

FW: Public comment La Venta Inn

Kylynn Chaney [REDACTED]

Thu 2/2/2023 9:29 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>

From: michael mcnamara [REDACTED]**Sent:** Wednesday, February 1, 2023 6:13 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>**Subject:** Public comment La Venta Inn

To: PV Estates City Council

I appreciate all the time invested by the Ad Hoc committee and support what they are trying to accomplish by clarifying usage parameters for La Venta Inn.

This long standing issue has been avoided by the City for years which has only made it more difficult to reconcile. Plus the barrage of direct mail, video and tele-marketing campaigns are further dividing the community and not helping resolution.

Here is a recommendation in an attempt to help move this forward.

The City Council should create temporary operating guidelines focusing on the key issues of Noise, Parking and Enforcement. These guidelines should be implemented and monitored for a period of time (for example, April to October, the La Venta Inn busy season) as a way to assess the impact to the community and La Venta Inn. Consider this a test and learn period to help everyone understand how to develop something that works better.

Do not use a ZTA. Instead, keep the existing municipal code [18.20.010] as written: 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.

Use the special permit process to define acceptable use conditions beyond “hotel and restaurant purposes within the existing building only” and base these conditions on what is learned from implementing the temporary guidelines.

This approach could yield an acceptable operating outcome while preserving this historic site without the City assuming risks associated with changing a long standing municipal code or inadvertently creating a large, scaleable event venue within a densely populated R1 zone.

Thank you,

Edward McNamara
804 Via Del Monte

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In support of La Venta Inn

Jennifer Choi [REDACTED]

Wed 2/1/2023 1:01 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>

I am reaching out to voice my support of La Venta Inn.

La Venta has been an icon in my life as a PVE resident. I grew up in PVE, attended wedding receptions at La Venta as a child, passed by every day on the way to Malaga Cove School, and as a current PVE resident still pass by every day on the way to and from work. When my husband and I married in 2002, La Venta was the natural choice for our own wedding reception.

I was surprised to see that many of the proposed limitations on La Venta are much more stringent than what we experienced in the past:

We had seated dining for 141 guests at our wedding and were given the option to seat more guests on the dance floor. That is significantly more than the proposed limit of 135 guests.

We had outdoor seated dining for 32 guests, more than the proposed limit of 24 guests, or no outdoor dining.

We were married in January, and in selecting a date were told events were held Friday, Saturday and Sunday, twice a day, with an end time of 10pm. This end time was much earlier than other locations we viewed.

In an effort to reduce noise and crowding, La Venta provided valet parking and worked with a list of approved vendors.

La Venta seems to have a history of reasonable concessions to the neighborhood that also allow them to survive as a long-standing business. It would be a huge loss for the character and flavor of our city if we lost La Venta due to additional restrictions.

Sincerely,

Jennifer and Wen-Tsing Choi
2333 Via Acalones

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2333 Via Acalones
Palos Verdes Estates, CA
February 1, 2023

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Sincerely,
Jennifer and Wen-Tsing Choi

Community Member In Support of La Venta Inn

Schenasi, Laura [REDACTED]

Wed 2/1/2023 1:06 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:

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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.

Laura & Marc Schenasi

3632 Navajo Place, Palos Verdes Estates

Laura Schenasi
Executive Vice President Foundation
Torrance Memorial Medical Center



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Letter in Support of La Venta Inn

Meg Walker [REDACTED]

Wed 2/1/2023 2:31 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>

Cc: Mark Matthews [REDACTED]

Good Afternoon,

Sending along a handwritten note of support that arrived by mail at La Venta.

Many thanks,

Meg

Megan Walker

Made by Meg

CEO || Executive Chef

www.MBMCatering.com

Regular office hours: Mon-Fri, 9 am – 5:30 pm

[REDACTED]

234 S Pacific Coast Highway, Suite 101

Redondo Beach, CA 90277

[Made by Meg Full Catering Menu Available Here!](#)

[Click here for our 2023 Preferred Venues!](#)

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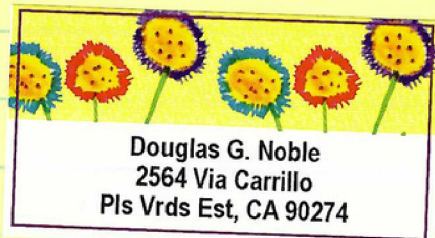
1-25-23

Dear Mark Mathews
796 Via Del Monte
P. V. E., CA 90274

We write this letter in opposition
to all the restrictions The City Council
plans to enforce on your fine LA Venta
Inn. We almost chose it for our daughter's
Wedding so many years ago. People living
nearby LA Venta Inn knew it was there so
why raise complaints now! So use this
letter as support for your efforts.

Sincerely
Doug Noble

Beth Noble



Community Member In Support of La Venta Inn

B M 

Wed 2/1/2023 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 outdoor dining in the courtyard

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

Brett and Wendy Moulton
Palos Verdes Estates
90274

Sent from [Mail](#) for Windows

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Community Member In Support of La Venta Inn

Terry Witte

Wed 2/1/2023 4:10 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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Terry Witte

1504 Via Lopez, PVE, CA 90274

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Re: La Venta InnCasey Crowe 

Wed 2/1/2023 4:52 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Hello,

I'm writing to you to express my support for protecting the La Venta Inn. I grew up in Palos Verdes Estates and am lucky enough to now be raising my own family in this amazing community. Unfortunately, in recent years we have seen a significant number of attempts by small but extremely vocal groups to destroy the utterly unique character of our city. From those who would decimate our abundant foliage to those who would dismantle our incredible PVEPD. Of course, it's a whole lot easier to destroy than it is to create and so it is incumbent upon those of us who love this city and want to preserve the vision it was founded upon 100 years ago to fight for what we love. If the trees along the drive were to be chopped down, they'd never be replaced. If the PVE police department were dismantled, we'd never have our own police force again. And if the historical La Venta Inn (that, like our city, was created in 1923) were to be run out of business, it would be gone forever.

The La Venta Inn is a truly special place and a cornerstone of Palos Verdes Estates' history. I can't count the number of parties, weddings, and other special events I've attended there. In fact, we took our very first Christmas photos with our daughter at La Venta's holiday party last year. It's so great to see the family that has owned La Venta for so many years continuing to serve the community and with Made By Meg coming aboard, we now have someone operating the venue at a world class level. I'd put La Venta against ANY event venue in Los Angeles, it's that good. And that brings me to the reason for my email to you. It has come to my attention that a group of residents have banded together and are diligently working to hoist a number of outlandish restrictions on the inn, with the net effect being that the inn would be run out of business.

