me that this beautiful treasure would be so limited by regulations that the owners would have to sell to residential homebuilders and this iconic landmark would be lost forever. Please do not impose onerous restrictions. I hope your decision helps save this landmark.

Thank You, Diane Wilson 

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Community Member In Support of La Venta Inn

Margaret Sipes [REDACTED]

Fri 1/27/2023 4:07 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

[PLS ADD YOUR NAME, CITY & ZIP]

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Community Member In Support of La Venta Inn

Lauren Winklebleck [REDACTED]

Fri 1/27/2023 4:55 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

I support preserving La Venta Inn!

It is a cherished landmark, a cornerstone in the local events economy and pure joy and magic to those who have the privilege of walking its grounds.

Please do not move forward with the proposed restrictions that could put La Venta Inn out of business and many people out of work:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view with no outdoor dining in the courtyard?

Please help preserve our City's cherished landmark, which has touched the lives of so many!

If you have not visited La Venta Inn yourself then please do not vote until you have seen it yourself. Doing so would be an injustice.

Lauren A. Winklebleck
Torrance, Ca 90505

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VERDES ESTATES accepts no liability for any damage caused by any virus transmitted by this e-mail.

Community Member In Support of La Venta Innna

diana howard [REDACTED]

Fri 1/27/2023 7:42 AM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Diana howard
Rolling hills
90274

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Community Member In Support of La Venta Inn

Cristina Martinez-Hagan [REDACTED]

Fri 1/27/2023 8:31 AM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Cristina Lynn Hagan
Redondo beach , CA 90277

Cristina Lynn
[REDACTED]

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Community Member In Support of La Venta Inn

Jennifer & Peter Morgan [REDACTED]

Fri 1/27/2023 9:12 AM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Jennifer Morgan

1328 Vía Margarita, Palos Verdes Estates, CA 90274

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Community Member In Support of La Venta Inn

Bobby Bhattarai

Fri 1/27/2023 10:48 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Bobby Bhattarai

PVE 90274

Sent from Bobby iPhone

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La Venta Inn

Stephanie Yinger <[REDACTED]>

Fri 1/27/2023 11:04 AM

To: City Clerks <cityclerks@pvestates.org>; LaVenta Comments <LaVentaComments@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; Jim Roos <jroos@pvestates.org>; Michael Kempes <mkempes@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>

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I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

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A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?

No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close.

Thank you.

Stephanie Yinger

--

Stephanie A. Yinger
Manager, Community Relations
<[REDACTED]>

South Coast Botanic Garden

26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274

www.southcoastbotanicgarden.org

-

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La Venta Inn

Lengauer, Drew [REDACTED]

Fri 1/27/2023 11:29 AM

To: City Clerks <cityclerks@pvestates.org>; LaVenta Comments <LaVentaComments@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; Michael Kempes <mkempes@pvestates.org>; David McGowan <dmcgowan@pvestates.org>

Good Afternoon,

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I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

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Thank you.

Drew Lengauer | Store Manager

[REDACTED]
22733 Hawthorne Blvd. Torrance, CA 90505

KOHLER Signature Store
by Hajoca

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Community Member In Support of La Venta Inn

Jennifer Corgel [REDACTED]

Fri 1/27/2023 11:57 AM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Let's preserve our City's cherished landmark, which has touched the lives of so many.

We enjoyed our wedding here over the summer and it was an amazing experience! The venue was very respectful of the community with strict rules about time limit and guest count.

Jen Corgel
Manhattan Beach, 90266

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Community Member In Support of La Venta Inn

Stephanie Chen [REDACTED]

Sat 1/28/2023 1:36 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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[PLS ADD YOUR NAME, CITY & ZIP]

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In support of La Venta Inn

Glenn Guardamondo [REDACTED]

Sat 1/28/2023 3:23 PM

To: City Clerks <cityclerks@pvestates.org>; LaVenta Comments <LaVentaComments@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>

To whom may read this:

My name is Glenn Guardamondo, and my wife, Maria Guerrero, and I recently got married at La Venta in June 2022. I'm writing this email because of our support for the establishment. For our wedding, we could already feel the imposition of the surrounding neighborhood on our wedding. With the new restrictions that are being suggested, the venue will be constricted to the point where it will no longer host amazing events, and it will no longer be able to operate without the funds that are necessary during the summer wedding season. If these new regulations were to pass, then La Venta would cease to be what it is.

The following proposed long list of draconian restrictions will put La Venta out of business:

A maximum limit of 135 guests for seated dining. This needs to be a minimum of 200 to capture some larger parties.

No parties of more than 75 guests on more than two consecutive days. La Venta's wedding business is primarily on weekends. Losing a Friday or a Sunday would significantly harm the business.

No two events on the same day except for the months of June, July, and August. Wedding season continues through October. La Venta needs the ability to book those parties to off set the slow season.

A limit of 24 guests for outdoor dining on the veranda. The veranda can easily hold 60+ guests

Events on Sunday would have to close by 9pm. This will kill weddings on Sunday evenings. A 9pm closing means the bar closes at 8:30pm.

The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close. Closing at 9pm on Sundays would cause many prospective clients to look elsewhere. For our wedding, 10PM was already a limit that needed to be extended. A shorter wedding time will drive others to different locations.

La Venta is 100 years old. The expenses of keeping up the property are far greater than any other business in Palos Verdes Estates. Please do not implement the above restrictions which would threaten La Venta's ability to operate as it has for most of the past 100 years. I would like to see it prosper for another 100 years and be able to visit it with my kids and my grandchildren in the years to come, and with one last echo, these restrictions will make La Venta unmaintainable.

Thank you,

Glenn Guardamondo, MD

Maria Guerrero, MD

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Community Member In Support of La Venta Inn

Stacy Corbett [REDACTED]

Sat 1/28/2023 4:12 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kempes <mkempes@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

We need La Venta on the hill so that we can share our amazing home with people on their special occasions!

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Stacy Corbett
[REDACTED]

Sent from [Mail](#) for Windows

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Community Member In Support of La Venta Inn

Allisyn Okawa [REDACTED]

Sat 1/28/2023 4:25 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kempes <mkempes@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many

My family has lived in Palos Verdes since 1958 and been to numerous events there. In the 60's my best friend's mother was in charge of catering there and her son and I spent summers playing on the grounds while she worked. Please preserve it!

Sincerely, Brent Amil. Rancho Palos Verdes 90275

Sent from my iPad

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Support La Venta Inn

Sat 1/28/2023 4:54 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

We are longtime residents of the peninsula and live in RPV.
Here are our comments regarding the La Venta Inn:

Unfortunately, the issue seems “blown out of proportion” by a relative few to the detriment of the city and the residents of PVE, the peninsula and surrounding communities who value this unique venue.

La Venta Inn has been operating here for many years from well before any of the local residents. Not officially “Historical” ... but it is historical.

The COVID pandemic was an unusual circumstance causing issues for many businesses including La Venta Inn which had a “quiet period”. We are now post-pandemic and need to return to normalcy.

From the posting on the PVE website, it appears that the La Venta Inn management is / has been agreeable to significant limitations, continues to work well with the Council and is honest and forthright regarding legitimate concerns about the business.

These concerns are with a couple of the ZTA Elements in the 12-23-22 draft which seem clearly punitive, including:

1. Seated dining (135 vs no fewer than 200 requested)
2. Event frequency limitations (e.g., limiting sequential days with conditions on attendance, limited two event/day months, questionable constraints on Thanksgiving and New Year’s Eve)

These issues seem very solvable ... while listening and responding to neighbors, the Council should modify the punitive measures to those acceptable by La Venta Inn..

We believe that the Council should resolve this to achieve a viable, healthy business environment for the La Venta Inn and suitably respond to the neighbors requests as best as possible while achieving the former.

Thank you,
Sue and Allan Frew

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La Venta Inn Public Comments

John Williams 

Sat 1/28/2023 5:09 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Cc: Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Michael Kempes <mkemps@pvestates.org>; **City Manager** <citymanager@pvestates.org>

Please see attached.

Sincerely

John Williams

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Please see attached.

Sincerely

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1624 Cataluna Place
Palos Verdes Estates, CA

January 28, 2023

Mayor Roos and Mayor pro-tem Murdock

The commercial use of La Venta appears to be an intractable problem which the City Council is presently trying to solve. Conflicting legal theories have been advanced, each with some merit, which have not been addressed or resolved by the city. Ultimately, they may be resolved in court. Additionally, one hundred years of history is cited, based on published accounts and anecdotes. The historic record also supports conflicting interpretations. For instance, the original zoning of tract 6884 was C-1 (a “Resident District” notwithstanding the suggestive “C”). The CC&R of the original Palos Verdes Project restricted the use of C-1 to

an apartment house, hotel (not containing a store or stores), private school, fraternity dwelling, club, dormitory, boarding house or lodging, house, flat, multiple dwelling, two family dwelling and/or single family dwelling.

Compare this description with the interpretation provided on page [22](#).

Of course this designation and use was superseded in its entirety by the PVE Zoning ordinance enacted in 1948, which established that La Venta was zoned “R-1” with a specific non-conforming use. This provision has been widely cited.

The stated objective is to preserve La Venta because of its historical significance and aesthetic contribution to the city, an objective shared by all parties. Unfortunately, the only idea advanced to preserve it is to enshrine its commercial use into the municipal code which, it is believed without evidence, will provide the funds necessary to maintain it and satisfy the investment objective of the owner. No guarantees are offered that the proposed municipal code will satisfy the present or the future objectives of the owner and it may at any time be converted to other uses at the discretion of the owner.

The immediate neighbors object to the proposed changes, feeling that the burden of historic preservation should not fall on their shoulders to the detriment of their peace of mind and property values. If every household in the city contributed \$1,000, that might be sufficient to purchase the property and put it to city use.

It seems apparent that the La Venta owner/operator want to expand their allowable operations to create a “viable commercial enterprise” while the neighbors want to reduce operations leaving no common ground and resulting in a stalemate.

This letter proposes an approach to control the noise aspect of the current problem which appears to be the biggest issue. This is not to dismiss other concerns, such as traffic and parking which must also be addressed.

I hope these comments and this information are useful to the City Council.

Sincerely

John Williams

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Recommendation

While no solution may exist in fact, a possible approach is to devise a method to directly control the noise of events at La Venta and establish limits that are acceptable to all parties. This is an element of the proposed terms developed by the City Council ad hoc committee, but in its present form it is almost meaningless. The current terms sheet appears to control other factors with the hope and expectation that the resulting noise will be acceptable. Such an outcome seems speculative at best.

If the municipal code modification cannot provide a high confidence in a satisfactory result, it should not be put into law. A trial period, on a voluntary basis, might be warranted but would require comprehensive monitoring to validate the relevant terms. This monitoring would become a permanent installation if all parties agreed. This is not a trivial task. It requires specialized expertise, which the city does not possess in its staff and is overdue to obtain, to devise a suitable system and a significant budget.

Salient questions include:

- Who owns, operates and maintains the monitoring system?
- Does the data support warnings and citations?
- How much is it worth?

Alternatively, the city may attempt to enforce existing regulations, whatever they might be. It is not plausible as some assert that there are none. The current approach of relying on complaints and inconsistent enforcement seems untenable, especially after the extensive public debate has exposed the underlying problems.

I first recommended controlling noise at the property line in an email to the Planning Commission on 26 January 2022, eight days after the first Commission hearing on La Venta. I repeated this advice in several subsequent submissions to both the Planning Commission and the City Council. If effective and agreed-to limits could be established, much of the micro-management would be unnecessary. eg 1000 Trappist monks or 10 heavy metal aficionados might be equivalently permitted instead of stipulating 135 or 200 people of unspecified persuasion.

History

The following table summarizes the meetings, Planning Commission and City Council, during which La Venta was intended to be discussed or was actually discussed. It is obvious that a great deal of city staff time in addition to unpaid commission and council members has been consumed by this project.

Meeting date	Continued to	Duration	Staff report	Correspondence
16 November 2021	30 November 2021	—	—	—
30 November 2021	21 December 2021	—	—	—
21 December 2021	18 January 2022	—	—	—
18 January 2022		3:00	28 pages	9 pages
15 February 2022	15 March 2022	—	—	54 pages
15 March 2022	29 March 2022	—	—	92 pages
29 March 2022		3:45	57 pages	403 pages
21 April 2022	3 May 2022	—	24 pages	13 pages
3 May 2022		2:15 ¹	24 pages	84 pages
1 June 2022		3:41	18 pages	32 pages
12 July 2022	26 July 2022	0:05	—	65 pages
26 July 2022	La Venta representatives unavailable	0:02	—	—
13 September 2022		2:07	167 pages	136 pages
11 January 2023		1:26	26 pages	33 pages
Total		16:21	344 pages	921 pages

¹This time represents only deliberation as the staff report and public comments were not recorded by the city.

Money is the key to success

La Venta contributes next to nothing to the city's budget and consumes a disproportionate amount of city resources. This must be remedied, by more than assigning sales tax revenues to PVE. The draft Term Sheet does not produce sufficient revenue to the city.

3.1 Publicly available information concerning rental and revenue.

- La Venta's financial situation is unknown although New York Foods went bankrupt which is not encouraging. However, it seems likely that the catering portion of the fees is comparable to what Meg charges to cater other venues and is thereby viable. The amount and number of venue fee is the portion in question and the principal source of revenue to the owner.

The La Venta Wedding Guide for 2022 included the following venue fees for half-day events.

	Peak Season Venue Fee (Aug, Sep, Oct)	Non-Peak Season (Nov - July)
Friday	\$10,000	\$10,000
Saturday	\$14,000	\$12,000
Sunday	\$10,000	\$10,000

Thirty weddings would yield upwards of \$0.5 million but the target is probably much higher, given that the terms sheet proposes operation 361 days of the year. Such a number of events would provide revenue upwards of \$3.6 million per year against which of course expenses such as maintenance, insurance, business license and property tax would be deducted.

- For the year 2022, Palos Verdes Estates Golf Club estimated \$2.239 million in revenues from Private Parties with 35 weddings; source is https://pvestates.granicus.com/MetaViewer.php?view_id=1&clip_id=1217&meta_id=61789.

The Council ad hoc committee on the golf club could obtain additional information concerning private party events including especially an understanding of the relative size of all events.

- Catalina View Gardens is permitted 30 events per year. Their standard fee is \$15 thousand for use of the venue for six hours. Accordingly, their annual revenue is \$450 thousand per year. Associated expenses are minimal, gardening and insurance, so most of the revenue is profit.

The cost of appropriate noise monitoring would not be an unreasonable burden assuming the revenue numbers cited above.

Comparables/Competitors

This section shows overhead views of three local event venues, and one non-venue. They are shown at the same scale and the area shown is approximately 800 feet by 1,600 feet. La Venta is on a three acre property and most confined by its neighborhood. The PV Golf club is in an 800 acre parkland with several thousand feet clearance to the north. Catalina View Gardens is on a 93 acre site with virtually no residences within earshot.

An erstwhile wedding venue was shutdown by the city. The home at 605 Paseo Del Mar has about 7,000 square feet and is on a 0.75 acre lot. It has about five near neighbors but thousands of miles clearance to the west. It is suitable for large parties but the city of PVE went to court to prohibit its use as a wedding venue. At the present time, its rental is about \$30 thousand per month, roughly equivalent to the venue fee for a single day at any of the preceding three sites.



