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- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Case No. CPC-2024-2010-GPA-ZC-SPPC-CU3

J Kurland <jjsk7@hotmail.com>
To: "cpc@lacity.org" <cpc@lacity.org>

Sat, Jan 17, 2026 at 2:28 PM

Hello -

While I understand the need to upgrade our utilities and roads, upgrades need to be done with the understanding that this is a residential neighborhood where people work at home and sleep. Where those people work to pay their property taxes and home owners insurance.

The VDFM project shook my walls and ceilings until they cracked. And those cracks are what is visible; obviously concealed damage is worse in order to cause drywall cracking. Who knows the foundation damage which will allow earthquake impacts to be worse?? I videoed numerous days of my indoor house plants shaking and wall-mounted TV vibrating with audio of glasses rattling with every pound in Via Marina. The City's photo-documentation walk before and after was useless because the City still refused to even repaint limited number of walls and ceilings. I am so disgusted by the inauthentic consideration and 'community' liasons' lip service. Thus, however you purport to placate Neighbors of VAPP as mitigating their disturbance and damage, I know to be deceitful and useless.

Instead, every single City Decision Maker needs to think as if they and their families lived near the noisy plant. The City should have an on-site representative available to go into neighbor's home to witness vibrations first hand. Work hours of work reasonable for sleeping families must be restricted. Plant building must tastefully designed and scaled to fit into residential scale neighborhood. The City does not have the right to cause reduction in Neighbors' property values. Speaking of which, their properties are not nearly as valuable during construction, so there should be a temporary property tax break for however long construction drags on.

Sincerely,
J. Kurland
30-yr resident & 15-yr property tax-payer



Planning CPC <cpc@lacity.org>

CPC-2024-2010-GPA-ZC-SPPC-CU3

robin hirst <rhirst1@gmail.com>

Fri, Jan 16, 2026 at 1:25 PM

To: cpc@lacity.org

Cc: Steve Bradbury <steve@mycyberstuff.com>

Since the Venice Pumping plant was built in the late 1950's, the area has changed greatly and is now densely populated. I realize the necessity of the new plant, but I believe further planning has to go into building this structure to protect the Hurricane neighborhood and to also protect the environment.

Robin Hirst

4 LighthouseStreet #7

MdR

January 19, 2026

To: City Planning Commission cpc@lacity.org
200 North Spring Street, Room 272
Los Angeles, CA 90012

Re: Venice Auxiliary Pumping Plant (VAPP) – Case No. CPC-2024-2010-GPA-ZC-SPPC-CU3
Project Location: 128, 133 & 139 E. Hurricane Street; 3817 & 3813 S. Esplanade; 3913 S. Esplanade

Dear City Planning Commissioners:

As a Hurricane St resident and one of the primary community spokespersons, I'm writing to ask/plead that you place reasonable, common-sense conditions on the zoning approval for this project before you on Thurs Jan 22nd. Our community has faced insurmountable pushback from LASAN going back 10+ years despite the fact **we have never opposed this crucial infrastructure project**. Our requests have always been made to reduce the project's impact, so our collective quality-of-life is not severely degraded. In return we have experienced obfuscation, condescension, lies, delays and "we'll get back to you" responses that never occur. How is this fair in any rational way? How would you and your family respond if this project was being built on your street? Also, please take note that during the recent Coastal Commission hearing, the LASAN-retained representative, speaking on their behalf, emphatically said they were *"willing to do anything they can do to address the neighbors' concerns."* However, nothing has changed and there is no indication it will.

The VAPP is directly adjacent to a residence with no buffers or setbacks (contrary to applicable City requirements), is materially larger than any other neighborhood pumping plant, and will materially impact two court-mandated ESHAs. Given the setting, LASAN must treat protection of residents and the surrounding environment as paramount -- not as secondary considerations. Again, the community has never opposed this project. This is an extraordinary situation that requires enhanced, enforceable protections for this unique neighborhood.

The CPC is our last hope for thoughtful, responsible actions. Our requests are straightforward, reasonable and will not materially impact the construction process. **Please support us on these issues.**

Residents Health

The VAPP Mitigation Plan acknowledges significant and unavoidable hazards to the public and the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous chemicals into the environment. This includes encroachment or seepage of methane into the VAPP structure, whose impact is considered potentially significant.