I want to voice my strong opposition to the restrictions currently being considered. Please keep in mind that La Venta already operates under a number of measures which serve to lessen its impact on the lives of nearby neighbors - measures which make conducting business as an event venue a difficult proposition. The residents who are trying to put even more draconian restrictions on the inn purchased their homes knowing full well that they bought homes near an events venue and that that would entail some level of noise and traffic. Please, stand up for this community and do not enact these business killing restrictions against the inn. Please do not meet the small, anti-inn activists halfway. Giving one inch to their selfish and anti-PVE demands will only encourage further outlandish requests and will very likely result in the death of La Venta, a beloved community institution.

Thank you,

Casey Crowe

Community Member In Support of La Venta Inn

Sophia Mackiewicz [REDACTED]

Wed 2/1/2023 4:56 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>

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[Sophia Mackiewicz Lunada Bay 20 year resident
Palos Verdes Estates, 90274

Sent from my iPhone

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LaVenta Inn

Jack Boyt [REDACTED]

Wed 2/1/2023 4:58 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

As PVE residents for over 43 years, we are expressing our strong support for the operators of LaVenta Inn,

The history of LaVenta clearly demonstrates that it was intended as an event center - and elegantly designed to host celebrations of all sorts. The garden is spectacular and an integral part of the venue.

That certain neighbors want to rewrite history in manner that limits LaVenta's opportunities is unfortunate. However, we increasingly see similar efforts by other self absorbed interests in our community - just consider all the invented claims for new views we have to deal with these days.

And the notion that LaVenta is not compliant with certain modern zoning should be of no concern. That is part of the charm of PVE - as are no street curbs, no streetlights and the rest.

Please dismiss the efforts to limit LaVenta operations. Those concerned might better have spent some time investigating the neighborhood they moved into rather than whine about the fact so many of us enjoy it as it is. For them the good news is the real estate market is strong, they can use this opportunity to sell and relocate to somewhere away from the LaVenta we want to preserve.

Thank you

Ann and Jack Boyt

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Community Member In Support of La Venta Inn

Jacquie <[REDACTED]>

Wed 2/1/2023 10:38 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.

Jacquie Sandoval, Palos Verdes Estates. 90274.

Sent from my iPhone

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La Venta Inn

Allison Ambrose [REDACTED]

Wed 2/1/2023 10:47 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; 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>

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.

Ali

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Community Member In Support of La Venta Inn

Kristin Borden [REDACTED]

Wed 2/1/2023 12:25 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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Kristin Borden, Palos Verdes Estates, 90274

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As the City sees it

Joseph DiSanto [REDACTED]

Thu 2/2/2023 7:12 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Dear City Council Members:

“Over the years, the City's governance has been guided by the vision of the original founders with an emphasis on preserving, protecting and enhancing the quality of life and natural assets that make Palos Verdes Estates unique.” (pvestates.org)

“A City exists only to serve a common interest of the residents. Housing is the key element in the Plan for Palos Verdes Estates as a primarily residential community. All elements of the Plan are directed toward supporting a high quality residential environment.” (*PVE General Plan Housing Element p. 5*)

“Undoubtedly, the Planning Commission and City Council will continue to consider potential noise aspects in the review of any proposed changes to the zoning ordinance.” (*PVE General Plan Noise Element p. 7*)

Goals and objectives are “[t]o continue the land use pattern established by the zoning ordinance adopted in 1948 [and] “[c]ontinue the city's zoning ordinance restrictions on potential noise sources.” (*PVE General Plan Noise Element p. 10*)

“The existing pattern was basically established by the zoning incorporated in the Protective Restrictions established for each parcel in 1924. The Zoning Ordinance adopted by the City in 1948 conformed to the original plan; however it was even more restrictive in that many lots in commercial and multiple dwelling zones were rezoned to single family residential use.” (*PVE General Plan p. 6*)

“It is the policy of the City of Palos Verdes Estates to prohibit unnecessary, excessive, and annoying noises from all sources subject to its police power. At certain levels noises are detrimental to the health and welfare of the citizenry. Therefore, in the public interests, such noise levels shall be systematically proscribed.” (*PVE General Plan Noise Element p. 3*)

“The maximum noise levels anticipated within and in the adjoining areas of Palos Verdes Estates are normal residential development and use related noise.” (*PVE General Plan Noise Element p. 5*)

“The standards which are considered in determining whether a violation of the provisions of these ordinances exists, may include, but not be limited to, the following:

- (a) The level of the noise;
- (b) Whether the nature of the noise is usual or unusual;
- (c) Whether the noise carries beyond the premises to any other premises.”

(*PVE General Plan Noise Element p. 4*)

“Generally, the costs of excessive noise from manufacturing, commercial and transportation facilities have been passed on in the past to those in the vicinity rather than being borne by the producer of the noise. However, environmental controls are now in order.” (*PVE General Plan Noise Element p. 9*)

“Turning a single family residence into commercial event space tarnishes and diminishes the a surrounding neighborhood, diminishes the City's reputation as residential-friendly, and will continue to divert precious City resources by drawing police and code enforcement officers to the Property every time a large event is hosted.” (*PVE City Attorney, September, 2016*)

“It is the intent of the City to preserve residential zones in the City for residential purposes and not to encourage or approve the operation of commercial businesses in any residential zone.” (*PVE Resident Handbook*)

Sincerely,

Joseph DiSanto

P.S: "County or city zoning ordinances shall be consistent with the general plan of the county or city by January 1, 1974. A zoning ordinance shall be consistent with a city or county general plan only if both of the following conditions are met:

(1) The city or county has officially adopted such a plan.

(2) The various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in the plan." (*California Gov. Code, § 65860*)

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[REDACTED]

From: julie street [REDACTED]
Sent: Thursday, February 2, 2023 8:32 AM
To: LaVenta Comments
Cc: City Clerks; Jim Roos; Dawn Murdock; Victoria Lozzi; Michael Kempes; David McGowan
Subject: La Venta Comments

Dear members of council:

I would like to thank the ad hoc committee for the work they have done and for the proposal being reviewed. I believe the proposal shows progress and I have faith that we can find a workable solution.