Figure 4.1: La Venta
78 chairs for ceremony
<https://my.matterport.com/show/?m=VMwa4TW3TM7>



Figure 4.2: Palos Verdes Golf Club
134 chairs for ceremony
<https://my.matterport.com/show/?m=aZkRkoN58UT>



Figure 4.3: Catalina View Gardens
156 chairs for ceremony

https://player.vimeo.com/video/708331753?h=4932fdef6d&app_id=122963

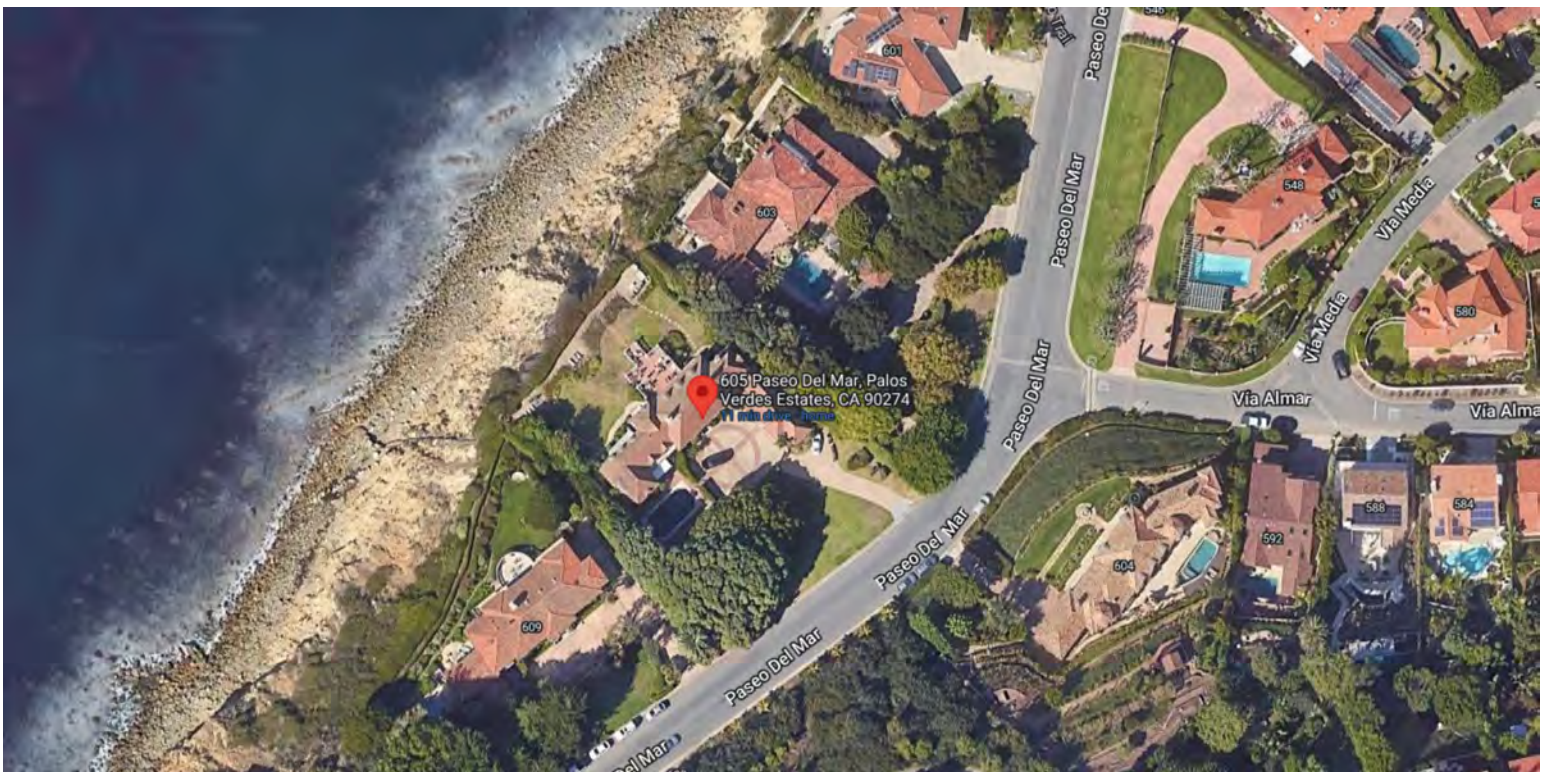


Figure 4.4: 605 Paseo Del Mar
Shut down by PVE court action

Draft La Venta ZTA Elements 12-23-22

5.1 Sound Monitoring

- Two monitors to be placed with agreement from the City
 - This description is totally inadequate. Some specifics are proposed in Chapter 6 on page 11 but a lengthy specification after expert analysis is required.
 - We need a robust monitoring system, and should not rely on what the La Venta owner/operator may deem adequate.
 - Monitors are the cheapest part of the installation. Use more.
 - Installation must be adapted and calibrated to site conditions.
- Recorded throughout event including set up and clean up
 - Record 24/7; it doesn't cost extra.
 - Need a log of events (as stipulated in "Notice/Communication" in the terms sheet).
- Decibel limits at boundary – 52 dBA Leq 60-minute averaged sound levels after 8:30 pm
 - In the council meeting on 11 January 2023, council member Murdock described the genesis of the proposed sound limit. The consultant's information she references should be in the public record to enable review by all parties and by outside sound consultants.

During October, there was an eight day period when La Venta paid for a sound engineer to come out and record the sound. What we did was we looked through what the sound recordings were both looking at events and looking at non-events and there were a number of times when we had ... Jim and I had given our cell phone numbers to the residents that if there was a problem to contact us. We'd come up and try and understand what was going on. So we knew different times when there were resident complaints and so we looked at where the numbers were and we looked at when residents were happy, for example, October 9 was a wedding. It was I don't know a hundred and maybe forty people. But it was an ideal wedding. It was quiet and everyone was happy and they kept it ... a couple of times they went a smidge over 50 and then we looked at other ones where there were phone calls and that's how we landed on 52.

- Picking a numeric limit to sound will be extremely contentious and will require extensive data (up to one year’s worth). **This is the core issue to be resolved.**
 - Leq 60-minutes averaged is the wrong way to characterize party noise which is spiky. The city sound consultant can recommend appropriate measures.
 - There is a [paradox](#) in how the sound limit of 52 dBA is characterized. Since it emanates from about 200 feet away, it decreases slowly beyond 200 feet and is only 10 dB less at a distance of one thousand feet. A conversation held at the boundary, in contrast, is reduced by 10 dB at a distance of ten feet from the boundary. So describing the limit as a quiet conversation does not correspond to experience. These two relationships are shown in the chart in section [8.3](#) on page [42](#).
 - Data should be stored at more frequent intervals, ideally one second. The data is already available, since it is required for a rolling one hour average.
 - Need noise limits for all hours of operation, including setup and teardown.
 - **Do not waive noise limits associated with a “Special Events Permit”.**
 - After years (decades) of disappointment, phone calls are not a reliable metric of neighborhood satisfaction.
- Available to City and public posted real-time online showing current and running 60-minute average
 - Real time (instantaneous) measurements and various derived metrics such as min/max and average values over various periods should be included.
 - The city must own, maintain and operate the system.
 - The costs must be covered by fees, not come out of the general fund.
 - PVE is currently upgrading its IT infrastructure and web interface. This is a good opportunity to integrate the sound monitoring system into the city infrastructure.
 - The Torrance airport web interface is a good example, see section [6.3](#) on page [13](#).
 - Data to be stored for minimum of three weeks
 - Why such short record retention; it should be indefinite. We would have avoided a lot of argument if we knew what the sound levels were 10, 20, 30 years ago.
 - The Reed Model SD-4023 Data Logging Sound Level Meter can store 50 years worth of observations on a \$10 SD card. Alternatively, cloud storage as part of city infrastructure is effectively limitless.

5.2 Enforcement

- Enforcement will be conducted for each ZTA provision as follows:
 - 1st offense is a warning
 - 2nd offense is a warning

- 3rd offense is a \$1,000 fine
- 4th and subsequent offenses are a fine equal to 20% of the event's gross revenue.
 - On what basis is this sequence of escalating penalties applied: per event, per day or something else?
 - Are the penalties calculated separately for each ZTA provision? For example, two offenses on headcount and one offense on outdoor activity do not trigger a fine while three offenses on headcount do trigger a fine.
- PVE PD and PVE Code Enforcement will both be responsible for enforcement
 - Naming two responsible individuals leads to miscommunication. One should have overall responsibility with the ability to enlist the other as appropriate.
 - This is where the past and present oversight has failed. The Police Department enforcement results have not been satisfactory. There is no evidence that any written citations have ever been issued despite newspaper reports of significant problems. Why will that be different in the future?
 - The noise monitoring system should be able to issue warnings and citations with little or no police or code enforcement officer intervention.
 - The PD should have input into the municipal code revisions. Chief Best ignored Derek Lazzaro's offer to comment at the 29 March 2022 Planning Commission meeting.
 - The Code Enforcement officer works 7:30 am to 5:30 pm, four days a week [is this correct]. There are few if any actionable events at La Venta during her office hours. She presented an overview of the code enforcement status and process at the City Council meeting of 26 July 2022 which begins at thirteen minutes into the video. She described an active portfolio of over 400 distinct enforcement actions. She seems to have little availability for this additional responsibility.
 - Torrance places Code Enforcement Officer in their police department.

Systems

A robust sound monitoring system is neither easy nor cheap. However, in the long run, it can reduce or eliminate inconsistent, unnecessary or nonresponsive noise enforcement. All monitoring systems are based on a sound level meter and these are available at prices between \$30 to approximately \$1 thousand. The more expensive units tend to be more accurate and offer more features and software. They are not the major expense however, that distinction probably belongs to installation. Running cost includes maintenance and license fees.

Challenges include installation of the meters at a significant height, above most foliage, not at waist or shoulder height. Power and signal connections may be difficult in remote locations. Notwithstanding the difficulty, there are a number of suppliers with suitable products.

The following sections describe three approaches with varying cost and capability.

6.1 Home-brew solution (\$5k to \$10k)

Currently the Code Enforcement Officer and La Venta both use hand-held, non-recording sound level meters. The resulting data is sparse and not useful for long-term monitoring.

Sound level meters with recording capability are available at a very reasonable price and can form the basis of a jury-rigged permanent monitoring system, albeit requiring considerable skill to obtain repeatable results.

This approach is not recommended except as a very temporary expedient.

6.1.1 Cost elements

each meter	\$343	from Grainger
SD card approx	\$10	64 GByte
RS-232 to USB	\$100	Ethernet converter (or wireless) approximately
Laptop	\$1000	or possibly cloud application
Application	\$1000	Suitable real time monitoring software (Simulink or similar)
Power and signal supply		to remote meters
Installation	tbd	

6.1.2 References

- <https://www.reedinstruments.com/product/reed-r8070sd-data-logging-sound-level-meter>
- <https://www.youtube.com/watch?v=ulkFIsFEts8>

6.1.3 Data format

Place	Date	Time	Value	Unit
00001	2020/08/09	16:09:31	00041.2	dB
00002	2020/08/09	16:09:32	00041.2	dB
00003	2020/08/09	16:09:33	00041.2	dB
00004	2020/08/09	16:09:34	00040.9	dB
00005	2020/08/09	16:09:35	00041.2	dB

43 bytes of data per record

one record per second

86,400 seconds/day

365.25 days per year

1.26 Gbytes per year

64 Gbytes SD card¹ provides 50 years of storage capacity

¹SanDisk 64GB Ultra SDXC UHS-I Memory Card - 120MB/s, C10, U1, Full HD, SD Card SDSDUN4-064G-GN6IN \$9.90 at Amazon

6.2 Self-managed solution (\$20k-\$30k)

This approach requires a capable electronic engineer available for periodic maintenance and problem resolution. Suitable systems are available from several suppliers. One example is Convergence Instruments.

About Convergence Instruments

Founded in 2008 by Dr. Bruno Paillard, Convergence Instruments is a global designer and producer of affordable, high-performance solutions for data acquisition and analysis. We design and manufacture small but powerful data loggers with embedded acoustic and vibration measurement capabilities for both the consumer market and a wide variety of commercial/professional OEM markets. In addition to the data loggers shown here on our website, we also offer design of custom instruments for specific individual customer needs. Please don't hesitate to contact us if you have a special requirement that's not covered by our standard designs or not available elsewhere on the market. We thrive on finding solutions to difficult challenges.

6.2.1 Cost elements

NSRTW_mk3 per meter	\$656	Needs wifi or preferably cellular data
Cloud service	\$175	per year
Monitoring software included		
Power and signal supply to remote meters		
Installation	tbd	

6.2.2 Reference

<https://convergenceinstruments.com>

6.3 Turnkey solution (maybe \$100k)

Torrance Airport has many years experience balancing operator and resident conflict and recently selected a custom noise monitoring system developed by a third party. I would advise a scaled down version of this system as being the most likely to provide long-term relief to all parties concerned. The cost is significant, hence the discussion in chapter 3 to establish the value of such a system.

Torrance will pay \$284,000 to install a new noise monitoring and reduction system at its municipal airport, after the City Council OK'd a contract with a third-party contract — more than a year after nixing its previous system because of financial concerns.

The City Council recently approved a contract with Casper Airport Solutions Inc. to install the new system and replace all hardware used to keep track of noise at the Torrance Airport.

Besides the one-time installation costs, which will include relocating two noise monitoring stations that are difficult to access because of vegetation overgrowth, the city will also pay Casper \$70,212 annually for system maintenance, licensing and support. The annual costs will pay for noise violation monitoring, identifying violating aircrafts and generating violation letters.

“We need to make clear that this project does not make use of General Fund monies,” said Linda Cessna, Torrance’s deputy community services director. “The funds for the project come from the airport operating budget and from a fee that had been established for the purpose of replacing the noise abatement system.”

6.3.1 References

- <https://www.dailybreeze.com/2021/12/21/no-more-noise-city-council-approves-new-torrance-airport-noise-monitoring-system/>
- <https://casper.aero/news/mzz/City-of-Torrance-more-than-satisfied-with-their-new-Casper-Noise-Monitoring-and-Community-engagement-solutions-for-Torrance-Municipal-Airport/>

- <https://www.torranceca.gov/government/city-departments/general-services/torrance-airport>
- <https://toa.noiselab.casper.aero/>
- <https://toa.flighttracker.casper.aero/?gui=false>

Consultant reports

7.1 Steve Rogers – SRA

Steve Rogers submitted a report dated 2 March 2022 which has appeared in public correspondence for several meetings. His report did not include data; it identified deficiencies with the ZTA as written.



March 2, 2022

Keep Quiet PVE

Subject: **La Venta Inn – Proposed Zoning Text Amendment
Analysis of Environmental Noise Impact**

We have analyzed the environmental noise impact of a proposed ordinance, presented during a meeting of the Palos Verdes Estates Planning Commission on January 18, 2022. If adopted, this ordinance would amend Section 18.20.010 of the Palos Verdes Estates Municipal Code(PVEMC) to allow expanded commercial use of the La Venta Inn property as well as increased operational noise levels.

This report details our findings and analysis of the proposed ordinance.

1. CURRENTLY PERMITTED USES & NOISE LIMITS

- a) The La Venta Inn is located within the R-1 (residential) zone of the City, but PVEMC Section 18.20.010 creates an exception to allow specific commercial uses of the property, as follows:

18.20.010 La Venta Inn
The La Venta Inn, located on lots 4 and 6, block 1536, tract 6884, may be used for hotel and restaurant purposes within the existing building only.

This language places very clear limits on the uses allowed on the La Venta Inn property. It follows, that any outdoor commercial use, or any indoor commercial use other than hotel or restaurant, is currently prohibited at La Venta Inn.

- b) In addition, Section 18.04.021 of the PVEMC specifically prohibits short-term rentals in the R-1 zone. This ban on short-term rental prohibits rental of all or part of any R-1 property in the City for events such as parties, weddings, etc.
- c) Noise produced by commercial operations on the La Venta Inn property is regulated by Section 8.28.030 of the PVEMC, which reads in part:

“No person shall, within the city, operate or cause the operation, or suffer or permit the operation upon any premises owned, occupied or controlled by such person.... for any commercial purpose, the noise from which can be heard at any point on any other premises, other than during the hours of seven a.m. until seven p.m. Monday, Tuesday, Wednesday, and Thursday, seven a.m. until five-thirty p.m. Friday, and nine a.m. until five p.m. Saturday.”

In other words, the operational noise of any commercial use in the City (including commercial use of the La Venta Inn property) must be inaudible on surrounding properties after 7:00PM Monday – Thursday, after 5:30PM on Friday, after 5:00PM on Saturday or anytime on Sunday.

- d) For operational noise to be inaudible, it must be approximately 10 dBA below the ambient noise level on the receiving property. In the case of La Venta Inn – which is located in a quiet residential neighborhood, where evening noise levels are in the region of 40 dBA – compliance with the PVEMC noise regulations would mean limiting noise levels at the property line to approximately 30 dBA during the evening.



