

**From:** Eloise Mendez <eloisesells@gmail.com>  
**Sent:** Wednesday, December 7, 2022 5:41 PM  
**To:** Planning  
**Subject:** Fwd: Public Hearing for EZ-1331

To Whom It May Concern,

I hope you received my first email sent on Dec. 4th. 2022. I have not heard from you so I decided to look at the email address and noticed I had misspelled el segundo. Please let me know if you have questions about my concerns.

Sincerely

Eloise and Jose

----- Forwarded message -----

**From:** **Eloise Mendez** <[eloisesells@gmail.com](mailto:eloisesells@gmail.com)>  
**Date:** Sun, Dec 4, 2022 at 11:04 AM  
**Subject:** Public Hearing for EZ-1331  
**To:** <[planning@elsegudo.org](mailto:planning@elsegudo.org)>

To Whom It May Concern:

**Address:**  
Eloise and Jose Mendez  
135 W Palm Ave #1  
El Segundo, CA 90245

We own the 4 plex directly behind 206 W Oak. We have a great concern.

When Craig Maples built the 4 Town homes located at 125, 127 129 and 131 W Palm Ave next door to our property with underground parking we had no idea it would cause some sinking in the back of our property where our dumpster was located. Craig repaired the area.

I am a little confused about this project. Does it currently have a basement? It seems like a lot of weight is going to be placed on our property once again. Neither my husband nor I will be able to attend the meeting. (My husband is recovering from his second knee replacement and I am recovering from health issues dealing with colon cancer).

Please let me know of any updated information.

Kind regards

Eloise and Jose Mendez

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Eloise Mendez

QUE SERA, SERA



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Eloise Mendez

QUE SERA, SERA



**From:** [Krystal Robbins](#)  
**To:** [Planning](#)  
**Cc:** [Krystal Robbins](#)  
**Subject:** "Public Hearing for EA-1323"  
**Date:** Wednesday, December 7, 2022 11:04:41 AM

Item H.3 EA-1323 Public Comment

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To Whom It May Concern,

I have been a resident and homeowner at 227 W. Palm Ave #10 since November 2005. It has been brought to our attention that permits have been requested to subdivide two existing contiguous lots and create eight new land parcels for eight residential condominium units with subterranean parking at 301 and 305 West Palm Avenue in the Multi-Family Residential (R-3) zone, which is right next door to our property. I am strongly opposed to this for several reasons. First is that currently, the property is a one-story dwelling and if they were to build these new units it would block the majority of sunlight, and airflow we get in our property making our already dark house even darker and less airflow than we have now, which would be brutal during the summer when it's hot as we don't have AC. It would also block the only small view we have.

They will also have to demolish the property that exists now and rebuild which will inevitably take a long time and will hinder our ability to work from home, which both my husband and I do regularly. If this new construction is approved it could decrease the value of our home and make it very difficult to work and live with not only during the construction but after as well for the reasons listed above. I do hope you will consider this before approving this project.

Thank you for your consideration,

[Krystal Robbins](#)  
[VP Radio Promotion](#)  
[Anti/Epitaph Records](#)  
[310-658-7241 cell / 213-355-5058 office](#)  
[krystal@epitaph.com](mailto:krystal@epitaph.com)

**From:** Craig Glastetter <cglastetter@gmail.com>  
**Sent:** Monday, December 5, 2022 10:45 PM  
**To:** Planning  
**Subject:** Public Hearing for EA-1323

Attn: El Segundo Planning Commission

I received the memo titled "Subdivision to Create Eight Residential Condominium Units" related to the merging of parcels located at 301 - 305 West Palm Avenue.

At this time, I object to the merging of these parcels. The following are my objections:

1. The plans and configuration of the structures have not been provided or made available.
2. The merging of the properties at this location is contrary to the El Segundo General Plan and Zoning regulations.
3. It is understood that the new structures will include underground parking and the anticipated impact to adjacent properties is unknown.
4. The shoring systems to be used for the underground excavation work has not been provided.
5. A vibration monitoring program to mitigate impact to adjacent properties has not been provided.
6. A dust mitigation plan for this large project has not been provided.
7. Screen wall design proposed to be located adjacent to my property has not been made available for review at the east side of my property. Advise the height of the proposed screen wall.
8. This large of a project and/or including the merging of the lots changes the general character of the neighborhood. This is contrary to the El Segundo General Plan and Zoning regulations.
9. This large of a project and/or including the merging of the lots changes the general character of the neighborhood. This is contrary to the spirit of El Segundo General Plan and Zoning regulations.
10. A proposed worker parking plan nor a plan for workers to be transported to the proposed construction project has not been provided for review of adjacent property owners.
11. A security plan has not been provided to shield adjacent properties from worker access to their property during construction.
12. A construction schedule has not been provided.

Sincerely,  
Craig H. Glastetter  
Glastetter Family Trust  
Owner of the property located at 308 West Oak Avenue

**From:** Playa Beach <playa3110@gmail.com>  
**Sent:** Thursday, December 8, 2022 10:44 AM  
**To:** Planning  
**Subject:** Public Hearing for EA-1323

To City of El Segundo Planning Commission,

We are residents and homeowners living at 227 West Palm Ave (Unit 6). We have lived in our unit since August of 2014. Recently, we received notice of pending development of condo units at 301-305 West Palm Ave located west of our townhomes complex and want to express concerns related to this construction:

1) One of our main concerns is the significant impact to our quality and standard of living. As an example, the current single story complex allows for full sunlight. The new construction, described as a two story with subterranean parking, will cause major light obstruction. Additionally, the same obstruction will affect our view of the surrounding town which was a major reason for us to select our current residence.

2) The demolition and new construction will cause excessive noise and pollution. New constructions are not typically of short duration. We are employed and work from home. The constant noise will be a significant impact to our ability to work and means of living.

3) Similar to many homes and buildings in El Segundo, we do not have central air conditioning and depend on natural sea breeze ventilation. The construction will have a severe impact on our standard of living in this aspect. Total obstruction of the sea breeze by the new development will cause excessive heat during summer months with no natural cooling, stagnant air flow, and accumulation of air pollution.

4) Our complex is situated on top of a hill. The implementation of a subterranean parking for the new development implies the land west of our complex will be removed. This land is what provides subjacent support of our foundation. This is a major impact to our complex and can damage our building structure.

5) Additionally, removal of the same land for the subterranean parking will negatively impact the lateral support of the land our complex is situated above. Removal of the land will cause slipping or sliding of the land mass and again damage our foundation and building structure.

6) The impact, to the general quality and standard of living and from risks to our complex, as listed above, will also reduce our property value and hinder our ability, as individual units and as a complex, to buy and sell in real estate.

Please address and evaluate these issues in your approval process of this project. Thank you for your support.

Appreciate your time and consideration.

David Lintag  
Jocelyn Pobre

227 W Palm Ave Apt 6  
El Segundo, CA 90245

phone: 310-648-8403  
email: [playa3110@gmail.com](mailto:playa3110@gmail.com)