La Venta has put forth an aggressive public relations campaign to push its business interests. They have garnered many letters of support from people advocating on behalf of La Venta - letters from people completely unaffected by the venue's day-to-day activities. The residents have not engaged a PR firm and are relying on you to protect our interests as residents in this lovely community. I have provided testimony to the ad hoc committee, the city council and the planning commission, as have many of my neighbors. I implore you to hear our voices above the noise and commotion of the people who are not actually impacted.

Truth be told, I do not care about the exact number of people at an event, restrictions on days of operation, how to measure DB units, etc. These metrics are simply attempting to provide specificity to address the real issue of ensuring that the noise, traffic and parking are under control. I do not care about the details so long as we achieve our goal. The proposal by and large seems like a reasonable place to start.

I am so glad to see a review process in the proposal. This is essential - the neighbors need to know that we will be allowed to revisit the rules if things are not working as they should, and I assume that La Venta wants the same. I would like to make sure that the review process isn't simply an administrative "check the box" type of activity and that input from the community will be considered by the Community Development Director and the Planning Commission.

The most problematic item in the proposal for me is the enforcement/penalty framework. There needs to be a penalty if La Venta repeatedly fails to follow the rules. The current proposal states that for the 4th and all subsequent offences, La Venta must pay a fine of 20% of the event's gross revenues. A rational economically motivated operator would simply charge more - La Venta would be able to pass along a "large party surcharge" or something of the like for patrons who want to exceed the max capacity, start/stop times, outdoor music amplification, etc. We need to have a much stronger deterrent to prevent La Venta from simply ignoring all rules. I am not saying that the operator would necessarily do this, but the language as written certainly allows the behavior. Please ensure that repeated disregard of rules subjects La Venta to serious consequences (perhaps loss of an ability to operate for a set period).

There is a lot of confusion about the rights La Venta has currently, and the meaning of use "for hotel and restaurant purposes within the existing building only." I understand La Venta's desire to read the 1948 code in a permissive way, but we must recognize that another interpretation is just as likely. The language on its face limits use to indoors only, with no outdoor activities-- that makes

sense given La Venta operates in the middle of a residential area. Lack of enforcement from the city of the current code should not mean the code does not apply. I understand that enforcing the code as written would severely impede La Venta's business, and I am fine with expanding the permitted usage set out in current code, with the caveat that we maintain controls over the noise.

On a somewhat personal level, I take offense when I hear supporters of La Venta claim the neighbors are giving nothing. It needs to be recognized that any codification of outdoor use is, per the plain reading of existing code, an expansion of rights for La Venta. I think that the neighbors would be fine with keeping the existing code and enforcing the existing code on its face, but that would not work with La Venta's business model.

Further, when I hear people who do not live near La Venta say that we should have known about La Venta prior to purchasing our homes, implying that we have no right to complain. Yes, we know about La Venta, and for my husband and I, living near La Venta is a source of pride (what a lovely landmark). But we were thinking La Venta in terms of quaint weddings with string quartets, not ragers that disrupt the neighborhood. We were not aware of the lack of enforcement of the existing code. And historically the events at La Venta have been less disruptive to the neighbors. I have heard many long-term residents say that years ago La Venta was operated in a way that was compatible with the neighborhood. That is all that we are asking – neighborhood compatibility.

When I hear the assertion that the neighbors are trying to take advantage of La Venta and that our property values will increase if La Venta is held to a higher standard of neighborhood compatibility – we are not trying to increase our property value but to preserve the livability of our homes. That is so insulting. Although it is true that La Venta operating to maximize its profit would certainly cause our property value to decline, the issue for us is not our loss of value but our ability to enjoy our homes. Please do not forget that this is where we live.

I would like to reiterate that I do not want to close La Venta and I sincerely hope that La Venta succeeds. However, La Venta's success cannot be at the cost of the neighbors.

Thank you in advance for your consideration.

Julie Kassouf

773 Via Del Monte

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FW: February 1, 2023 La Venta Inn meeting

Kylynn Chaney [REDACTED]

Thu 2/2/2023 9:29 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>

From [REDACTED]**Sent:** Wednesday, February 1, 2023 7:27 PM**To:** City Clerk <cityclerk@pvestates.org>**Subject:** February 1, 2023 La Venta Inn meeting

Hi Esteemed Council Members,

I apologize as I did not know there was only a one-minute limit tonight. I didn't attempt to time this! Here is the entirety of my comments in support of La Venta Inn and in opposition to the neighbors who are engaging in litigation to put La Venta Inn out of business.

We are concerned that the current City Council actions are in relation to being worried about the few surrounding neighbors suing them.

We should not have to continue to come in front of the City Council or Planning or Traffic Safety Commissions to reiterate support of laws already on the books for many, many decades.

Thank you so much for working on our behalf.

Sincerely,
~Kristin

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Hi Esteemed City Council Members,

My name is Kristin and I was born and raised here and then after college

BOMERANGED back and have lived at our home in PVE for 20 years.

We were drawn back here by the absolutely lovely, warm welcome from our neighbors and the KINDNESS that has been shown our whole family, our children, even my parents and siblings over many decades. It's quiet possibly the most inviting and most storybook place to live.

We GREATLY appreciate the work that every council and committee member and staff does to keep our lovely city not only operational but thriving and a true beacon on the hill.

We have all been attracted to this little corner of the world for its charm, open spaces, pastoral nature, largely uncongested streets, family friendly, great schools, green rolling hills and friendly, welcoming, philanthropically minded people. It has its own police and fire department. It's ABSOLUTELY MAYBERRY. It has a rich history going back 100 years, and it's why so many people love calling PV home.

We have all been in front of these PVE City committees from time to time to put a home project before you all, to get a permit for a time-honored block party, or to follow the rules on trimming trees to preserve indigenous plantings and WHAT IS BEST FOR ALL. Occasionally, we answer the call of duty to serve on a committee to help give back, whether it's for traffic safety, the police department, planning commission, parklands, helping the schools, all of it.

We follow the rules of the Art Jury, Neighborhood Compatibility and City Charter. We don't always love the rules, and sometimes we encounter a STUCK UP STICKY BEAK! in the process, but realize it's what made this town distinct and full of beauty and character and worth preserving.

It's in your new homeowner paperwork. The rules of the Art Jury, Neighborhood Compatibility and City Charter do not come as a surprise. It's all there.