2. PROPOSED EXPANSION OF PERMITTED USES

- a) The proposed ordinance would significantly expand the types of commercial uses allowed on the La Venta Inn property, to include (in addition to hotel and restaurant within the building):
- Indoor/outdoor event venue
 - Indoor/outdoor entertainment-related services
 - Indoor/outdoor amplified sound
 - Indoor/outdoor live music
 - Outdoor food service
 - Outdoor bar
- b) Such expanded use of the property – especially in outdoor areas – would introduce a high risk of significant noise impact on the surrounding residential neighborhood.

3. PROPOSED INCREASE IN ALLOWED LEVELS OF OPERATIONAL NOISE

- a) The proposed ordinance would greatly increase the levels of noise that La Venta Inn operations are permitted to create. Paragraph A.3.b. of the proposed amended text of Section 18.20.010 of the PVEMC reads in part:

“Exterior noise levels may not exceed a 55 dBA level for a cumulative period of more than thirty minutes in any hour, measured from the property line of the La Venta Inn.”

This language means that noise produced by activity on the La Venta Inn property would be allowed to exceed 55 dBA for up to a total of 30-minutes in any hour (i.e., 50% of the time). During this period, there would be no upper limit on the permitted noise level at the property line and on neighboring properties.

- b) For the remaining 30-minutes in any hour, the proposed ordinance would limit noise of La Venta Inn operations to 55 dBA (measured at the property line), which is approximately 15 dBA higher than the prevailing ambient noise levels and approximately 25 dBA higher than the 30 dBA noise limit implied by Section 8.28.030 of the PVEMC.

4. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) exists to protect the State from projects (including regulatory changes) that would be detrimental to the environment. And noise is one of the environmental impacts that CEQA requires to be evaluated.

Projects may qualify for exemption from the provisions of the CEQA provided they meet certain criteria and present little or no threat to the environment. In our opinion, the proposed ordinance does not qualify for categorical exemption (as its authors in assert) because it does not meet the criteria in defined in the CEQA Guidelines. Our reasoning is as follows:

- a) The Project would have a Significant Impact on the Environment

CEQA Guidelines Section 15300 describes the various classes of exempt projects this way:

“... classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA”.

In other words, any project which would have a significant effect on the environment cannot qualify to fall into any of the exemption classes.



CEQA 15300.1 reinforces this principal, stating in part that:

“... a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.”

In this case, the “project” is the proposed ordinance to amend Section 18.20.010 of the PVEMC in a way that would allow greatly increased levels of operational noise from operations on the La Venta Inn property, compared to those permitted under existing regulations (PVEMC Section 8.28.030) and in the context of the ambient noise climate. Without question, the increased noise levels resulting from the project (proposed ordinance) would have a “significant effect on the environment”. It follows that the proposed ordinance does not meet the overarching criteria for categorical exemption defined in Section 15300 of the CEQA Guidelines.

b) The Project would involve a Significant Expansion of Use

Section 15301 of the CEQA Guidelines defines the criteria for exemption of projects related to “existing facilities”. According to the language of this section, the key consideration in determining whether a project qualifies for exemption is whether the project involves negligible or no expansion of use. The proposed ordinance related to La Venta Inn would significantly expand the permitted commercial use of the property and does not, therefore, meet the key criterion for exemption defined in Section 15301 of the CEQA Guidelines.

5. MISINFORMATION ON THE “WE LOVE LA VENTA” WEBSITE

A website called “We Love La Venta” has been set up to promote public support for the proposed changes to the zoning code. We find that much of the information presented on this site is at best misleading and, in some instances, plainly false. Some specific examples that relate to noise:

a) FALSE CLAIM: There are Currently No Limits on Commercial Uses at La Venta

In bold text towards the top of the homepage, the website authors claim that “... *La Venta has a preexisting commercial use right with no limits on those uses*”. This is not true. Section 18.20.010 of the PVEMC states that the property may be used for “... hotel and restaurant purposes within the existing building only”, thereby placing very clear limits on the allowed commercial uses at La Venta. And a big part of the reason for these limits is to minimize noise impact on the surrounding residential neighborhood.

In addition, Section 18.04.021 of the PVEMC specifically prohibits short-term rentals in the R-1 zone, which outlaws rental of all or part of any R-1 property in the City for events such as parties, weddings, etc. This very clear limitation of use applies to La Venta, just as it does to every other R-1 property in the City.

b) FALSE CLAIM: The Proposed Code Change Would Not Add New Uses

Two paragraphs further down the homepage is the following sentence in bold text: “*The proposed code section adds no new uses to La Venta*”. This is not true. As detailed elsewhere in this report (and summarized in Attachment A), the proposed ordinance seeks to greatly expand allowed uses with a corresponding increase in environmental noise impacts on the surrounding homes.

c) FALSE CLAIM: There are no Existing Limitations on Noise from La Venta

In the FAQ section, under the drop-down heading “*How loud can your events be?*” the website claims that “*currently, there are no existing limitations on sound*”. This is not true. Section



8.28.030 of the PVEMC requires that noise of commercial uses be inaudible beyond the property line. Currently, this limitation applies to commercial operations on the La Venta site just as it does to every other commercial use in the City, thereby protecting the neighborhood from excessive noise impacts. The proposed change to the zoning code would strip away this protection and expose the surrounding homes to far greater levels of noise than are allowed under current regulations.

d) MISLEADING CLAIM: The Proposed Code Change Includes a 55 dB Noise Limit

Also under the “How loud can your events be?” drop-down heading is the following claim: “... we are proposing a 55 decibel (dB) limit, measured at the property perimeter”. This is only half true. The proposed ordinance does include a 55 dBA noise limit, but it only applies for a cumulative period of thirty minutes in any hour. For the remaining thirty minutes in any hour (i.e.: half the time), the proposed ordinance would allow La Venta operations to generate unlimited noise and therefore unlimited noise impact on the neighborhood.

6. SUMMARY & CONCLUSIONS

- a) The proposed ordinance would permit greatly expanded commercial use of the La Venta Inn property, compared to the limited uses (hotel and indoor restaurant) permitted by current regulations (PVEMC Section 18.20.010).
- b) In addition, the proposed ordinance would allow substantially higher levels of operational noise than is currently permitted (PVEMC Section 8.28.030), including unlimited noise for up to 30-minutes per hour, creating a significant noise impact on the surrounding residential properties.
- c) Attachment A to this report is a table that compares permitted uses and operational noise limits for the present day with the expanded uses and increased noise limits that would apply if the proposed zoning text amendment were to go into effect.
- d) Because of the inherent noise impacts and significant expansion of permitted uses, we believe that the proposed ordinance does not qualify for categorical exemption from CEQA.
- e) The “We Love La Venta” website presents several false claims about the currently allowed uses at La Venta Inn and the applicability of existing noise regulations to commercial uses on the property. This misinformation has the effect of understating and downplaying the significant noise implications of the proposed ordinance. The website also misrepresents the proposed 55 dBA noise limit, implying that it would apply at all times, whereas the proposed ordinance would actually allow unlimited noise from La Venta operations for up to 30 minutes in any hour.

Yours sincerely,

Steve Rogers Acoustics, LLC

Steve Rogers
Principal



Attachment A

Comparison of Permitted Uses and Noise Limits

	PRESENT DAY	AFTER PROPOSED AMENDMENT
Permitted INDOOR Commercial Uses	Hotel ⁽¹⁾ Restaurant ⁽¹⁾ (1) PVEMC Section 18.20.010	Hotel Restaurant Event Venue Entertainment-related services Amplified Sound Live Music
Permitted OUTDOOR Commercial Uses	None ⁽²⁾ (2) PVEMC Section 18.20.010	Food Service Bar Service Event Venue Entertainment-Related Services Amplified Sound Live Music
Noise Limits for Commercial Uses	Operational noise must be INAUDIBLE ⁽³⁾⁽⁴⁾ beyond the property line: after 7:00PM Monday – Thursday, after 5:30PM Friday, after 5:00PM Saturday, and anytime on Sunday (3) PVEMC Section 8.28.030 (4) Inaudibility equates to a noise limit of approximately 30 dBA in this location	NO LIMIT on operational noise for a cumulative period of up to 30-minutes in any hour. 55 dBA at the property line for the remainder of the time.

7.2 Steve Martin – Venaklasen Associates - submitted 23 February 2022

Venaklasen recorded three days of ambient noise between 23 October 2021 and 25 October 2021. The data was submitted to the city and appears in the attachments to the 29 March 2022 Planning Commission meeting. He made recommendations for measurement techniques and decibel limits which were fairly generous, and loosely connected to the mechanical noise provision of the Municipal Code (which is inappropriate) while ignoring other provisions of the same code.

Owners of La Venta Inn
c/o Mark Matthews
La Venta Inn
796 Via Del Monte
Palos Verdes Estates, CA 90274

February 23, 2022

City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274
Attention: Brianna Rindge, Community Development Director

Dear Ms. Rindge,

As you may know, as a result of discussions between Meg Walker, the tenant and operator of La Venta Inn, and Laura Guglielmo and you that commenced in July of 2021, after Meg began her operations at La Venta Inn, the City commenced a review of the zoning for La Venta Inn. The Inn, located at 796 Via Del Monte in Palos Verdes Estates (AIN. number 7540-029-004), has been operated as a commercial property since it opened in 1923. The CCRs recorded against the Malaga Cove area that included La Venta designated La Venta for commercial use. The property has been used as a hotel, restaurant and/or event facility for virtually all of its 100 year existence. That use was codified by the City in 1948 in a one sentence code section that states that the property “may be used for hotel and restaurant purposes within the existing building only.”

In the course of the discussions with the City, you and other City officials expressed a desire to have the City Municipal Code updated to be more specific about the continuing (grandfathered) commercial use of the property. The owners of the property, who have always tried to be good neighbors, agreed to work with the City to meet the City’s expressed desire for more specificity about the commercial operations at La Venta.

In the course of those discussions, the City has informed the owners of La Venta that it would like them to formally request that the City modify the existing code section (18.20.010) to provide more specificity about the use of the property. The owners are willing to make that request with the understanding that the owners reserve all grandfathered use rights, have not agreed to any modifications of those rights, and have not waived any rights they may have to continue the existing uses. They are, however, willing to work with the City to forge language that preserves the right to operate the La Venta Inn as a viable business but also responds to the City’s stated concerns.

To that end, please consider this letter the formal request asked for by the City. Attached to this letter are the following:

1. Proposed draft ordinance that the owners believe meets the City’s objectives while still allowing La Venta to operate as a viable business;

2. Copy of the noise study commissioned by the owners in response to questions raised at the January 18 Planning Commission meeting; and

Please let us know whether you require additional information.

Very truly yours,

The Owners of La Venta Inn

By: *Mark Matthews*

Name: Mark Matthews

Its: authorized signatory

November 2, 2021

Mark Matthews

796 Via Del Monte
Palos Verdes Estates, CA 90274

Attention: Mark Matthews

**Subject: La Venta Inn, Palos Verdes Estates, California
Ambient Noise Study; VA Project No. 7975-001**

INTRODUCTION

This report presents the results of a noise study conducted for the La Venta Inn at 796 Via Del Monte in Palos Verdes Estates, California. Veneklasen Associates (VA) was contracted to perform an ambient noise study to determine reasonable operational noise levels allowable for La Venta Inn operations. The location of the site is shown in Figure 1 with La Venta Inn and its parking lot in the center, bordered by Via Del Monte to the north, west and south, and Via Conejo and Via Somonte to the east.

A list of acoustical terms and their definitions is presented in Appendix A.

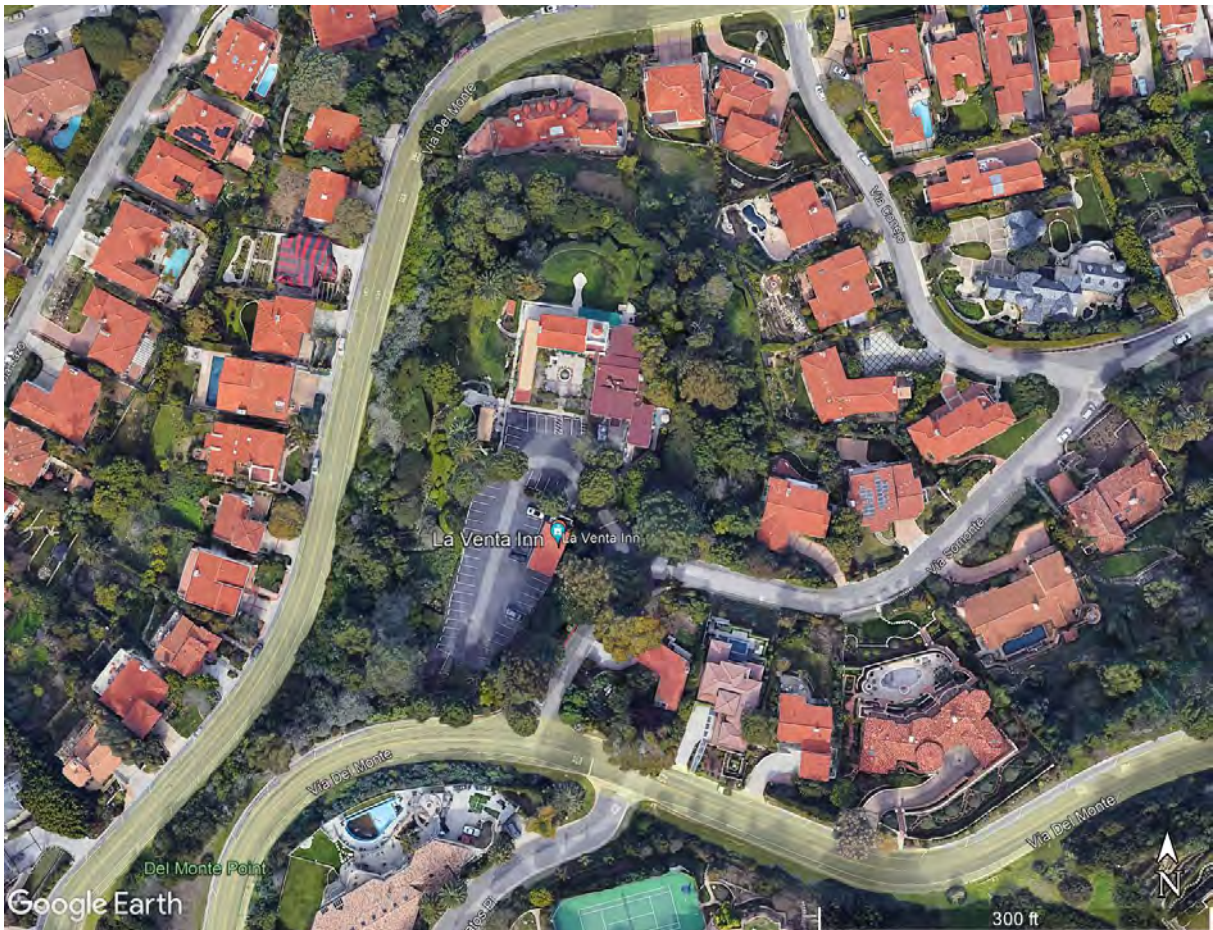


Figure 1. Project Site Location

Mark Matthews, La Venta Inn
Ambient Noise Study
November 2, 2021; Page 2 of 5

AMBIENT NOISE MEASUREMENTS

The initial task for determining allowable noise levels from La Venta Inn operations was to measure the ambient noise level over a weekend. On Friday, October 22, 2021, Veneklasen set up three noise monitors to measure second by second noise levels. The measurement locations are indicated in Figure 2. The equipment was retrieved on Monday, October 25, 2021, and the measured data was downloaded and analyzed.



Figure 2. Ambient Noise Measurement Locations at the Project Site

The average sound level or equivalent sound level, L_{eq} , is the time weighted average of the sound during each hour. The L_{eq} measured between 40 dBA and 54 dBA during daytime hours (7:00 am to 10:00 pm) and measured between 35 dBA and 45 dBA during nighttime hours (10:00 pm and 7:00 am). Another sound metric often used to quantify noise levels is the L_{50} sound percentile level. The L_{50} refers to the noise level that is exceeded for 50% of a measurement period, i.e., 30 minutes out of an hour. The L_{50} measured between 37 dBA and 50 dBA during daytime hours and between 33 dBA and 43 dBA during nighttime hours with four of these nighttime hours measuring between 49 dBA and 51 dBA. This data summary is indicated in Table 1 below, and the complete data is included in Appendix B.