It doesn't make sense to a great many people why we would have to constantly CUT OFF AT MEETING be attending meetings where city rules are being challenged by people who, like us were attracted to the sweet nature of our

surroundings, but seem to work antithetically toward – TO TEAR DOWN -- what brought them here in the first place. There are long established buildings like the iconic Malaga Cove Library, its community rooms, The Beach Club, The Golf Club, The Stables and the Tennis Club. People come from miles around just to drink in the beauty of The Wayfarers Chapel, The Neighborhood Church, La Venta Inn, Terranea, The Point Vicente Interpretive Center, Catalina View Gardens, Abalone Cove, our amazing trails and the unmatched, breathtaking views from our gorgeous cliffs.

Not many people like having to take family time away to show support at a City Council meeting, but we do it. None of us likes getting up and speaking at these things. Gosh.

Each of us here just wants to be heard and to be assured by the esteemed City Council members that the long established rules are being followed by residents. We shouldn't have to keep coming back to express our thoughts on the same subject matters.

La Venta Inn is a gorgeous treasure. It has been a landmark for as long as PVE was first founded. Do you see those social media memory pages where La Venta is that shining stucco structure with its beautiful red tiled roof and unmistakable steeple on the hill? No other structures are around it. It was truly the first beacon on the hill and remains a focal point and city treasure to this day. The view of the Queen's Necklace looking north to Malibu is stunningly breathtaking.

So many people tragically lost their businesses during the shutdowns. For the group who restored La Venta Inn to its original glory to put their heart, soul and savings in addition to blood, sweat and tears into this treasure in order to have it CONTINUE to operate as it has for 100 years – well, we should all be on our feet offering a standing ovation. They have offered every concession they can and have donated their time, talent and treasure to preserve this landmark. They have conducted charitable events to give back to the community. They have taken painstaking measures to ensure its authenticity – NO MC MANSION was attempted and no rules were broken. They are lovely people if you've had the chance to meet them or read about them. We are lucky.

We attend the receptions and ceremonies there not only to support our friends and charitable groups, but to support a DEEPLY CHERISHED local business.

What an absolute shame that a few homeowners who got used to the EERIE quiet during the shutdowns can hire lawyers and threaten lawsuits and come to the City to try to change everything just for themselves. I can't think of anything more selfish. Everyone knows that if you put La Venta Inn out of business with your demands, the lots will be subdivided and several McMansions will be erected and a 100 year old thriving treasure will be lost for good.

Councilmembers, please do not allow this type of precedent to continue. We shouldn't have to keep writing letters and coming in front of you all to state what is already a legally operating business and community asset.

For the good of the order, please adhere to the rules that are long established and already enforced about the legal operations of this beautiful beacon, La Venta Inn.

When we participate in a democracy, it is to contribute and be part of what is good for ALL – not good for a few.

THANK YOU.

FW: Public comment La Venta Inn

Kylynn Chaney [REDACTED]

Thu 2/2/2023 9:29 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>

From: michael mcnamara [REDACTED]**Sent:** Wednesday, February 1, 2023 6:13 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>**Subject:** Public comment La Venta Inn

To: PV Estates City Council

I appreciate all the time invested by the Ad Hoc committee and support what they are trying to accomplish by clarifying usage parameters for La Venta Inn.

This long standing issue has been avoided by the City for years which has only made it more difficult to reconcile. Plus the barrage of direct mail, video and tele-marketing campaigns are further dividing the community and not helping resolution.

Here is a recommendation in an attempt to help move this forward.

The City Council should create temporary operating guidelines focusing on the key issues of Noise, Parking and Enforcement. These guidelines should be implemented and monitored for a period of time (for example, April to October, the La Venta Inn busy season) as a way to assess the impact to the community and La Venta Inn. Consider this a test and learn period to help everyone understand how to develop something that works better.

Do not use a ZTA. Instead, keep the existing municipal code [18.20.010] as written: 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.

Use the special permit process to define acceptable use conditions beyond “hotel and restaurant purposes within the existing building only” and base these conditions on what is learned from implementing the temporary guidelines.

This approach could yield an acceptable operating outcome while preserving this historic site without the City assuming risks associated with changing a long standing municipal code or inadvertently creating a large, scaleable event venue within a densely populated R1 zone.

Thank you,

Edward McNamara
804 Via Del Monte

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Fwd: LA VENTA INN

Mark Prestwich <mprestwich@pvestates.org>

Thu 2/2/2023 11:42 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Public comment

Begin forwarded message:

From: Wilma Culp [REDACTED]
Date: February 1, 2023 at 11:35:48 AM PST
To: City Council <citycouncil@pvestates.org>
Subject: LA VENTA INN
Reply-To: Wilma Culp <pviewil@aol.com>

Members of the Palos Verdes City Council:
My name is Wilma Schreck. I live at 836 Via Del Monte. I am against any new changes to the zoning code for subject establishment. Palos Verdes is a bedroom community with restrictions on noise levels and size of parties and social events. La Venta Inn is destroying our quiet community with too many events, too much noise, and too much parking on my street. Please look at my side of the situation and realize that making changes to the zoning code is a big mistake.
Wilma Schreck

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Community Member In Support of La Venta Inn

Andrew Peterson [REDACTED]

Fri 2/3/2023 11:08 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.

Andrew Peterson – Palos Verdes Estates, CA 90274

Sent from [Mail](#) for Windows

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La Venta Inn Public Comments

John Williams 

Fri 2/3/2023 11:43 AM

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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1624 Cataluna Place
Palos Verdes Estates, CA

January 28, 2023

Mayor Roos and Mayor pro-tem Murdock

This letter represents my presentation during the Zoom meeting of the ad hoc committee on 1 February. I have added facts and ideas responding to others' comments during this meeting. My own comments constituted a recommendation and a question.

Recommendation The City Council must identify additional sources of revenue from the use of La Venta as an event venue. The revenue sources identified in the terms sheet, ie business license and sales tax, while not quantified by the city, have been estimated by residents to be on the order of a few thousand dollars, a trivial amount compared to the expected revenue received by La Venta.

The additional revenue to the city is required because there are expenses associated with monitoring and enforcement which won't disappear with a new ordinance. If anything they increase. The city needs to own sound monitoring. It is quite irregular to outsource it to the entity being monitored: a fox and henhouse conundrum. Normally a ZTA would be prepared on a T&M basis paid for by the benefiting party but this is not the case for La Venta so there is that significant expense to consider.

The ad hoc committee favors assigning enforcement to the code enforcement officer as infractions are a civil matter. This would be an excellent idea except that the code enforcement officer works Monday through Thursday and La Venta works primarily Friday through Sunday. Do we need another code enforcement officer? The reference to the code enforcement officer's prosecutorial discretion suggests a belief that many if not most complaints are frivolous. Such a belief could explain resident complaints about inconsistent enforcement or nonenforcement.

Council member Roos stated that the revenue options with respect to La Venta are *de minimus*. I propose a head tax, since problems are proportional to head count. It is a hotel after all which are normally subject to additional taxes as any traveler has noticed. It is not just La Venta that has to be viable; it goes double for the city, we need a viable civic enterprise. If city governance cannot be put on at least a break-even basis, perhaps it should not be enacting such ordinances.

Additionally, as council member Lozzi said at [1:43:20] during the 11 January 2023 city council meeting, "there is some inconvenience, significant inconvenience to a section of our residents and we need to be compensated for that."

Questions The City Council approval of the ad hoc's terms sheet included direction to engage an independent sound consultant. This task was delegated to City Manager, who may not

have gotten around to it. What is the status?

And will the ad hoc incorporate the consultant's findings into its recommendations? If so, the current plan, to draft a ZTA by February 15, is not realistic. Some may say that it is too late to do that but the suggestion for an independent consultant first surfaced nine months ago in the 3 May 2022 planning commission meeting and again in the first city council meeting on 1 June 2022. This is an example of never enough time to do it right but always enough to do it over.

The answers provided to these questions during the Zoom meeting were 1) unknown status and 2) the consultant input would not appear in the first draft of the ZTA. Given that several Planning Commission and City Council members have stated on the record their lack of expertise in sound and noise engineering, it seems foolish to proceed without expert guidance, akin to writing an ordinance without legal input. Hiring an expert to review the ordinance after publication is locking the barn after the horse is gone.

Several speakers in the Zoom meeting favored use of a consultant and noted that a sound consultant might be able to suggest useful sound mitigation techniques. It is a little surprising that La Venta's sound consultant has not thought of this. The ad hoc committee comments suggest little interest in mitigation.

Zoning history It is difficult to discuss issues on their merits when the facts are disputed. The statement was made that La Venta's zoning status is unclear or undefined prior to the enactment of the PVE zoning ordinance in 1948. This statement is not correct. The "Protective Restrictions Palos Verdes Estates" pertaining to Tracts 6884 and 7142 and dated February 16, 1924 are shown on the following page. This document establishes Lots 4, 5, and 6 in Block 1536 of said Tract 6884 as Class C-1 District. On page 27 of the same document Class C-1 is described as "Apartments and other kinds of dwellings". The relevant documents are available for inspection in the Palos Verdes Library History Room or at the Palos Verdes Homes Association.

Accordingly La Venta has been zoned residential since its construction in 1924 up until the present day. There is no ambiguity whatsoever. Past and present owners of the property were aware or should have been aware of this fact.

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

Sincerely

John Williams

USES OF PROPERTY CLASS A DISTRICTS *Section 1.* (a) The following portions of said Tracts 6884 and 7142 are hereby established as Residence Districts of Class A, as defined and limited in said Declaration No. 1:

All of the lots and blocks of said Tracts not otherwise established or classified in this section, including Lot F of said Tract 6884.

CLASS C-1 DISTRICTS (b) The following lots and portions of said Tracts 6884 and 7142 are hereby established as Residence Districts of Class C-1, as defined and limited in said Declaration No. 1:

Lots 4, 5, and 6 in Block 1536 of said Tract 6884.

CLASS F DISTRICTS (c) The following lots and portions of said Tracts are hereby established as Business and Public Use Districts of Class F, as defined and limited in said Declaration No. 1:

Lots A, B, C, D, E, G, H, and I of said Tract 6884;
Lot H of said Tract 7142.

BUILDING HEIGHT LIMITS 2½-STORY HEIGHT LIMITS *Section 2.* (a) All of said Tracts 6884 and 7142 is hereby established as 2½-Story Height Districts, as defined and limited in said Declaration No. 1.

TYPE OF ARCHITECTURE DISTRICTS TYPE II ARCHITECTURE DISTRICTS *Section 3.* (a) All of said Tracts 6884 and 7142 except as otherwise provided in this section, is hereby established as Type II Architecture Districts, as defined and limited in said Declaration No. 1, provided that the main roofs of all structures erected, constructed, altered or maintained in Type II Architecture Districts in said Tracts shall be of burned clay tile or slate approved by the Art Jury.

TYPE IV ARCHITECTURE DISTRICTS (b) In Type IV Architecture Districts all buildings or structures shall conform to the requirements of Type II Architecture Districts, as defined and limited in said Declaration No. 1, provided that Bank of America reserves to itself, its successors and assigns the sole right to establish a general group design and color scheme, with the approval of the Art Jury, for any and all buildings and structures to be erected in said Type IV Districts, which said design shall indicate the general spacing of bays or openings, exterior facades, roof lines, gables and towers. No building or structure shall be erected, constructed, altered or maintained on any lots in a Type IV Architecture District except in conformity

with said design and color scheme, as interpreted by the Art Jury; provided, that if within ninety (90) days after the receipt in writing by Bank of America, its successors or assigns, of a request from the owner thereof for the completion of such a design as to any lot of said owner in said Type IV Architecture District, for a building reasonably adapted to the uses and purposes of said lot permitted and authorized by the restrictions applicable thereto under the terms of the deed or contract of sale of said lot, said Bank of America, its successors or assigns, shall fail to complete said design and color scheme as to said lot to the satisfaction of the Art Jury, the Art Jury shall without further notice be empowered to establish such a design and color scheme as to said property and no building or structure shall thereafter be erected, constructed, altered or maintained on said property except in conformity with said last named design and color scheme or with such changes therein as may be approved by the Art Jury.

The following lots in said Tract 6884 are hereby established in Type IV Architecture Districts:

Lots 1 to 8 inclusive in Block 1530;
Lots 1 to 4 inclusive in Block 1531;
Lots 1 to 5 inclusive in Block 1532;
Lots 4, 5, and 6 in Block 1536;
Lot F;
Lots 22 to 29 inclusive in Block 1615.