Table 1: Measured Noise Level Summary

Time Interval	Measured L_{eq} Range	Measured L_{50} Range
7:00 A.M. to 10:00 P.M. (daytime)	40 dBA to 54 dBA	37 dBA to 50 dBA
10:00 P.M. to 7:00 A.M. (nighttime)	35 dBA to 45 dBA	33 dBA to 43 dBA (4 hours measured 49 to 51 dBA)

NOISE CRITERIA ANALYSIS

The Palos Verdes Estates Municipal Code Title 8 Health and Safety Chapter 8.28 is titled *Noise*. This chapter does not specify noise limits in A-weighted decibels except for the following conditions:

- 8.28.040 states that electric/battery leaf blowers cannot exceed 65 decibels (no distance specified)

In Section 8.28.050 *Exemptions*, outdoor activities on child day care facilities and public or private school grounds are exempt, including school athletic and school entertainment events. Also exempt are outdoor gatherings, public dances, shows, and sporting events provided the events are conducted pursuant to a permit.

In Title 18 Zoning Regulations:

- Section 18.04.145 states that mechanical equipment shall not generate noise at any property line that is more than 5 decibels higher than the ambient noise level.

There is no definitive allowable noise level limit in the municipal code applicable for La Venta Inn operations or other similar venue operations.

As Section 18.04.145 allows noise generated at a property line to be 5 decibels higher than the ambient noise level, we would recommend allowing La Venta Inn operational noise not to exceed 55 dBA L_{50} or 60 dBA L_{eq} during daytime hours and 50 dBA L_{50} or 50 dBA L_{eq} during nighttime hours.

CONCLUSION

Veneklasen recommends utilizing noise limits for La Venta Inn operations not to exceed 55 dBA L_{50} /60 dBA L_{eq} during daytime hours and 50 dBA L_{50} /50 dBA L_{eq} during nighttime hours.

Mark Matthews, La Venta Inn
Ambient Noise Study
November 2, 2021; Page 4 of 5

Please feel free to contact us if you have any questions or comments or need further information.

Sincerely,
Veneklasen Associates, Inc.



Stephen A. Martin, Ph.D., P.E.
Associate Principal
Director, Environmental Acoustics

APPENDIX A DEFINITIONS OF ACOUSTICAL TERMS

Term	Definition
Decibel (dB)	A unit describing the amplitude of sound in a logarithmic ratio to a reference value.
A-weighted Decibels (dBA)	A filter applied to sound pressure levels in decibel to simulate the response of the human ear at the threshold of hearing. A-weighting de-emphasizes the low frequency components of a sound similar to the human ear at these levels. This metric has been closely tied to subjective reactions of annoyance to noise, and is used as a noise metric in this and in many other environmental acoustics reports. In this report, all dBA levels reported refer to the sound pressure level, referenced to 20 μ Pa
Sound Pressure Level (L_p)	The amplitude of sound compared to the reference value of 20 μ Pa. Sound Pressure Level is what we perceive as audible sound. Sound Pressure Level decreases as distance from the source to the receiver increases.
Sound Level Percentile (L_n)	Also referred to as a “statistical sound level”, L_n refers to the noise level that is exceeded for nth percent of a given measurement period. For example, L_{50} refers to the noise level that is exceeded for 50% of a measurement period, i.e. 30 minutes out of an hour. These metrics can be used to evaluate noise levels that are apparent for a given period of time at a measurement location.
Sound Power Level (L_w)	The amplitude of sound compared to the reference value of 1pW. Sound Power Level does not vary with distance, and represents the level of sound emitted by a given source. The sound power level is generally used to model the sound pressure level of a source at a given distance or location.
Equivalent Sound Level (L_{eq})	The time-weighted average sound or vibration level for a given period of time. Use of this metric allows the observation of the overall sound level for the measurement period.
Maximum Sound Level (L_{max})	The instantaneous maximum sound or vibration level of an event. The L_{max} can occur over very short periods of time, and fluctuates much more than the L_{eq} due to the presence of intermittent events in the noise environment.
Community Noise Equivalent Level (CNEL)	The time-weighted noise level representing the noise exposure over a 24-hour period. Noise events that occur within the evening hours (7pm to 10pm) are given a +5dB penalty, and noise events that occur within the nighttime hours (10pm to 7am) are given a +10dB penalty, to account for increased sensitivity to noise during these hours. This metric has units of A-weighted decibels, and has been correlated to probability of annoyance.

Mark Matthews, La Venta Inn
 Ambient Noise Study
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APPENDIX B MEASURED NOISE LEVEL SUMMARY

Date and Start Time	Hourly L_{aeq} at Each Location			Hourly L_{50} at Each Location		
	1	2	3	1	2	3
10/22/2021 11:00	45	44	48	44	42	43
10/22/2021 12:00	46	44	45	44	41	43
10/22/2021 13:00	47	45	48	45	43	44
10/22/2021 14:00	48	46	49	45	44	44
10/22/2021 15:00	48	47	47	46	44	45
10/22/2021 16:00	49	47	48	46	44	45
10/22/2021 17:00	47	45	48	46	44	44
10/22/2021 18:00	46	44	44	45	43	43
10/22/2021 19:00	44	41	42	44	40	41
10/22/2021 20:00	42	39	40	42	39	39
10/22/2021 21:00	43	44	40	42	38	37
10/22/2021 22:00	43	44	40	42	38	36
10/22/2021 23:00	42	38	38	41	37	36
10/23/2021 0:00	40	37	39	40	36	36
10/23/2021 1:00	40	35	37	39	34	35
10/23/2021 2:00	40	36	37	40	35	34
10/23/2021 3:00	40	35	36	39	34	34
10/23/2021 4:00	39	36	36	39	35	34
10/23/2021 5:00	39	37	50	38	37	50
10/23/2021 6:00	51	44	38	50	43	36
10/23/2021 7:00	45	42	43	43	40	39
10/23/2021 8:00	45	44	54	43	42	48
10/23/2021 9:00	45	45	48	44	43	44
10/23/2021 10:00	51	48	47	50	45	43
10/23/2021 11:00	46	44	47	45	43	42
10/23/2021 12:00	47	46	46	44	43	42
10/23/2021 13:00	46	45	45	44	43	42
10/23/2021 14:00	48	47	52	46	44	49
10/23/2021 15:00	46	44	45	45	43	44
10/23/2021 16:00	46	45	45	44	43	43
10/23/2021 17:00	47	47	44	44	43	42
10/23/2021 18:00	43	45	41	42	42	40
10/23/2021 19:00	45	46	44	42	41	39
10/23/2021 20:00	42	44	40	42	41	39
10/23/2021 21:00	43	43	41	42	41	39

Mark Matthews, La Venta Inn
 Ambient Noise Study
 November 2, 2021; Page 7 of 5

Date and Start Time	Hourly L_{aeq} at Each Location			Hourly L_{50} at Each Location		
	1	2	3	1	2	3
10/23/2021 23:00	43	45	39	42	42	37
10/24/2021 0:00	44	44	40	41	41	36
10/24/2021 1:00	40	40	37	39	40	35
10/24/2021 2:00	41	42	37	39	40	34
10/24/2021 3:00	39	41	36	39	41	34
10/24/2021 4:00	38	40	36	38	40	33
10/24/2021 5:00	39	40	36	38	40	34
10/24/2021 6:00	39	41	38	38	41	35
10/24/2021 7:00	47	45	44	42	42	40
10/24/2021 8:00	57	50	46	44	44	42
10/24/2021 9:00	46	46	49	43	44	42
10/24/2021 10:00	45	45	45	43	43	41
10/24/2021 11:00	54	50	48	43	43	41
10/24/2021 12:00	54	46	50	43	42	42
10/24/2021 13:00	47	47	46	43	43	41
10/24/2021 14:00	47	46	46	44	43	43
10/24/2021 15:00	47	46	46	45	43	43
10/24/2021 16:00	46	46	45	44	43	43
10/24/2021 17:00	50	47	45	44	43	42
10/24/2021 18:00	46	45	44	43	43	41
10/24/2021 19:00	44	43	42	43	42	41
10/24/2021 20:00	42	42	41	42	42	41
10/24/2021 21:00	43	42	41	42	41	39
10/24/2021 22:00	45	44	41	41	41	38
10/24/2021 23:00	41	41	38	40	41	36
10/25/2021 0:00	42	42	40	40	41	36
10/25/2021 1:00	40	41	37	39	40	33
10/25/2021 2:00	39	40	35	39	40	33
10/25/2021 3:00	39	40	39	39	40	37
10/25/2021 4:00	37	39	36	37	39	35
10/25/2021 5:00	37	40	51	36	39	51
10/25/2021 6:00	51	45	40	49	43	38
10/25/2021 7:00	44	43	42	43	43	40
10/25/2021 8:00	45	44	46	44	43	42
10/25/2021 9:00	45	51	45	44	49	44

Prior submittals

- 8.1 What is ambient noise and how is it measured? (submitted for City Council meeting 1 June 2022)

What is Ambient Noise and How is it Measured?

The owner of La Venta commissioned a sound survey of the property which was conducted by their sound consultant, Veneklasen Associates, between October 22 and October 25, 2021, Friday through Monday, evidently in anticipation of these discussions. This report was submitted to the owner on November 2, 2021 who in turn provided it to the planning commission in a letter dated February 23, 2022. This letter appears as Attachment E to the staff report for the Planning Commission special meeting on March 29, 2022. The consultant closes with the following recommendation:

Veneklasen recommends utilizing noise limits for La Venta Inn operations not to exceed 55 dBA L_{50} / 60 dBA L_{eq} during daytime hours and 50 dBA L_{50} / 50 dBA L_{eq} during nighttime hours.

This recommendation is based on the provisions of 18.04.145 of the municipal code which “allows noise generated at a property line to be 5 decibels higher than the ambient noise level”. It should be noted that the relevant municipal code section does not allude to L_{50} or L_{eq} or any other measurement technique. In fact it appears to be an instantaneous measurement given that the quoted sentence concludes “at the time of measurement.”.

Statistics was probably never anyone’s favorite subject but must be referenced to discuss the two noise metrics described above. L_{50} is almost trivial; it is simply the median value of a group of measurements with 50% of the measurements greater than the median and 50% of the measurements less than the median. The current zoning text amendment provides three other related definitions. L_{25} , $L_{8.3}$, and L_0 , representing the 75 percentile, 91.7 percentile and absolute maximum noise levels. It should be noted that because it is not an instantaneous measurement, data are collected over a period of time which in the current instance is one hour. This is somewhat inconvenient from a compliance point of view because it is necessary to log data for an hour to ascertain a violation. This metric has the advantage of establishing a ceiling on the noise level.

The other metric L_{eq} is the average of the noise power over a specified period of time. Although the consultant made a recommendation for a limit, it does not appear in the current version of the zoning text amendment, Attachment A to the staff report for the June 1, 2022 meeting of the City Council. The average is computed using noise power, not dB. The noise power is the “anti-log” of the decibel value. The calculation is simple but not intuitive. To give one example, consider the case of 90 measurements of 50 dB and 10 measurements of 70 dB. The L_{eq} is equal to 60.4 dB while the average of the dB measurements would be 52 dB. In practice, modern noise meters provide the software to perform these calculations.

The report from the consultant provided a tabular summary of ambient noise measurements. There was a reference to measurements of a simulated event but that data has not been provided. The data was taken at three locations. Location 3 was recommended as a location for a permanent monitoring station.

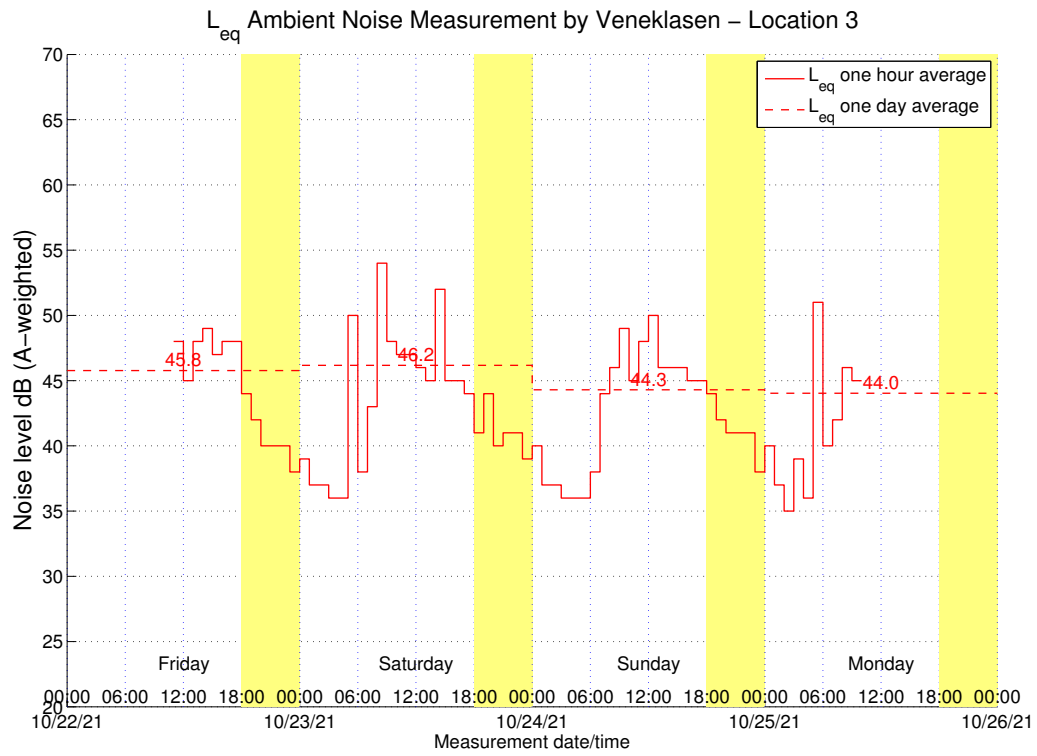


Figure 1: L_{eq} Ambient Noise Measurement by Veneklasen – Location 3

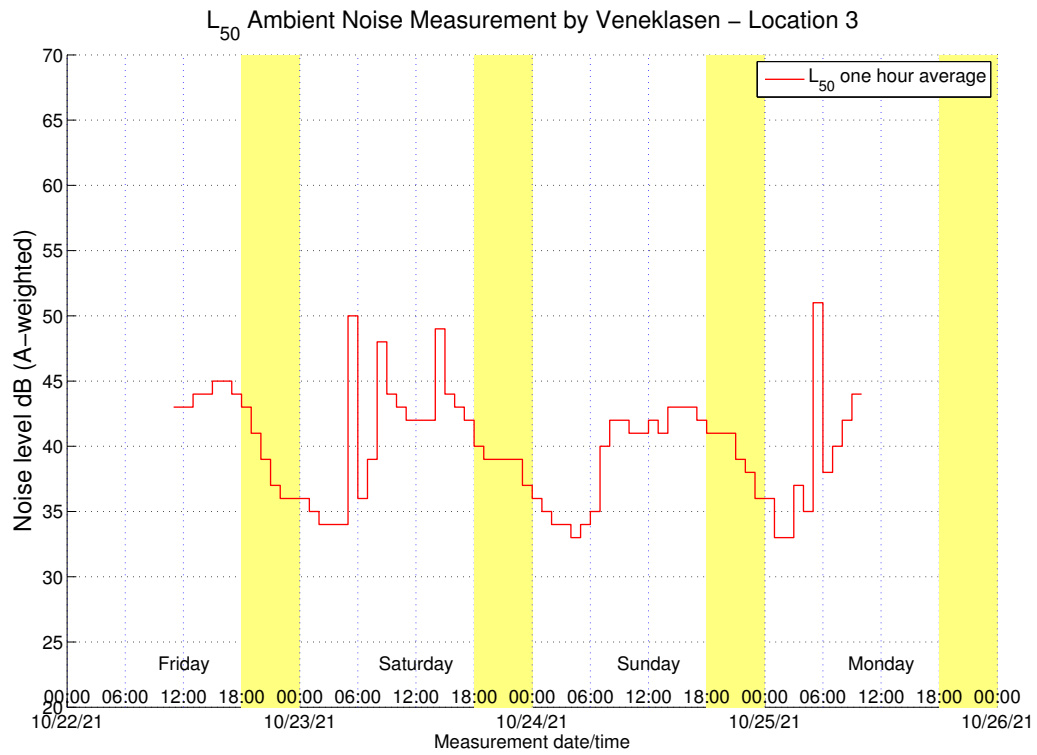


Figure 2: L₅₀ Ambient Noise Measurement by Veneklasen – Location 3

Figure 1 graphs the L_{eq} data for location 3 provided by the consultant. The hours of 6 pm to midnight are indicated by the yellow highlighting. The ambient noise decreases by 5 dB or more during this time period and is less than 45 dA. there are two peaks, both at 6 am, one on Saturday and one on Monday. The source is not identified. An early rising gardener comes to mind although municipal code 8.28.030 says no earlier than 7 am.