Section 4. (a) No dwelling house, exclusive of accessory outbuildings, shall be erected, placed or maintained upon any building site embracing any of the following lots or any portion or portions of said lots which, including a reasonable fee of architect and a reasonable profit of builder, shall cost or be of the value of less than the sum of Six Thousand Dollars (\$6000), to-wit:

(1) In said Tract 6884:

Lots 1 to 27 inclusive in Block 1516;
Lots 21 to 24 inclusive in Block 1537;
Lots 1 to 24 inclusive in Block 1538;
Lots 11 to 18 inclusive in Block 1540;
Lots 1 to 3 inclusive in Block 1543;
Lots 16 to 21 inclusive in Block 1615.

(b) No dwelling house, exclusive of accessory outbuildings, shall be erected, placed or maintained upon any building site embracing any of the following lots or any portion or portions of said lots which, including a reasonable fee of architect and a reasonable profit of builder, shall cost or

MINIMUM COST OF BUILDINGS \$6000 LIMITS

\$8000 LIMITS

Community Member In Support of La Venta Inn

Phil Adler [REDACTED]

Fri 2/3/2023 12:58 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>

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.
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- 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]

Phil Adler
Rancho P.V.
90275

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Community Member In Support of La Venta Inn

Anthony Self 

Sat 2/4/2023 8:41 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>

Greetings- please add my support to preserve and keep our wonderful neighbor, La Venta Inn viable.

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.

Anthony Self
27404 Eastvale Rd
Palos Verdes Peninsula, CA 90274

Kind Regards,
Tony


[California DRE 01906720](#) | [Nevada# B.1002607](#)

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La Venta Inn

Camille Jasmin [REDACTED]

Sat 2/4/2023 10:31 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>

Hello Decision Makers for La Venta Inn's future,

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. in advance for your consideration.

Yours Truly,

Camille Jasmin, Realtor / MBA / Business Coach

[REDACTED]
DRE# 01163896

[Camille Jasmin Real Estate](#)

[Want To Know What Your Home Is Worth? Click Here](#)

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La Venta Inn

Tina Quinn [REDACTED]

Sun 2/5/2023 3:52 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 City Council Board members,

We have had a home in Palos Verdes Estates since 1996 and have loved it. 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.) and we are so lucky to have it in our city.

I'm reaching out to you to voice my support in preserving La Venta Inn. Made by Meg is a spectacular operation and we are lucky to have them in this location as well.

The following proposed long list of extreme 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 your service and for your consideration,

Tina Quinn
[REDACTED]


"Rest and self-care are so important. When you take time to replenish your spirit, it allows you to serve from the overflow. You cannot serve from an empty vessel."

—Eleanor Brown

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La Venta Inn letter

Marlene Breene 

Mon 1/30/2023 1:13 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Please see the attached letter.

Thank you for the opportunity to contribute.

Marlene

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1.26.22

To: City Council Ad Hoc Committee for La Venta Inn

From: Marlene Breene

Dear Committee members,

Thank you for the opportunity to contribute my thoughts.

La Venta Inn is an important historical landmark in Palos Verdes Estates. Its use as a hospitality venue has a long tradition, pre-dating the surrounding properties. Please preserve the La Venta Legacy.

I see 2 issues:

1. For the neighbors, choosing to live near an amenity such as La Venta is similar to living next to a school or next to one of our commercial centers. You have to accept that there will be some level of noise, traffic, etc. that goes along with the location. My understanding is that the current owner is not asking for a more intensive use of the facility, but only continuing the established tradition of weddings and other private events.

2. The property must have a sustainable business model if it is to survive. I don't think anyone in the community (especially neighbors) would approve of allowing La Venta to go into disrepair, to become vacant, or to be demolished. In order to thrive as a community resource, the venue needs to meet its financial needs, which are directly linked to booking events. Our city should be encouraging 'Boutique' businesses such as La Venta Inn, not restricting them out of existence.

Please allow La Venta Inn to continue to operate as they have done in the past.

Most importantly, let's not just preserve history, let's keep it alive as a vital community resource.

Respectfully,

Marlene Breene

NO ORDINANCE CHANGES TO LA VENTA

arvincarlson [REDACTED]

Mon 1/30/2023 1:48 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

LEAVE LA VENTA AS IS

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Community Member In Support of La Venta Inn

Lori Ernster [REDACTED]

Mon 1/30/2023 5:36 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>

Dear Mayor and City Council,

I beg you to please let Le Venta Inn continue to do business as it has been. A few entitled neighbors should not be allowed to destroy a business that is not just a business but a piece of Palos Verdes Estates history. I have been to many functions there including my husband's reception after his funeral. La Venta Inn was there long before any current residents owned their homes. I beg of you not to give into these people's demands and that will destroy a landmark and a 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

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

Lori Ernster and Andrew Zander and family

1112 Via Coronel
Palos Verdes Estates

Sent from my iPhone

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Community Member In Support of La Venta Inn

Sandi Barrett [REDACTED]

Mon 1/30/2023 5:47 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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Sandi Barrett
1600 Paseo Del Mar
Palos Verdes Estates, CA 90274
[REDACTED]

Sandi
Sent from my iPhone

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Community Member In Support of La Venta Inn

Randy Price [REDACTED]

Mon 1/30/2023 5:48 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>

I am Emailing my support to preserve La Venta Inn the way it is currently managed and run.

I do not support limiting guests to 135 nor restricting parties on consecutive nights.

This is a great city landmark, perhaps the most iconic one we have. Let's support it!

Randy Price
1345 via Zumaya
Palos Verdes Estates, 90274

From Randy's iPhone.

In all things, give thanks

There is no education in the 2nd kick of a mule

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Community Member In Support of La Venta Inn

Barbara Labadie [REDACTED]

Mon 1/30/2023 6:19 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]

Barbara Labadie, Redondo Beach 90277

Sent from my iPad

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Community Member In Support of La Venta Inn

Alberta Ellis <[REDACTED]>

Mon 1/30/2023 7:49 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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- No outdoor dining in the courtyard

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

Alberta Ellis, Palos Verdes Estates, Ca 90274

Thank you,

Alberta

Sent from [Mail](#) for Windows 10

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Community Member In Support of La Venta Inn

Alberta Ellis 

Mon 1/30/2023 7:58 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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- No outdoor dining in the courtyard

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

Sam Ellis, Palos Verdes Estates, Ca 90274

Thank you,

Sam Ellis

Sent from [Mail](#) for Windows 10

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Community Member In Support of La Venta Inn

john miller [REDACTED]

Mon 1/30/2023 9:09 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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John Miller, Rolling Hills Estates, 90274

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Community Member In Support of La Venta Inn

Mike Gatto [REDACTED]

Mon 1/30/2023 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>

We need more local options for events, dining, nights out, and tax revenue. Not fewer.

The city is changing. Most of the new generation of homeowners want the council to locate tasteful / upscale venues for a local evening out, where locals can keep our money in our community.

Those hostile to La Venta doubtlessly believe the city can survive long term as a place with few gathering spots. Those in government know this is not the case.

A healthy city has a sense of community and is stable financially. What a silly fight.

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Community Member In Support of La Venta Inn

Maria Mung [REDACTED]

Mon 1/30/2023 9:22 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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- No outdoor dining in the courtyard

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[PLS ADD YOUR NAME, CITY & ZIP]

Sent from [Mail](#) for Windows

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La Venta Inn Support

Stephen O'Neil [REDACTED]

Mon 1/30/2023 10:27 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; **City Clerk** <cityclerk@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Jim Roos <jroos@pvestates.org>; Michael Kemps <mkemps@pvestates.org>

It is imperative that the PVE City Council and the PVE staff create a plan that allows for the La Venta Inn continue to operate as a profitable business as it has for many decades before Covid. Too many restrictions, to placate whiny neighbors who got spoiled when the inn shut down because of Covid, could guarantee the inn will fail as a business. If it cannot continue as an ongoing enterprise, my fear is that the owners may sell the property to a developer or tear down the inn and develop it themselves with condos or an apartment complex. And if you don't think that could happen look at what's going on in Manhattan Beach and how Sacramento is doing everything in its power to encourage and allow affordable housing.

Full disclosure: I am a PVHA Board member but know the aforementioned comments, opinions and suggestions are mine as a long time PVE resident and do reflect a position of the PVHA.

Thank you,

Stephen O'Neil

712 Vía Somonte
[REDACTED]

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Re: La Venta Inn Support—CORRECTION do NOT reflect a position of PVHA

Stephen O'Neil [REDACTED]

Mon 1/30/2023 10:42 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>; Victoria Lozzi <vlozzi@pvestates.org>; **City Clerk** <cityclerk@pvestates.org>; Dawn Murdock <dmurdock@pvestates.org>; Jim Roos <jroos@pvestates.org>; Michael Kempes <mkempes@pvestates.org>

On Mon, Jan 30, 2023 at 10:27 AM Stephen O'Neil <swoneil3@gmail.com> wrote:

It is imperative that the PVE City Council and the PVE staff create a plan that allows for the La Venta Inn continue to operate as a profitable business as it has for many decades before Covid. Too many restrictions, to placate whiny neighbors who got spoiled when the inn shut down because of Covid, could guarantee the inn will fail as a business. If it cannot continue as an ongoing enterprise, my fear is that the owners may sell the property to a developer or tear down the inn and develop it themselves with condos or an apartment complex. And if you don't think that could happen look at what's going on in Manhattan Beach and how Sacramento is doing everything in its power to encourage and allow affordable housing.

Full disclosure: I am a PVHA Board member but know the aforementioned comments, opinions and suggestions are mine as a long time PVE resident and do NOT reflect a position of the PVHA.

Thank you,

Stephen O'Neil

712 Vía Somonte
[REDACTED]

I Support La Venta Inn

Ian Gerszewski [REDACTED]

Mon 1/30/2023 12:31 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 Palos Verdes Estates City Council,

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 PV residents including many of my own friends and family members. In fact, just this last weekend a good friend of mine was discussing how he wants to plan a special 20th anniversary event at La Venta this year since it was part of their wedding/honeymoon 20 years ago.

I'm reaching out to you to voice my support in preserving La Venta Inn. I feel that La Venta should be allowed to continue operations in the same way they have in the past. They have always been courteous to the neighbors and surrounding community. The following proposed long list of unnecessary restrictions will essentially 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 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 your time!

Ian Gerszewski, AuD

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Community Member In Support of La Venta Inn

June Romine [REDACTED]

Mon 1/30/2023 12:44 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>

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.
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- 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.

June and George Romine
1341 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

Sent from my iPhone

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FW: La Venta Inn

Kylynn Chaney [REDACTED]

Tue 1/31/2023 1:48 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

From: James Scott [mailto:[REDACTED]]**Sent:** Monday, January 30, 2023 6:33 PM**To:** City Clerks <cityclerks@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>**Subject:** La Venta Inn

Dear PVE City Councilmembers,

As a relatively new permanent resident of PVE, I can empathize with those who wish for a quieter, more tranquil neighborhood. My last residence was on a busy street in Hermosa Beach, and the noise (particularly from motorcycles) was most unwelcome.

Here's the thing, though - I purchased that property with full knowledge of its potential for traffic noise. The noise didn't just suddenly appear, it was always there. I find the complaints against the historic La Venta Inn to be similar.

You've probably seen the picture that I've attached; when La Venta was built, there was nothing around it for miles. The homeowners who have purchased properties near the inn since had full knowledge of the existence of the inn and its activities. If they wanted a quieter street, then why did they buy property where they did?

I moved to PVE from Hermosa last year in part to find a quieter street. Perhaps those who are complaining about La Venta's noise should do the same, and not endanger a self-sustaining landmark business - and one of the few sources of business income that our city has.

Thank you for your time and consideration.

James Scott
1608 Cataluna Place



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FW: Community Member In Support of La Venta Inn

Kylynn Chaney <[REDACTED]>

Tue 1/31/2023 1:48 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

From: Linda Boyle-Simpkins <[REDACTED]>**Sent:** Monday, January 30, 2023 2:47 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>**Subject:** Community Member In Support of La Venta Inn

Hello -

My parents, brothers and I have been residents and members of the PV Peninsula community for over 55 years. My brothers and I attended Silver Spur, Malaga Cove and Rolling Hills high school and our family attended St. Peters by the Sea Church.

We love PV and want to support positive change for the community and keep PV businesses.

Let's continue the tradition of sharing the beautiful site & view and excellent service by allowing the community to celebrate and honor their most important milestones with their loved ones. Haven't we learned that time spent together with family and friends is really what is all about?

The proposed changes are not positive as they restrict La Venta's ability to stay in business and make a profit.

I urge you to continue to allow La Venta Inn the ability to run a profitable business without the restrictions (crossed out) below:

- ~~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.