Figure 2 graphs the L_{50} data for location 3 provided by the consultant. The shape of the two graphs is similar although there are differences of a few dB.

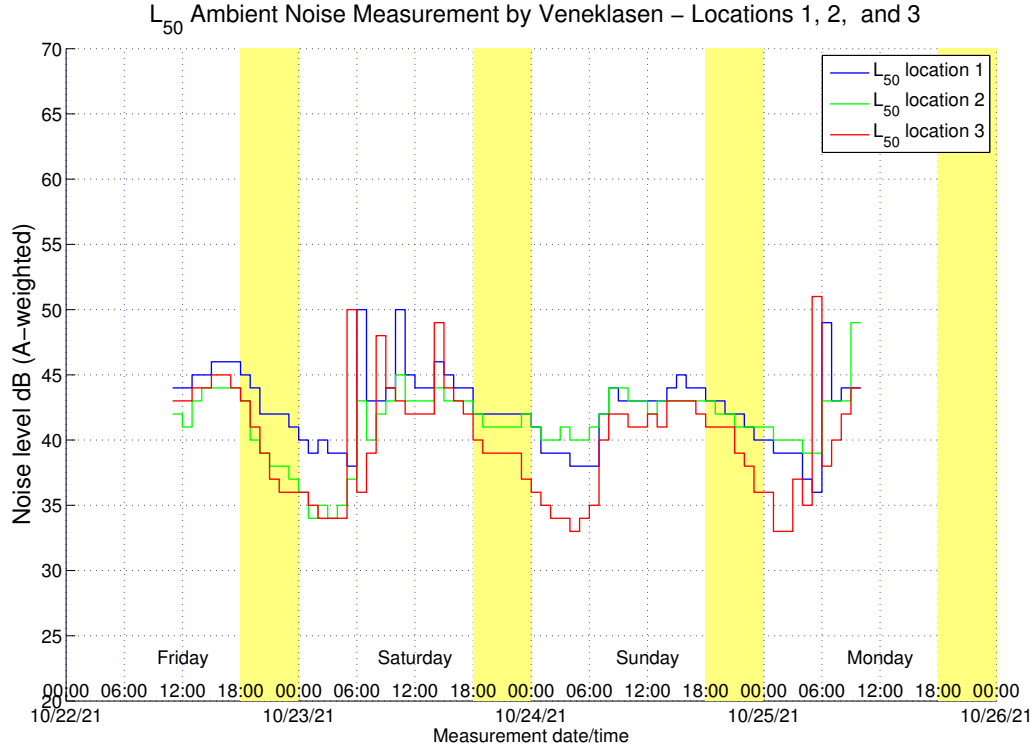


Figure 3: L_{50} Ambient Noise Measurement by Veneklasen – All locations

Figure 3 graphs the L_{50} data for all locations provided by the consultant. The locations have generally similar noise levels. Location 3 is quieter between 6 pm and 6 am. The peaks at 6 am on Saturday and Monday appear only in the data from location 3. Accordingly rudimentary geolocation is possible, ie the source is closest to location 3. The other locations have a few peaks of their own but there is not much more to be gleaned from the data.

Unfortunately, the consultant did not provide any data concerning L_{25} , $L_{8.3}$, and L_0 and the basis for the proposed zone text amendment is not described.

8.2 Geography and sound (submitted for Planning Commission meeting 21 April 2022 and City Council meeting 1 June 2022)

1624 Cataluna Place
Palos Verdes Estates, CA

April 18, 2022

Planning commissioners Lazzaro, Nendick, Thomas, and Wade

Commissioners

I am writing concerning the zoning text amendment (ZTA) relating to La Venta Inn discussed in the Planning Commission meeting of 29 March 2022. Distilled to its essence, the dispute is over noise. If past noise complaints had been dealt with effectively, we would not be having this discussion. The fear of excessive noise in the future and expectation of continued enforcement problems dominate public attitudes. A thoughtful and measured approach is required to avoid perpetuating and memorializing problems.

The ZTA presented at the 29 March meeting stipulated a noise limit of 55 dBA at the property boundaries of La Venta Inn. This limit is too high because it subjects the residents within 1000 feet of the building to noise levels exceeding the ambient noise level of 40 dBA. This region totals 75 acres. Pages 2 – 6 discuss this calculation.

The event noise measured at the property boundary of La Venta should be limited to the ambient noise level of 40 dBA. This represents a doubling of the noise at the boundary. This limit is compatible with noise levels of approximately 75 dBA adjacent to the La Venta building and even higher noise levels within the building provided that the doors and windows are closed.

Additionally, a permanent means of measuring, reporting, and recording the noise level at the La Venta boundary is necessary in order that the operators will have accurate measurements to control their noise and in order that infractions will not result in “he said – she said” arguments without any possible resolution. An “App” on an employee’s iPhone offers no such capability. Such arrangements are not uncommon in circumstances like these. The Daily Breeze on December 21, 2021 (<https://www.dailybreeze.com/2021/12/21/no-more-noise-city-council-approves-new-torrance-airport-noise-monitoring-system/>) described such a system approved for Torrance Airport.

I hope these comments and this information is useful to the city planners.

Sincerely

John Williams

Geography and Sound

The discussion of the proposed Zoning Text Amendment (ZTA) for the La Venta Inn has been made more difficult by the lack of visual aids and analysis to understand the situation. This has the result that decisions may not be fully-informed and possibly ill-advised. I provide two figures and related analysis to illustrate some of the issues.

Geography

Figure 1 shows La Venta and its immediate neighborhood. I have added an overlay of the assessor's map, colored red, in order to show property boundaries. This figure shows how the building straddles the line between lots 4 and 6, and is distant from lot 5. This explains the curious wording of the 1948 municipal code "The La Venta Inn, located on lots 4 and 6, ..." which is purely descriptive. Lot 5 contains only the south half of the parking lot.

Lots 4, 5, and 6 constitute the property and total 2.95 acres or 128,500 square feet; both measurements are marked on the assessor's map. A circle enclosing 128,500 square feet has a radius of 202 feet. I show such a circle in green centered on the La Venta ballroom. To the north, the circle goes well beyond the property boundary while to the south it is short of the boundary, since the Inn is not centered on the property. The closest neighbor is at 772 via del Monte, due north of the Inn, at a distance of 175 feet.



Figure 1: Aerial view of La Venta Inn with overlay assessor's map (in red)

Sound Analysis

The ZTA presented at the 29 March 2022 meeting included a limit of 55 dBA at every point on the property boundary. It was derived by the city staff from a sound survey conducted by the owners although the owners felt that their analysis was not accurately represented in the ZTA. Notwithstanding, the selection of a noise criteria is one of the most important tasks facing the Planning Commission second only to compliance and enforcement.

The corresponding sound level at the ball room may easily be calculated. Waves, be they sound, light or radio, obey the inverse square law. In simplest terms, this means that when the distance from the source is doubled, the power density is reduced by a factor of 4 and when the distance is halved the power density increases by a factor of four. For sound measurement, the noise of a device is usually specified at a distance of one meter or approximately 3.3 feet. Sound is measured in units of decibels which are calculated as 10 times the base 10 logarithm of the noise power. This equates to 6 dB change when the distance is doubled or halved. Table 1 illustrates this relationship.

Table 1: Noise reduction as a function of distance

Distance (ft)	Noise reduction (dB)
3.3	0
6.6	-6
13	-12
26	-18
52	-24
105	-30
210	-36
420	-42
840	-48
1,680	-54
3,360	-60
6,719	-66
13,438	-72
26,877	-78

We may combine the proposed noise limit of 55 dBA at the property line with Table 1 to assess the perceived noise at various distances. The result is shown in Table 2. Two things are noteworthy. First, the noise level at 3.3 feet is over 90 dBA. This sound level is capable of causing hearing damage if it persists. According to OSHA standard 1910.95(c)(1),

The employer shall administer a continuing, effective hearing conservation program, as described in paragraphs (c) through (o) of this section whenever employee noise exposures equal or exceed an 8-hour time-weighted average sound level (TWA) of 85 decibels measured on the A scale (slow response) or, equivalently, a dose of fifty percent.

The suggestion that the 55 dBA standard might be too low is wrong. While the health of the party-goers is not the primary concern of the neighbors, this data demonstrates that the requested noise levels at La Venta are excessive.

The second thing is that the noise carries a **long way** (as confirmed by the neighbors). Specifically, at a distance of 1,000 feet the speech or music is clearly understandable (over 40 dBA) and at a distance of one mile it is perceptible (over 30 dBA). The latter distance could be tested from Torrance County Beach.

Table 2: Proposed noise as a function of distance

Distance (ft)	Noise reduction (dB)	Noise at distance (dBA)
3.3	0	91
6.6	-6	85
13	-12	79
26	-18	73
52	-24	67
105	-30	61
210	-36	55
420	-42	49
840	-48	43
1,680	-54	37
3,360	-60	31
6,719	-66	25
13,438	-72	19
26,876	-78	13

The ambient noise level is about 40 dBA in the neighborhood. Under the above assumptions, the noise from La Venta equals or exceeds ambient within a distance of 1,000 feet which equates to 75 acres or 25 times the area of La Venta. The proposed noise limit compromises the tranquility of many homes.

Topography

Common sense might suggest that we don't hear things at a distance of 1,000 feet let alone at a distance of one mile. While generally true, the case of La Venta is an exception caused by the unusual topography of the local area. Our experience relates mostly to flat areas with homes, other structures, and vegetation absorbing or blocking the sound before it goes very far.

With the assistance of Google Earth we can consider the path the noise follows. This is shown in Figure 2. The top half of the figure is a perspective view of the neighborhood and the red line from left to right, beginning at La Venta and continuing right to the most distant part of via Somonte, shows the path evaluated.

The bottom half of the figure shows the elevation of each point along the red line. Two items are noteworthy. La Venta is the highest point on this line and every point on the line has a direct path to La Venta free of obstruction. This is the optimum configuration to broadcast to the

largest area. It accounts for the large number of complaints from the residents on via Somonte. This analysis could be repeated in other directions with a similar result.

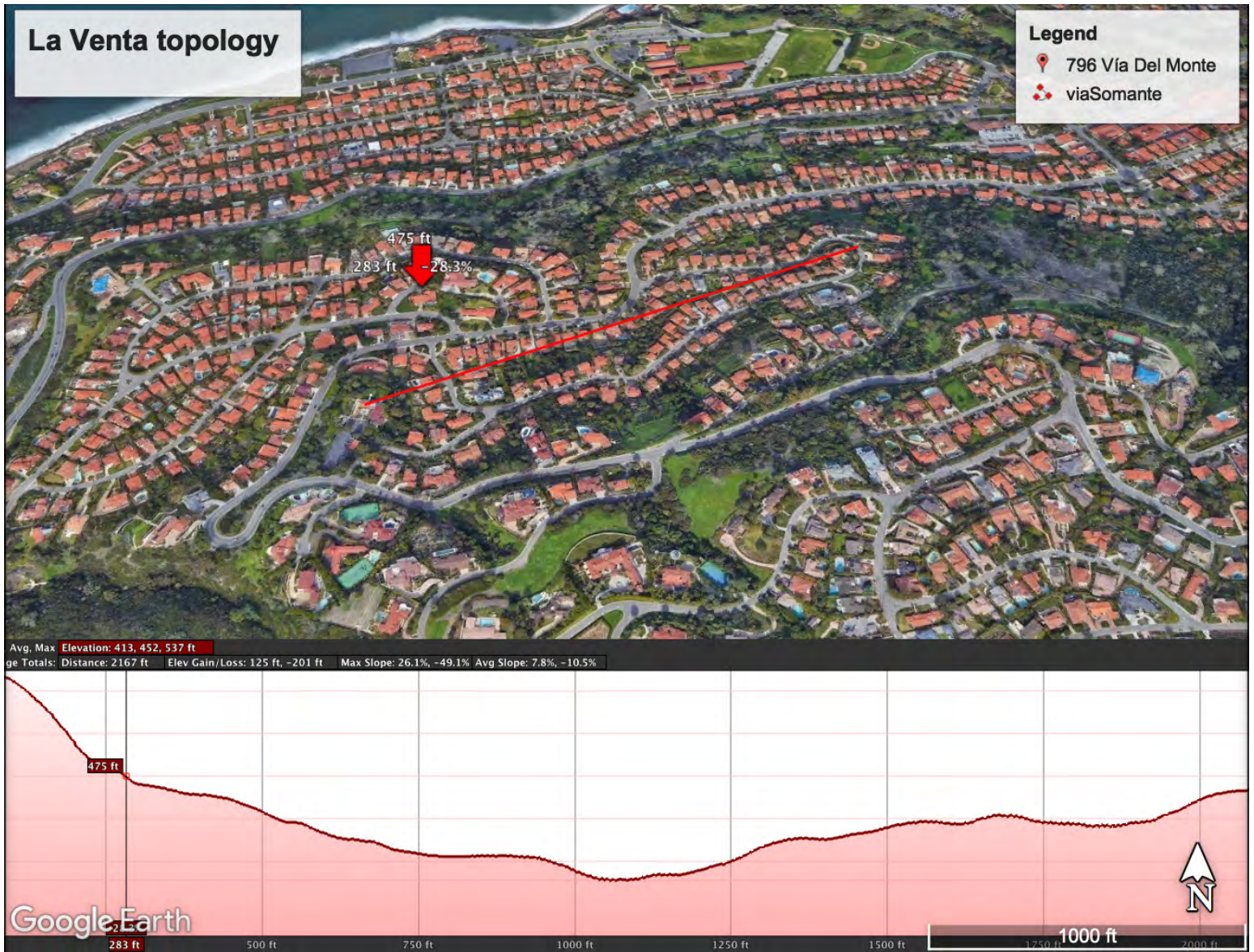


Figure 2: Aerial view of local area with topographic crosssection along red line

8.3 An apparent decibel paradox

A noise measurement at a specific location is not equivalent to a noise source of equal loudness at that location. Noise attenuation is governed by the inverse square law which is computed from the location of the noise source. The difference can be very significant as shown in figure 8.1 below.

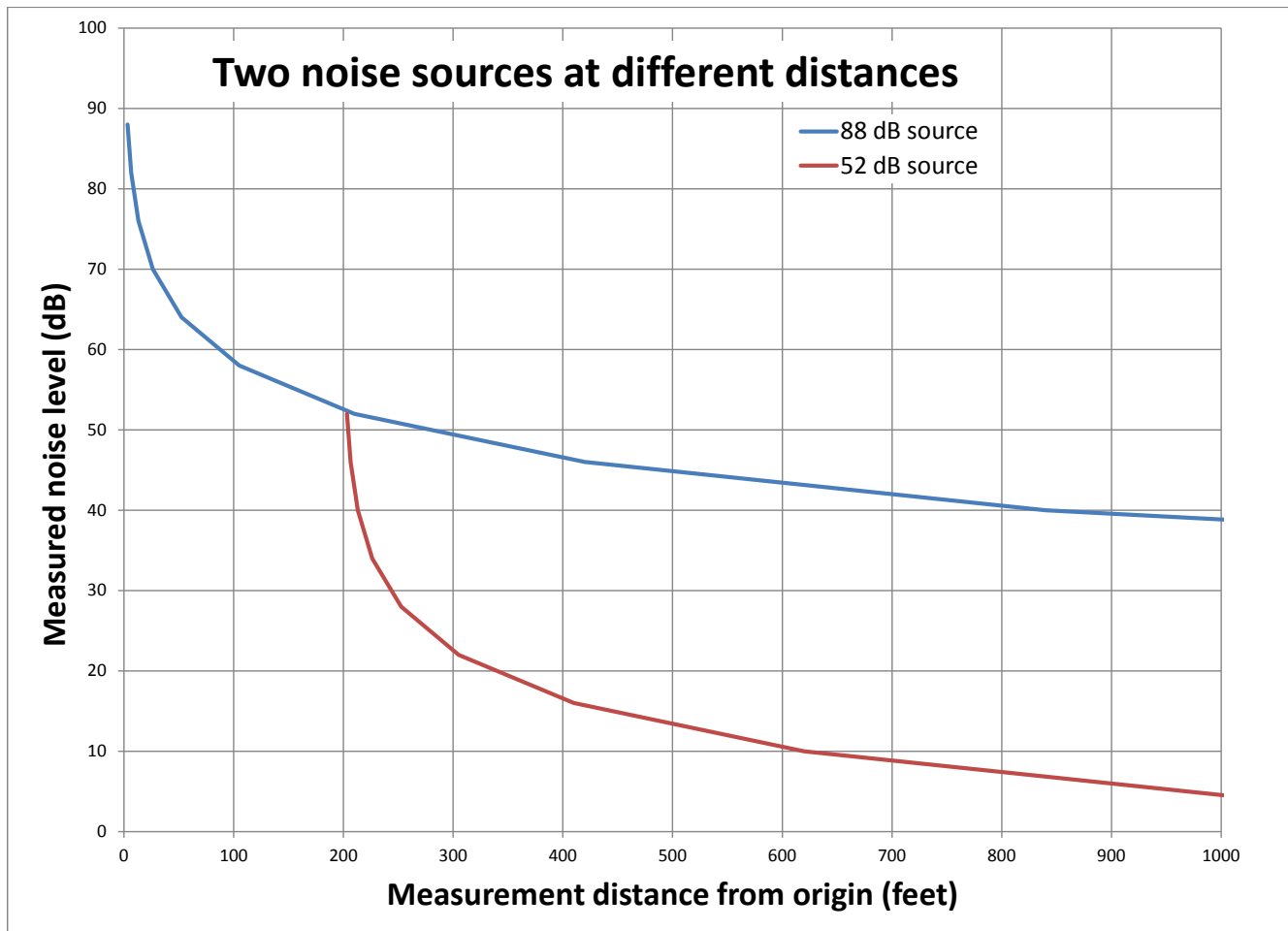


Figure 8.1: Two noise sources at different distances

A noise source of 88 decibels is significant. OSHA requires employers to implement a hearing conservation program when noise exposure is at or above 85 decibels averaged over 8 working hours, or an 8-hour time-weighted average (TWA). <https://www.osha.gov/noise>

Community Member In Support of La Venta Inn

Nanci Browning [REDACTED]

Sat 1/28/2023 7:03 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Nanci Browning
PVE 90274

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Community Member In Support of La Venta Inn

Kim [REDACTED]

Sat 1/28/2023 7:14 AM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Kim Bloomfield
Rolling Hills Estates 90274

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Community Member In Support of La Venta Inn

Martin Richards <[REDACTED]>

Sat 1/28/2023 7:48 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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[PLS ADD YOUR NAME, CITY & ZIP]

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Community Member In Support of La Venta Inn

Frank Campa [REDACTED]

Sat 1/28/2023 7:56 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Let's preserve our City's cherished landmark, which has touched the lives of so many.

Frank Campa
22810 Anza Ave
Torrance, Ca 90505

FRANK CAMPA
EVENT DIRECTOR
1640 West 190th Street
Los Angeles, CA 90501


cid:image001.png@01D3C693.5E524B20

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Community Member In Support of La Venta Inn

John LaBreche [REDACTED]

Sat 1/28/2023 8:51 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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- No outdoor dining in the courtyard

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John LaBreche
Palos Verdes Estates 90274

]

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Support for La Venta Inn

George Walker [REDACTED]

Sat 1/28/2023 9:24 AM

To: City Clerks <cityclerks@pvestates.org>; LaVenta Comments <LaVentaComments@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>

La Venta Inn has been an icon and a cherished landmark in the Palos Verdes community since 1923. It has touched the lives of so many generations of Palos Verdes Estates' residents. I have a special memory of a friend's wedding there.

I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

- A maximum limit of 135 guests for seated dining. This needs to be a minimum of 200 to capture vital revenue for property repair and maintenance.
- No parties of more than 75 guests on more than two consecutive days. Losing either Friday or Sunday in a week would be crippling.
- Sunday events close at 9pm, Bar closes at 8:30 pm. In the summer months, the sun doesn't set until the 8pm hour!
- No two events on the same day except for the months of June, July, and August.
- A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?
- No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close.

Thank you for considering my input,

George Walker

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Draft La Venta ZTA Elements

Bill Sewell [REDACTED]

Sat 1/28/2023 10:55 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>

This document is very detailed and I think that is an issue. The problem to be solved is noise, not numbers of people, what can be done on the lawn, or what kind of musical instruments can be played. Here are my specific comments:

Maximum Event Size – Follow the Fire Code at all times. Comply with the sound level restriction but do not cap the number of attendees.

Event Frequency – Delete. Comply with the sound level restriction.

Timing – Many noise ordinances use 11 on week nights and midnight on Friday and Saturday.

Lot Usage and Operations – Unnecessary. Comply with the sound level restriction.

Parking – all events – No change

Outdoor Activity – Delete. Comply with the sound level restriction.

Music – Delete Comply with the sound level restriction

Sound Monitoring – This is the crux of the issue. The sound level is consistent with other jurisdictions but the requirement should be City-wide not just La Venta.

Notice/Communications – Good.

Business License/Sales Tax – Good

Review Process – Good

Enforcement – Good

I recommend making the sound level restriction City-wide so that we have a point of enforcement for violations of CA Penal Code 415. This is what should be enforced, not the day-to-day operations of a business.

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Strong Support for La Venta Inn

Christian Antunes [REDACTED]

Sat 1/28/2023 12:31 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

Dear Councilmembers,

Do NOT incapacitate a local landmark. After everything with the pandemic, this is the wrong action to seek when we should be trying to promote our local businesses, especially a value landmark like La Venta.

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
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Let's preserve our City's cherished landmark, which has touched the lives of so many.

Chris Fragueiro

Palos Verdes Estates 90274

Sent from my iPhone

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Community Members In Support of La Venta Inn

Rick Lindgren [REDACTED]

Sun 1/29/2023 3:39 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

Dear City Council Members of Palos Verdes Estates,

We are writing to express our concerns about the proposed restrictions on the operation of La Venta Inn. As residents of the community, we have had the pleasure of visiting La Venta on numerous occasions and have always found it to be a valuable asset to our city.

The proposed restrictions would greatly limit the La Venta's ability to function, which would not only be detrimental to the business, but also to the community as a whole. La Venta has long been a popular destination for locals and tourists alike, and its closure would mean the loss of a beloved landmark.

We also want to address the complaints from some neighbors about noise. La Venta Inn has been in operation for many years and it's likely that those who have moved into the area recently were aware of this when they decided to make this area their home. It would be unfair to impose harsh restrictions on La Venta's operation based on the complaints of a small group of residents who moved into the area knowing full well that La Venta was in operation.

It's important to find a balance between the rights of business owners and the rights of residents. I urge the City Council to take this into consideration when making a decision and to consider alternative solutions while still allowing La Venta to operate and continue to serve as a valuable asset to the community.

Thank you for your time and consideration.

Sincerely, Rick and Michelle Lindgren

424 Avenida Mirola

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Community Member In Support of La Venta Inn

Megan Yindra [REDACTED]

Sun 1/29/2023 4:18 AM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Megan Yindra
140 Diamondhead Dr S
Pinehurst NC 28374
[REDACTED]

Sent from my iPhone

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Community Member In Support of La Venta Inn

Terri Connelly [REDACTED]

Sun 1/29/2023 4:57 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Let's preserve our City's cherished landmark, which has touched the lives of so many.

Michael Connelly

24 year resident of Palos Verdes Estates

Zip 90274

Sent from my iPhone

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La Venta Inn

David Bradley [REDACTED]

Sun 1/29/2023 5:17 AM

To: Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>

Cc: City Clerks <cityclerks@pvestates.org>; LaVenta Comments <LaVentaComments@pvestates.org> [REDACTED] [REDACTED]

Palos Verdes Estates City Council,

Although I am obviously not a resident of Palos Verdes Estates, I do feel compelled to comment on an issue that effects the entire Peninsula, and that is the long term operations and fiscal viability of the Iconic La Venta Inn. I'm reaching out to you to voice my support in preserving The La Venta Inn.

The La Venta Inn has been in operations for roughly 100 years, long before most of us were born or moved to any of the Palos Verdes Peninsula cities. La Venta has served generations of Peninsula families, and continues to operate as an iconic and treasured location for major community and family events. The local community has grown up around this treasure, and throughout that time the Inn has operated in harmony with the community and local residences.

I urge the PVE City Council to take action that will allow the La Venta Inn to continue to operate with fiscal solvency. Please do not encumber the property with constraints that would in effect, be a death blow to operations and the long term viability of this beautiful icon. Here are some suggestions for modifications to the CUP that will ensure long term viability and allow for financial success:

- A maximum limit of 200 to capture vital revenue for property repair and maintenance.
- Large events, >150 persons, only on:
 - Thursday - Afternoon / Evening,
 - Friday - Afternoon / Evening,
 - Saturday - all day, Bar would close at 8:30 pm., events terminate at 9pm, (or alternatively you could constrain the events to the season terminate events 1 hour after sunset)
 - Sunday - all day, Bar would close at 8:30 pm., events terminate at 9pm, (or alternatively you could constrain the events to the season terminate events 1 hour after sunset)
- A limit of 60 guests for outdoor dining on the veranda or courtyard, but with no amplified sound.

The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close.

We have lost so many of our iconic peninsula restaurants and venues over the years, you have the ability preserve and save this treasure, please help save this iconic venue for generations to come.

Thank you.

Dave Bradley
Rancho Palos Verdes

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Support for La Venta Inn

Sun 1/29/2023 5:50 PM

To: City Clerks <cityclerks@pvestates.org>;jroos@paestates.org <jroos@paestates.org>;Dawn Murdock <dmurdock@pvestates.org>;Michael Kemps <mkemps@pvestates.org>;dmmcgowan@pvestates.org <dmmcgowan@pvestates.org>;Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

Dear City Council,

I am a 24 year resident of Palos Verdes Estates. Our family has grown and prospered in this city and it's community. We love the area and the focus and priority the city has placed on maintaining it's beauty and history.

I am writing in support of maintaining the La Venta Inn within it's current operating rules and regulations. As a resident and tax payer I understand the importance of maintaining businesses in the city. Profitable local businesses help keep our taxes low, provide jobs, and in the case of the Inn, provide a local option for our families and friends to celebrate all that is great about where we live.

I am unclear as to why after more than 100 years in operation there is such a strong desire to drive the Inn out of business with changes to long established operating rules that will make it virtually impossible to successfully operate. From what I understand these new rules are being driven by complaints by neighbors living close to the Inn. Unless these people are over 100 years old they bought their houses knowing they would be living close to an event venue. I understand the city council must address resident complaints but am unclear why the complaints of a few neighbors, who knew what they were buying into, must drive a negative impact to the entire Palos Verdes Estates community.

Driving the La Venta Inn out of business hurts everyone who lives in the city. Our taxes will increase, we will lose a valuable and beautiful part of our history, and we would no longer have an event venue that is truly unique to our area.

I am also worried about what will happen if the Inn is forced to close. This will no doubt lead to the development of housing which will follow the mandated state housing rules creating a burden on our infrastructure which will require the city to fund improvements to support it. The impact on more housing will be felt by every resident on the hill through increased traffic congestion. I can only imagine how much the neighbors complaining about the Inn will complain about a large housing development on the Inn's property. This development will take multiple years, severely increase traffic, noise, and loss of privacy. It will additionally impact their existing home values as they compete against new home builds.

I know you must find ways to make everyone happy but I implore you to not put restrictions on the Inn that will force it to close. Please help us keep our history and retain the beauty that the La Venta Inn provides to our entire community.

Sincerely,

Michael Connelly
Current Long Term Palos Verdes Estates Resident
zip code 90274

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La Venta Inn

Kathy Huber [REDACTED]

Sun 1/29/2023 11:07 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Please don't restrict the business of La Venta Inn. This property has been a jewel of our City and allows us to share its beauty with people celebrating special occasions at this unique and beautiful venue. Everyone who lives nearby bought their house knowing La Venta Inn was there and that it is in the business of providing a place to entertain and celebrate. For these people to complain now is foolish. We support the new business that is taking over at La Venta Inn and hope they succeed in updating the building and creating a successful business.

Bud and Kathy Huber
970 Paseo La Cresta, P.V.E.
[REDACTED]

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Community Member In Support of La Venta Inn

Ann Hinchliffe [REDACTED]

Sun 1/29/2023 11:34 AM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Having lived in the city for 62 years, we have enjoyed La Venta for many, many events, and, as a resident and active community member, I appreciate the role La Venta has played through our city's development.

The current residents complaining about La Venta's very limited services (with, perhaps, music and voices) remind me, as a former school board member, of those who have purchased a home near a school and complain of children's voices and bouncing balls on the playground!

I just wish La Venta could be open every night for dinner; wouldn't that be wonderful?

Sincerely,

Ann L. Hinchliffe
3825 Paseo del Campo
Palos Verdes Estates, CA 90274

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Community Member in Support of La Venta Inn

Mon 1/23/2023 7:59 AM

To: City Clerks <cityclerks@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

La Venta Inn has been an icon and a cherished landmark of the Palos Verdes community since 1923. It has touched the lives of so many generations of Palos Verdes Estates' residents (weddings, special events, etc.).

I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

- A maximum limit of 135 guests for seated dining.
- No parties of more than 75 guests on more than two consecutive days. Most events book for Friday, Saturday and Sunday. Losing either Friday or Sunday in a week would be crippling.
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- A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?
- No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close.

Thank you.

Tamsyn Curtis
1541 Addison Road, PVE

Sent from my iPhone

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Community Member in Support of La Venta Inn

Mon 1/23/2023 8:39 AM

To: City Clerks <cityclerks@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Thank you.

Sent from my iPad. Lynn Solomita

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La Venta Inn



Mon 1/23/2023 12:53 PM

To: City Clerks <cityclerks@pvestates.org>; LaVenta Comments <LaVentaComments@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; Michael Kempes <mkempes@pvestates.org>; David McGowan <dmcgowan@pvestates.org>

Hello,

My name is Garrett Hunter. I have lived in Palos Verdes Estates for over 30 years. I was raised on the hill and graduated from Peninsula. I currently live in Lunada Bay with my wife and daughters. My wife and I were married at La Venta so it is very near and dear to our heart. I am disheartened to hear about the effort to essentially cripple the business at the whim of a few neighbors. La Venta is an institution and a landmark of our small city that needs to be embraced and preserved. This includes allowing them to conduct business in a manner consistent with how they have for decades.

I sincerely hope you consider the repercussions of forcing these restrictions on a small business struggling to survive. I can assure you the pro La Venta residents drastically outnumber the minority of neighbors that moved in knowing full well there was an event venue next door or down the street.

Respectfully,
Garrett Hunter

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Community Member In Support of La Venta Inn

Mon 1/23/2023 2:38 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

I'm a long time resident of the South Bay, having been born in Torrance. I have lived on the peninsula for about 40 years in various locations and am now a resident of RPV. Like all long time residents, I consider the LaVenta Inn as nothing short of an institution in our community. All the more important as we have so few. You as the city council of PVE are the guardians of these precious institutions. You need to be courageous here and not succumb to the demands of a hand full of residents who want a "quiet" neighborhood. Please do the right thing, don't give in to these demands, we all need the Inn to survive in our community. Thanks for listening,

Bryan Bergsteinsson
55 Santa Barbara Dr.
Rancho Palos Verdes, Ca. 90275

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Community Member In Support of La Venta Inn

Mon 1/23/2023 2:44 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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- No two events on the same day except for the months of June, July, and August.
- A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?
- No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. Do not impose these restrictions, please. Let's preserve our City's iconic and cherished landmark, which has touched the lives of so many generations of Palos Verdes Estates' residents.