Let's also remember that La Venta Inn was here first and residents living near by knew the situation when they moved in.

I understand that this is a difficult situation and I'm hoping the concerned parties can work out a compromise.

Linda Boyle-Simpkins

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FW: Community Member In Support of La Venta Inn

Kylynn Chaney <[REDACTED]>

Tue 1/31/2023 2:33 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

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

From: Marianne Propst [mailto:[REDACTED]]

Sent: Sunday, January 29, 2023 8:59 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>

Subject: Community Member In Support of La Venta Inn

Dear PVE City Council members,

I have only attended one event at La Venta-a large bar mitzvah 16 years ago. I missed out in a wedding there due to Covid. I do hope that I will be fortunate to attend another event there in the future!

I believe La Venta Inn should be able to hold events in the same manner they did 16 years ago and be able to use the venue to its capacity. To be fair, if you limit it in the way described below, then shouldn't the PVGC be limited in a similar manner? All these venues need to produce revenue (or in the case of La Venta taxes) for our city to thrive. Best it be in a lovely historical venue versus some other use of that property.

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.

Thank you for reading this and for your consideration.

Respectfully,

Marianne and Bill Propst

Via Solano

PVE

Sent from my iPhone

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Community Member In Support of La Venta Inn

WILLIAM LEWIS 

Tue 1/31/2023 3:14 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:

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[PLS ADD YOUR NAME, CITY & ZIP]

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Community Member In Support of La Venta Inn

Neveu, Sophia A [REDACTED]

Tue 1/31/2023 3:20 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>

Hello,

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

Sophia Neveu
Torrance, 90505

Philippe Neveu
Palos Verdes Estates, 90274

Sophia Neveu
Development Officer
[Torrance Memorial Foundation](#)



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[PLS ADD YOUR NAME, CITY & ZIP]

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Community Member In Support of La Venta Inn

Ann Hugh [REDACTED]

Tue 1/31/2023 6:26 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:

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- 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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. Think of the PRECEDENT you may set: Those living next to schools may not like noise and traffic. Do you want to close down schools to accommodate grumpy neighbors?

. Please think of

UNINTENDED CONSEQUENCES.

From Ann Hugh,
1125 Via Goleta,
Palos Verdes Estates,
CA 90274.

Sent from my iPhone

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Community Member In Support of La Venta Inn

Christian Campisi [REDACTED]

Tue 1/31/2023 8:41 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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Sincerely,

Christian Campisi

2108 Via Alamitos

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Community Member In Support of La Venta Inn

Kathy Sampson [REDACTED]

Tue 1/31/2023 9:12 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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Against Updated Ordinances

Brian Pressman [REDACTED]

Tue 1/31/2023 9:43 AM

To: LaVenta Comments <LaVentaComments@pvestates.org>

To Whom It May Concern:

I live on Via Del Monte 0.7 miles up the road from La Venta Inn. I urge the City Council to reject the new ordinances and allow the La Venta Inn to continue operating as it has for the past 100 years. The Inn has been a part of PVE since the beginning and was operating long before any residential houses were in the vicinity. I worry that if the new ordinances are adopted the Inn will not be able to function and an important part of the city & its traditions will be lost. Additionally, I don't believe the city should be in the business of micromanaging private enterprise. I also do not support parking restrictions on the street I live on.

While I am sympathetic to the neighbors' concerns, the Inn was there long before they purchased their homes. If residents had concerns about events and noise- they should have considered this before moving in next to an entertainment venue.

Brian Pressman
969 Via Del Monte

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Comment letter re La Venta Inn

Ivan Fras [REDACTED]

Tue 1/31/2023 12:02 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Cc: Ivan Fras [REDACTED]

Please see attached letter thank you IAF

01/31/2023

From: Ivan Frás, M.D.: Resident, 740 Via Del Monte, PVE

To: Ad Hoc Committee Members

Re: Proposed ZTA for La Venta Inn

Dear Mr. Roos/Ms. Murdock,

I would like to congratulate you on your thoughtful and well-considered proposal for the operation of La Venta. This was no easy assignment and you obviously put a lot of time and effort into crafting a compromise solution for this passion-filled issue. I was frankly sorry to see your hard work more or less summarily dismissed by other members of the Council during the last meeting: I thought, and think, that you deserve better.

I joined the Keep Quiet organization last year, after a particularly egregious noise event at La Venta, and my feelings have remained in sympathy with that group. Operations at the sound-level, hours, frequency, and crowd size necessary (allegedly..) for “financial viability” will severely impact the neighbors’ quality of life, effectively in perpetuity if codified in a ZTA. The previous owner (NY Foods) was it seems allowed through non-enforcement to establish an expansion of sound and use over and above historical norms, which the owner-proposed ZTA would now enshrine as normal. To claim that this prior unlawful expansion is “how it’s always been” and thus acceptable is simply dishonest, and is in fact unacceptable.

This said, I recognize that La Venta will continue to be used as a wedding venue, and I feel that your proposal, though less than perfect from the point of view of the Keep Quiet ideal, is certainly better than the alternative of 200+ guests and effectively unlimited use. I would therefore like to support your proposed limits on use and sound for a trial period of 6-8 mos., so long as an effective system of monitoring and enforcement can be devised, and assuming that you and the Council will undertake an open and good-faith review of the results obtained at the end of this probation.

If the measure of a Compromise is that it makes everyone unhappy, then I think you have done well, and I wish again to applaud your efforts. My hope is that you can remain steadfast in the face of what is likely to be increasingly emotional and even threatening behavior, and can convince your peers on the Council that leadership means finding your way through imperfect choices.

Yours,

Ivan Andrew Frás, M.D.

Fwd: La Venta

Mark Prestwich <mprestwich@pvestates.org>

Tue 1/31/2023 12:22 PM

To: LaVenta Comments <LaVentaComments@pvestates.org>

Public comment

Begin forwarded message:

From: chaye shahalayi [REDACTED]
Date: January 31, 2023 at 11:24:09 AM PST
To: City Council <citycouncil@pvestates.org>
Subject: La Venta

"Every once in a while you should stop what you're doing and consider whether or not it makes sense."

It seems that you are considering draconic measures which may well result in this century old iconic property to go out of business to benefit a mere handful of residents who knew it was there when they purchased their property.

Palos Verdes Estates has so few businesses. Do not do this.

Chaye Shahalayi
Via Arriba

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