Cat Landry

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Community Member In Support of La Venta Inn

Mon 1/23/2023 2:49 PM

To: City Clerks <cityclerks@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Sent from my iPhone

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Community Member In Support of La Venta Inn

Mon 1/23/2023 3:13 PM

To: City Clerks <cityclerks@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

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Ann and Denny

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La Venta

Mon 1/23/2023 3:22 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

January 23, 2023

I just received in the mail today a letter from Mr. Mark Matthews. Mr. Matthews uses the following terms to describe La Venta: "Icon, Cherished, touch the lives of". Well these point are certainly true, what Mr. Matthews misses is that in the original brochures to sell undeveloped lots in Palos Verdes Estates in 1923, The terms "Quiet" "Bucolic" were used to describe the real estate being sold.

What Mr. Matthews wants to do with La Venta is quite the opposite of "Quiet". I have lived on Via Del Monte for more than forty years. I'm not buying Mr. Matthews vision. Correct me if I'm wrong, but Mr. Matthews does not live anywhere near La Venta Inn, No amount of noise or traffic will bother him, ever.

This is not about saving a city landmark for the better of its citizens , this is about Mr. Matthews maximizing the return on his investment. Please do make the mistake that this is for the people of Palos Verdes, it's not.

Bert Centofante\
881ViaDel Monte
PVE, CA 90274

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LA Venta Inn Support

Mon 1/23/2023 3:58 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>; City Clerks <cityclerks@pvestates.org>

Council Members and PVE Staff: I am sending this e-mail to voice my support for the continued operations at La Venta. I have been a resident of PVE since 2000 and have attended many events at La Venta, and recognize both its historic value and its absolutely unique character as an event venue.

Although my residence (Via Pinale) is not directly impacted by extra traffic and noise, I frequently drive by the entrance to La Venta both in my car, and road bike, and have never noticed that event parking created any hazard or blocked any nearby residents view or access. I therefore oppose any restrictions on numbers of guest, or limiting the number of events per day or per week below historic numbers. La Venta has been here longer than most of us have been alive, and property owners should have been fully aware of these issues prior to purchasing their homes.

I do however believe that excessive noise, from live outdoor music, or DJ music (with loud base volumes) could create an unpleasant environment for surrounding neighbors, and would support further discussion on this issue with hopes of compromise that would allow La Venta to continue operations.

Sincerely,
John Peters, MD
2523 Via Pinale

Sent from Yahoo Mail for iPad

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La Venta Inn

[REDACTED]
Mon 1/23/2023 4:17 PM

To [REDACTED]

La Venta Inn has been an icon and a cherished landmark of the Palos Verdes community since 1923. It has touched the lives of so many generations of Palos Verdes Estates' residents (weddings, special events, etc.).

I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

- A maximum limit of 135 guests for seated dining.
- No parties of more than 75 guests on more than two consecutive days. Losing either Friday or Sunday in a week would be crippling.
- Sunday events close at 9pm, Bar closes at 8:30 pm. In the summer months, the sun doesn't set until the 8pm hour!
- No two events on the same day except for the months of June, July, and August.
- A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?
- No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close.

Thank you.

Cassandra Call
[REDACTED]

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Community Member In Support of La Venta Inn

Mon 1/23/2023 4:25 PM

To: City Clerks <cityclerks@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Michael Kemps <mkemps@pvestates.org>; David McGowan <dmcgowan@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>

Cc: LaVenta Comments <LaVentaComments@pvestates.org>

To whom it may concern,

La Venta Inn has been an icon and a cherished landmark of the Palos Verdes community since 1923. It has touched the lives of so many generations of Palos Verdes Estates' residents (weddings, special events, etc.).

I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

- A maximum limit of 135 guests for seated dining. This would seriously limit bookings at La Venta
- No parties of more than 75 guests on more than two consecutive days. La Venta's wedding business is primarily on weekends. Losing a Friday or a Sunday would significantly harm the business.
- No two events on the same day except for the months of June, July, and August. Wedding season continues through October. La Venta needs the ability to book those parties to off set the slow season.
- A limit of 24 guests for outdoor dining on the veranda. The veranda can easily hold 60+ guests
- Events on Sunday would have to close by 9pm. This will kill weddings on Sunday evenings. A 9pm closing means the bar closes at 8:30pm.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close. Closing at 9pm on Sundays would cause many prospective clients to look elsewhere.

La Venta is 100 years old. The expenses of keeping up the property are far greater than any other business in Palos Verdes Estates. Please do not implement the above restrictions which would threaten La Venta's ability to operate as it has for most of the past 100 years.

Thank you,
Tim Wesley

Please keep La Venta Inn

Mon 1/23/2023 5:06 PM

To: City Clerks <cityclerks@pvestates.org>; LaVenta Comments <LaVentaComments@pvestates.org>; Jim Roos <jroos@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; Michael Kempes <mkempes@pvestates.org>; David McGowan <dmcgowan@pvestates.org>

I live at 908 Via Del Monte, PVE, and I am asking that PVE maintains and allows La Venta to remain in business.

La Venta Inn has been an icon and a cherished landmark of the Palos Verdes community since 1923. It has touched the lives of so many generations of Palos Verdes Estates' residents (weddings, special events, etc.).

I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

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No parties of more than 75 guests on more than two consecutive days. Losing either Friday or Sunday in a week would be crippling.

Sunday events close at 9pm, Bar closes at 8:30 pm. In the summer months, the sun doesn't set until the 8pm hour!

No two events on the same day except for the months of June, July, and August.

A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?

No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close.

Thank you

Christa Hu

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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 5:50 PM
To: City Clerks; LaVenta Comments; Jim Roos; Dawn Murdock; Victoria Lozzi; Michael Kemps; David McGowan
Subject: La Venta Inn

Hello City Council Members,

I'm reaching out about the upcoming city council meeting that will be discussing our local business, La Venta Inn, and the restrictions our city is considering regarding how the venue operates.

I'm in full support in preserving La Venta Inn and giving them the tools and support from our city in order to maintain a viable business. La Venta Inn is an icon and a cherished landmark of the Palos Verdes community, operating since 1923. Not only is it a historical touchstone in our community, but it has touched the lives of so many generations of Palos Verdes Estates' residents (weddings, special events, etc.) and is the vessel of deep meaning and sentimentality for our community. However, beyond the historical & emotional aspects of the venue, it is an important member of our business community! It provides revenue directly (from the venue itself) and indirectly (from the staff, vendors and guests visiting) to our community -- revenue that should be preserved. For example, the community has time and time again come out in support of our local police. Why would we cut off one of the sources of income that helps us maintain our local police department?!

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There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close.

I hope to attend the meeting on February 1st either virtually or in-person and speak on their behalf. If not feel free to share my thoughts from this letter, but beyond that PLEASE consider throwing these proposed restrictions out.

Best,

Heather Crowe2533 Via Rivera

Palos Verdes Estates, CA 90274

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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 5:53 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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There are other restrictions, but these are the most detrimental to La Venta's bottom line. Do not impose these restrictions, please. Let's preserve our City's iconic and cherished landmark, which has touched the lives of so many generations of Palos Verdes Estates' residents.

Maria Peters
3024 Via La Selva
PVE

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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 6:17 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
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Subject: Community Member In Support of La Venta Inn

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Sent from [Mail](#) for Windows

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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 6:33 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 6:41 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
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Subject: Community Member In Support of La Venta Inn

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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 6:51 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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From: [REDACTED]
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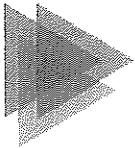
LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 6:57 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
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Subject: Community Member In Support of La Venta Inn

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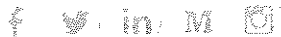
Nazan Armenian

Executive Vice President

Consensus



The Tower
3900 W. Alameda Avenue | Suite 2050
Burbank, CA 91505



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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 7:06 PM
To: LaVenta Comments; City Clerks; David McGowan; Dawn Murdock; Jim Roos; Michael Kemps; Victoria Lozzi
Subject: La Venta Inn

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Thank you.

Rachel Morford

LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 7:12 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
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- A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?
- No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. Do not impose these restrictions, please. Let's preserve our City's iconic and cherished landmark, which has touched the lives of so many generations of Palos Verdes Estates' residents.

Nazan Armenian
Consensus
[REDACTED]

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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 7:17 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! I urge you not to move forward with the proposed list of restrictions that could put it out of business:

- A maximum limit of 135 guests for seated dining. La Venta can easily seat 200.
- No parties of more than 75 guests on more than two consecutive days. Most events book for Friday, Saturday and Sunday. Losing either Friday or Sunday in a week would be crippling.
- No two events on the same day except for the months of June, July, and August.
- A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?
- No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. Let's preserve our City's cherished landmark, which has touched the lives of so many generations of Palos Verdes Estates' residents.

Sent from my iPhone
Mark Matthews



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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 8:01 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I'm reaching out to you to voice my support in preserving La Venta Inn. We were married at the Inn in 1996 and lived in PV Estates for over 25 years. The Inn is central to PV Estates' history and is an important part of many families' celebrations!

I urge you not to move forward with the proposed long list of draconian restrictions that could put it out of business:

- A maximum limit of 135 guests for seated dining.
- No parties of more than 75 guests on more than two consecutive days. Most events book for Friday, Saturday and Sunday. Losing either Friday or Sunday in a week would be crippling.
- No two events on the same day except for the months of June, July, and August.
- A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?
- No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. Do not impose these restrictions, please. Let's preserve our City's iconic and cherished landmark, which has touched the lives of so many generations of Palos Verdes Estates' residents.

Yvonne and Ken Sopp

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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 8:20 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining • No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling • No two events on the same day except June, July, and August • A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Dan Majka
Palos Verdes Estates, CA 90274

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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 9:34 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kempfs; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining • No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling • No two events on the same day except June, July, and August • A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

[PLS ADD YOUR NAME, CITY & ZIP]

Sent from my iPhone

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LaVenta Comments

From: [REDACTED]
Sent: Monday, January 23, 2023 10:19 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining • No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling • No two events on the same day except June, July, and August • A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Charlene Hecker
Palos Verdes Estates, 90274

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 8:24 AM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining • No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling • No two events on the same day except June, July, and August • A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

[PLS ADD YOUR NAME, CITY & ZIP]

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 9:35 AM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining • No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling • No two events on the same day except June, July, and August • A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

[PLS ADD YOUR NAME, CITY & ZIP]

Sent from my iPhone

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 9:52 AM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I strongly support private property rights. Just as I cannot demand that my neighbors damage their property values by removing trees that have become inconvenient to me, we must not demand that a private owner that has been here for decades suddenly curtail activities that support and have supported its value since its inception.

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Dan Crane
572 Via Del Monte

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 10:46 AM
To: LaVenta Comments
Subject: La Venta

We must save this treasure. Susan Wallace 50 year resident.2 daughters,and myself married there!!!

Sent from my iPhone

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 11:46 AM
To: LaVenta Comments
Subject: La Venta comments

To whom it may concern:

As a resident of PVE and a love of our unique city, I am writing to vote against extra regulations proposed toward La Venta. The venue is a historical beauty that deserves to be enjoyed for weddings and special events. It is a local business that supports local florists like Stems by Kate, and catering as well. The venue is unique and offers a beautiful and intimate/ private setting. The new residence that just moved in should understand that La Venta is a venue used regularly for events and the residents should move if they have issues. The City should not make these changes to accommodate a very few complaints. This will effect the livelihood of local business and a beautiful venue that should be enjoyed! I am voting against these new regulations proposed. Thank you

Best regards,
Molly Holm

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 12:02 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

Dear City Council and Employees,

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Sincerely,
Caro Miguelez

968 Paseo la Cresta
Palos Verdes Estates, CA 90274

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 12:17 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

We have lived at 720 Via Somonte for 23 years and never once have we been negatively affected by noise at La Venta Inn. We also have been to many events at La Venta including weddings, social events and community events, all were professionally managed. Ed DeRenzis and Nancy Siskowic

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LaVenta Comments

From: Mark Prestwich
Sent: Tuesday, January 24, 2023 3:26 PM
To: LaVenta Comments
Subject: FW: La Venta Inn

Public comment

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

From: [REDACTED]
Sent: Tuesday, January 24, 2023 12:24 PM
To: City Council <citycouncil@pvestates.org>
Subject: La Venta Inn

My wife and I have been residents of Palos Verdes Estates since 1984 on Via Lopez until 2001. Since 2001 we have lived on Via Del Monte as close neighbors of the Inn. We have been to many wonderful events over the years at La Venta and have never been aware of any issues. It is a great benefit to the community. It has survived for many years without restrictions and without complaints. We see no need to place any restrictions or make any changes. Unfortunately, we cannot be at the February meeting.

Larry and Nancy PASQUALI
577 Villa, Del Monte
Palos Verdes Estates
[REDACTED]

Sent from my iPad

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 12:35 PM
To: LaVenta Comments
Subject: La Venta Inn

La Venta Inn has been an icon and a cherished landmark of the Palos Verdes community since 1923. It has touched the lives of so many generations of Palos Verdes Estates' residents (weddings, special events, etc.).

I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

- A maximum limit of 135 guests for seated dining. This needs to be a minimum of 200 to capture vital revenue for property repair and maintenance.
- No parties of more than 75 guests on more than two consecutive days. Losing either Friday or Sunday in a week would be crippling.
- Sunday events close at 9pm, Bar closes at 8:30 pm. In the summer months, the sun doesn't set until the 8pm hour!
- No two events on the same day except for the months of June, July, and August.
- A limit of 24 guests for outdoor dining on the veranda. The Veranda can fit 60. Why deny guests the spectacular view?
- No outdoor dining in La Venta's courtyard.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close.

Thank you,

Janesa DeMott

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 1:13 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Linda Nespole
PVE 90274

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 1:40 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments; Darryl Tillman
Subject: We Support La Venta Inn

La Venta Inn is our city's most important historic resource. The first building in PVE, and the site of countless beautiful weddings and events. La Venta has been hosting events since the 50s, so there shouldn't be a need for severe new restrictions that will put it out of business. Preservation of the building and grounds would be unlikely without a viable business operating there. La Venta doesn't belong to NIMBY neighbors, it belongs to all of us in PVE!

We support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many, including us.

Jay Bacon & Darryl Tillman
4417 Via Pavion, PVE.

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 2:36 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

Please don't let the minority speak for the majority. I recommend La Venta continue as a viable business.

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling.
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard! Ridiculous.

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Lifelong Palos Verdes resident for 50 years—moved here when I was 2.

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 4:55 PM
To: LaVenta Comments
Subject: La Venta Inn

City Council,

The La Venta Inn is not just a PVE icon but is a historical and loved part of the Peninsula and the South Bay. Its future is now being threatened by disallowing it to operate as it has successfully in the past. Residents in the immediate area of La Venta that became accustomed to the quiet during its pandemic-induced closure have apparently forgotten that the pre-pandemic occasional disturbances came with the property they purchased nearby.

Now these few residents near La Venta seek a pandemic-like quiescent environment that would put La Venta out of business while literally thousands of other residents want to save La Venta. The City of PVE has embarked on a course to placate these few residents at the expense of many others.

The New York Food Company operated La Venta successfully without a highly detailed ordinance and I believe other operators could also do so. I suspect that the mechanism being pursued of a detailed controlling ordinance is the wrong path.

I have read through the proposed draft La Venta ordinance. It is far overreaching. It is attempting to put into effect limits that are inflexible for running a business. It includes many limits that cannot be reasonably monitored or practically enforced. Trying to operate La Venta under the proposed detailed ordinance is an unrealistic imposition on both the city and the operator.

Limits of 1 event a day or events more than 2 day in a row are impractical in not providing flexibility based on the type of event. Time limits of 8:30 pm do not recognize the seasonal environment when in winter that is 3 hours after sunset and in summer it is about sunset and still light out. Specifying a full-time parking attendant is micromanagement. Specifying decibel limits with recording monitors is essentially litigation fodder. Many additional examples could be given. The point is that operating a business under such detailed limits is impractical and it is also impractical for the city to spend the substantial resources to monitor and enforce such detailed limits.

Ultimately, if La Venta operational limits make a business unattractive or impractical, then the property would be converted to residential development. With the ever-increasing state laws limiting PVE local residential control of such development, it should be expected that many new units would be built on the property that may cause even more concern about noise and congestion than would a responsibly operated La Venta Inn.

I urge the city council to follow the desires of the large majority of residents and provide an assured path for a business viable La Venta Inn and a minimum burden on city monitoring and management.

Dwight Abbott
1825 Via Estudillo

LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 5:17 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

In addition, I have to say as a resident of Via Somonte I have never had any noise issues with events. Yes, I of course hear the chatter and murmurs and an occasional whoop of laughter. It has never bothered me or upset me in any way. Just makes me smile and am glad people are happy and having a good time. The only issue I would ever have is with parking or guests using our street as a walk through. I know that's not currently an issue and has been covered and dealt with by an offer of shuttle service and the street is blocked off at top.

I wish all the best for Meg and Mark, hopefully this will come to a peaceful and successful conclusion.

[Susie Greenberg-Palos Verdes Estates, 90274]
Sent from [Mail](#) for Windows

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 6:05 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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[PLS ADD YOUR NAME, CITY & ZIP]

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 6:54 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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Jonathan Chute
Palos Verdes Estates

Sent from my iPhone

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 8:39 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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Let's preserve our City's cherished landmark, which has touched the lives of so many.

[PLS ADD YOUR NAME, CITY & ZIP]

Mrs Angie Rosen
Rolling Hills Estates, 90274

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LaVenta Comments

From: [REDACTED]
Sent: Tuesday, January 24, 2023 11:01 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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Let's preserve our City's cherished landmark, which has touched the lives of so

I was married there in 2002 and it was such an amazing event. I'd hope my kids can get married there someday!

Susannah Hogentogler
Redondo Beach CA 90277
[REDACTED]

Susannah Hogentogler
Realtor, CPRES

Beach City Brokers
200 S. Pch
Redondo Beach, Ca 90277
[REDACTED]

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LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 6:23 AM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

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[PLS ADD YOUR NAME, CITY & ZIP]

Margo & Lowell Greenberg

PVE, 90274

Sent from my iPhone

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LaVenta Comments

From: Mark Prestwich
Sent: Thursday, January 26, 2023 7:20 AM
To: LaVenta Comments
Subject: FW: La Venta Inn

Public comment

From: [REDACTED]
Sent: Wednesday, January 25, 2023 7:36 PM
To: City Council <citycouncil@pvestates.org>
Subject: La Venta Inn

Dear PVE City Council,

As a long time resident of PVE and a former Board member of PVHA, I would like to make it known that my family and I would like for the City to keep the La Venta Inn as it has always been in years past. The La Venta Inn is a historical structure that commemorates the legacy of Palos Verdes Estates and we have to ensure that it remains accessible and a tribute to our great City.

Respectfully,

Charles Tang
2309 Via Anacapa
PVE CA 90274
[REDACTED]

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LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 8:39 AM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kempes; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! And so should the PVE City Council! As a 28-year resident of our community, I cannot imagine not having the storied La Venta Inn available to the community.

Please do not move forward with the proposed restrictions that would very likely put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling, sending business to other venues taking with it valuable tax revenue
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
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We MUST preserve our City's cherished landmark, which has touched the lives of so many.

Each of you ran on a platform that included "maintaining the character of the city." La Venta is deeply engrained in the character of the city. The kind and types of restrictions being proposed will ultimately result in the closure of La Venta and remove a local landmark and beloved event venue. While I am not completely unsympathetic to the neighboring residents, La Venta was there and operating long before they purchased their homes in the vicinity. They knew the venue was there and knew (or should have known) events would take place with the resultant activity in the area. It is disingenuous to characterize this as a new issue simply because La Venta temporarily closed during the COVID-19 pandemic.

La Venta MUST remain a viable event venue, but is not viable in the context of the proposed restrictions. Please do not restrict this business into insolvency.

Thank you for taking the time to consider my input on this issue,
-Bob Stantley, Palos Verdes Estates, 90274

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LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 11:23 AM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kempfs; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

La Venta Inn has been an icon and a cherished landmark of the Palos Verdes community since 1923. It has touched the lives of so many generations of Palos Verdes Estates' residents (weddings, special events, etc.).

I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of restrictions will essentially put it out of business:

- 1. A maximum limit of 135 guests for seated dining. This would seriously limit bookings at La Venta
- 2. No parties of more than 75 guests on more than two consecutive days. La Venta's wedding business is primarily on weekends. Losing a Friday or a Sunday would significantly harm the business.
- 3. No two events on the same day except for the months of June, July, and August. Wedding season continues through October. La Venta needs the ability to book those parties to off set the slow season.
- 4. A limit of 24 guests for outdoor dining on the veranda. The veranda can easily hold 60+ guests
- 5. Events on Sunday would have to close by 9pm. This will kill weddings on Sunday evenings. A 9pm closing means the bar closes at 8:30pm.
-
- There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300.
- A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close. Closing at 9pm on Sundays would cause many prospective clients to look elsewhere. La Venta is 100 years old. The expenses of keeping up the property are far greater than any other business in Palos Verdes Estates. Please do not implement the above restrictions which would threaten La Venta's ability to operate as it has for most of the past 100 years. Thank you,

Jacquelyn Wright
3901 Via Pavion
Palos Verdes Estates

LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 12:44 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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Let's preserve our City's cherished landmark, which has touched the lives of so many.

Don't let a few disgruntled neighbors destroy the use of this beautiful venue, the use of which has created so much unique pleasure for our community. My son's wedding reception there was an unforgettable experience for our entire family.

Ron Paolucci
2009 Paseo Del Sol

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LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 1:04 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Shut down KeepPVQuiet NOT the La Venta Inn

Im pretty fed up with the Karens who live around La Venta Inn. They knew what they were getting into when they moved next to this iconic, historical part of our community, yet they want to shut it down because they have nothing else to complain about.

Our community is filled with houses *made for entertaining* with beautiful views and locations. Not every house, however, has the views that surround La Venta. I have been to many functions at La Venta. They are never over crowded or loud in any way. In fact, I am looking forward to having my daughters' wedding receptions there.

Not even the street parking has ever been a problem.

Please vote "No!" on the draconian restrictions being sought by a few that will impact many.

We are all watching your vote on this issue and will be voting in the next election accordingly.

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

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Omar Abukurah,
Community member of, and homeowner in Palos Verdes Estates.

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LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 2:08 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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La Venta Inn was here long before the massive homes were built around it. The owners knew what they were "buying" into. Some limitations on noise levels, parking, and group size is not unreasonable, but what is being suggested is far too strict. Let's work to keep a cherished icon of PVE for all to enjoy.

JoAnn Thomson

Palos Verdes Estates 90274



Virus-free www.avg.com

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LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 2:10 PM
To: LaVenta Comments
Cc: [REDACTED]
Subject: La Venta

La Venta is a beautiful, historic part of the Palos Verdes Peninsula and Palos Verdes Estates. Palos Verdes is a family oriented community. La Venta should continue to be used for important family and community events such as weddings, memorials, birthdays, fundraisers, etc at an affordable cost and in a way that a quality catering/ management company can succeed.

Reasonable guidelines for traffic and noise should be in place. Quiet by 9pm on weekdays and 11pm on weekends is reasonable for neighbors to get enough rest. Anyone who buys or rents property near La Venta should expect the joyful sounds of life passages being celebrated. This is the same concept as living near a school with the expected traffic and sounds at certain parts of the day and night.

The Palos Verdes Beach & Athletic Club and the Palos Verdes Golf Club are well functioning historic parts of our community. La Venta should be allowed to continue as well. Losing such a special place in our community would be tragic.

Many thanks,
Caro Miguelez

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LaVenta Comments

From: Robin [REDACTED]
Sent: Wednesday, January 25, 2023 2:20 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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Thank you,
Robin Benezra -Herwitt

Sent from my iPhone

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LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 4:09 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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I've been here for 50+ years and LaVenta is a treasure and something that cannot be lost.

Anne Thurman, currently temporarily in Redondo - former PVE resident and coming back

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LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 4:12 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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Tom Christie, PVE, 90274

Sent from my iPhone

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LaVenta Comments

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Sent: Wednesday, January 25, 2023 4:20 PM
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Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

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Margaret and David DePauw
Palos Verdes Estates

Sent from my iPhone

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LaVenta Comments

From: Mark Prestwich
Sent: Wednesday, January 25, 2023 5:18 PM
To: LaVenta Comments
Subject: FW: PLEASE keep the La Venta Inn AS IS!

Public comment

From: Joshua Davidson, MD [CA [REDACTED]]
Sent: Wednesday, January 25, 2023 4:37 PM
To: City Council <citycouncil@pvestates.org>
Subject: PLEASE keep the La Venta Inn AS IS!

Dear PVE City Council,

I'm writing to you as a resident of PVE, and I'm very concerned about potential efforts to curb activity at La Venta Inn. While I fully understand concerns regarding noise pollution, I also understand the significance of La Venta Inn as a historical site for happy family events, weddings, etc.

My wife and I were married at La Venta Inn in April 2007 and based on the proposed restrictions that would no longer be possible. We had about 140 guests, we were not noisy, and the event ended at ~9:30pm. I feel fortunate to live in PVE, very close to where my family life started, and if my kids ever chose La Venta Inn as a wedding site, it would be an honor to hold it there.

While a vocal minority of residents are upset about La Venta and its noise, I can assure you the silent majority will strongly oppose the proposed restrictions that will force La Venta out of business!

Thank you for considering ALL PVE voices, and not those of the residents who live in very close proximity to the Inn.

Regards,
Josh Davidson

Joshua Davidson MD MPH | Optum
Allergy/Immunology Specialist
Clinical Pod Lead, Redondo Beach 502/601, Gardena, Lawndale

[REDACTED]
[REDACTED]
[REDACTED]

502 Torrance Blvd
Redondo Beach, CA 90277

Optum

This e-mail, including attachments, may include confidential and/or

LaVenta Comments

From: Mark Prestwich
Sent: Thursday, January 26, 2023 7:20 AM
To: LaVenta Comments
Subject: FW: Please Please do NOT close La Venta Inn - it is one of PV legendary amazing venues
Derek Gable

Public comment

From: Derek Gable [REDACTED]
Sent: Wednesday, January 25, 2023 5:20 PM
To: City Council <citycouncil@pvestates.org>
Subject: Please Please do NOT close La Venta Inn - it is one of PV legendary amazing venues Derek Gable

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LaVenta Comments

From: Mark Prestwich
Sent: Thursday, January 26, 2023 7:20 AM
To: LaVenta Comments
Subject: FW: La Venta Inn

Public comment

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

From: Bill Sewel [REDACTED]
Sent: Wednesday, January 25, 2023 5:22 PM
To: City Council <citycouncil@pvestates.org>
Subject: La Venta Inn

We must keep La Venta open and the City MUST NOT put La Venta out of business with unreasonable restrictions. If La Venta is not viable and loses money it could be sold to a developer and the lots turned into condos and low income housing.

KEEP LA VENTA OPEN!!!
Bill

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LaVenta Comments

From: Betty Lin Peterso [REDACTED]
Sent: Wednesday, January 25, 2023 5:29 PM
To: LaVenta Comments
Subject: Support to Keep La Venta Inn

Honorable Mayor, City Council Members, and City Staff,

I have lived across the street from La Venta Inn since 2004 and am in support of keeping La Venta Inn.

La Venta Inn has been a historical crown jewel of Palos Verdes Estates and it deserves to keep operating as a venue that brings people together for celebrations and sharing happiness. Restricting the guest count to 135 is unreasonable and will make operating this venue financially unsustainable. A fair compromise is 175. I believe having the vendor work with their guests and upholding the operating/party/indoor/outdoor hours, noise control, and traffic mitigation, most neighbors will be agreeable.

There are, of course, the few neighbors whose intention is to make it so difficult that the venue will no longer be operable. Please remember just because they are the loudest, doesn't mean they represent all the neighbors in the area. Please help keep La Venta Inn. Thank you.

Yours Respectfully,

Betty Lin Peterson 林貝霖

La Venta Inn Neighbor, Palos Verdes Estates

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LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 6:24 PM
To: LaVenta Comments; City Clerks; David McGowan; Dawn Murdock; Jim Roos; Michael Kemp; Victoria Lozzi
Subject: I strongly support La Venta Inn

Hi there,

La Venta Inn has been an icon and a cherished landmark of the Palos Verdes community since 1923. It has touched the lives of so many generations of Palos Verdes Estates' residents (weddings, special events, etc.).

I'm reaching out to you to voice my support in preserving La Venta Inn. The following proposed long list of draconian restrictions will essentially put it out of business:

- A maximum limit of 135 guests for seated dining. This needs to be a minimum of 200 to capture some larger parties.
- No parties of more than 75 guests on more than two consecutive days. La Venta's wedding business is primarily on weekends. Losing a Friday or a Sunday would significantly harm the business.
- No two events on the same day except for the months of June, July, and August. Wedding season continues through October. La Venta needs the ability to book those parties to off set the slow season.
- A limit of 24 guests for outdoor dining on the veranda. The veranda can easily hold 60+ guests
- Events on Sunday would have to close by 9pm. This will kill weddings on Sunday evenings. A 9pm closing means the bar closes at 8:30pm.

There are other restrictions, but these are the most detrimental to La Venta's bottom line. The 100-year-old property has always operated within the fire marshal's maximum occupancy of 300. A limit of 135 guests for seated service would cripple the business. La Venta needs to provide the venue size people require, and that is a maximum of 200 people. The business has been built around the busy high season months from April to October and that has been enough to carry La Venta through the slow winters. Limiting consecutive days of events would cause La Venta to close. Closing at 9pm on Sundays would cause many prospective clients to look elsewhere.

La Venta is 100 years old. The expenses of keeping up the property are far greater than any other business in Palos Verdes Estates. Please do not implement the above restrictions which would threaten La Venta's ability to operate as it has for most of the past 100 years.

Thank you,

Nicole Pletkovich

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Nicole Pletkovich
Realtor [REDACTED]

LaVenta Comments

From: [REDACTED]
Sent: Wednesday, January 25, 2023 7:01 PM
To: City Clerks; Jim Roos; Dawn Murdock; Michael Kemps; David McGowan; Victoria Lozzi
Cc: LaVenta Comments
Subject: Community Member In Support of La Venta Inn

I support preserving La Venta Inn! Please do not move forward with the proposed restrictions that could put it out of business:

- A limit of 135 guests for seated dining. This needs to be a min. of 200 to capture vital revenue for repairs and maintenance.
- No parties of more than 75 on more than two consecutive days. Most events book for Fri., Sat. and Sun. Losing either Fri. or Sun. would be crippling
- No two events on the same day except June, July, and August
- A limit of 24 guests for outdoor dining on the veranda that can fit 60. Why deny guests the spectacular view?
- No outdoor dining in the courtyard

Let's preserve our City's cherished landmark, which has touched the lives of so many.

Courtney Klink, Palos Verdes Estates 90274

Sent from my iPhone

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LaVenta Comments

From: Mark Prestwich
Sent: Thursday, January 26, 2023 7:15 AM
To: LaVenta Comments
Subject: FW: La Venta Inn

Public comment

From: Don Richards [REDACTED]
Sent: Thursday, January 26, 2023 12:08 AM
To: City Council <citycouncil@pvestates.org>
Subject: La Venta Inn

Dear Council Members,

With regard to the upcoming meeting concerning La Venta Inn, I would like all of you to know that my wife and I would like La Venta Inn to continue operating just as it does now. It has been a landmark in our City for a great many years. We held a wedding there for one of our daughters over 20 years ago. Many of our residents have celebrated their own family events there. People who purchased homes in the area nearby should have been aware of La Venta's operation before they decided to buy.

The situation is not different from people buying homes near LAX and then complaining afterwards about the noise made by planes landing and taking off.

Thanks for taking the time to consider my opinion.

Donald A. Richards

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