- **A network of community-scale methane and soil detection devices** to provide ongoing accurate measurement of methane and related hazards. Monitoring results (hourly updates) should be accessible via a public web-based dashboard or the equivalent.
- **Immediate construction suspension** if monitoring identifies a significant public hazard. Work should not resume until an updated, realistic enforceable mitigation plan is verified by City Planning/CD-11 and fully implemented.
- **Monthly Mitigation Plan** report to the community with copies to City Planning, CD-11 and the community.
- **Compliance with applicable residential noise thresholds** including the provision of sound barriers and operational controls necessary to meet municipal codes and CEQA thresholds.

Parking on Hurricane St

This project requires that no parking be allowed on Hurricane St during construction hours (whether Mon-Fri or Mon-Sat). This will displace 20-25 cars that park on the street daily (research provided in a separately submitted letter). After construction, LASAN proposes to turn 128 Hurricane into a public parking lot. There has never been community support for a public parking lot on this residential street which would be the only one on the entire Marina Peninsula. LASAN has never attempted to resolve this critical issue in any manner whatsoever.

- **Remove/reduce existing weekly street sweeping restrictions** on the full length of, at minimum, Galleon, Hurricane and Ironside St. to bi-weekly or less frequently.
- **Provide an equal number of alternative parking spaces** located as close as possible to minimize resident inconvenience. One suggestion is to create special permit parking at the south end of the Venice Pier parking lot.
- **Restore the three parking spaces on the north side of Hurricane St** east of Pacific Ave that were removed by DOT without community input.
- **Mandatory sale of 128 Hurricane at construction completion.** LASAN has made changes to the VAPP project such that the proposed parking lot is no longer required for employee parking and would only be used for public use on weekday days and weekends. This means that the lot is no longer required and LASAN can remove the lot from the project with a simple amendment to the state CDP. This lot was acquired through eminent domain for \$2.7 million. The desperately needed proceeds from a sale should fund critical action items related to this project and well as other community uses directed by CD-11. Alternatively, they should be deposited in the City's General Fund to address other fiscal priorities.

Residential Property Protections

The VAPP mitigation plan acknowledges significant and unavoidable impacts to surrounding land uses including ground-borne vibration levels that are distinctly perceptible at a receiving residential use or that could potentially result in building damage. Section MM-NOI-2 does not adequately protect property from potential damage. Section GEO-1 states the project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving strong seismic ground shaking and/or seismically related ground failure, including liquefaction. The plan to address these impacts use terms such as "may include," "if considered appropriate," and "as feasible and practical." The discretion is left entirely to a project-assigned engineer. The City has strong motivation to look past issues as a means of completing the project faster.

- **Independent baseline and ongoing independent inspections** with 500' of the project with semi-annual follow-up inspections and within ten business days at a property owner's request.
- **Enforceable repair and cure obligations** to cure defects/damage for properties within 500' of the project. Investigations should commence within five business days. Repairs must be completed within thirty days unless extended for good cause.
- **Mitigation fund disbursement process & procedure.** We have been informed of the potential formation of a disbursement fund, however, no details of the process, resource allocation nor timeline have been communicated. A publicly released plan including eligibility criteria, claim form, timelines, sufficient funding and an appeal process should be required prior to the start of construction.
- **On-site authority to halt work** by a dedicated LASAN representative who can require immediate corrective actions to resolve any related issue, hazard or violation.

These are critical issues that will have a detrimental impact on residents, especially the elderly and those who work from home. Without a viable solution in place, residents could be forced to move which would materially impact property owners through unwanted vacancies, decreasing revenues to local merchants, utility revenues and property valuations, the latter in turn decreasing property tax payments to LA County.

The community requests that any approved zoning change be conditioned with these reasonable, common-sense solutions. Thank you for your thoughtful consideration.

Respectfully,



Steve Bradbury
109 Hurricane St
on behalf of the Hurricane St community.

DAY OF HEARING SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

January 21, 2026

TO: City Planning Commission

FROM: Stephanie Escobar, City Planning Associate

TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2025-3618-DB-VHCA AND MITIGATION MONITORING AND REPORTING PROGRAM FOR ENV-2025-3619-HES; 834 – 844 SOUTH HOLT AVENUE

The following technical correction shall be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of January 22, 2026 related to Item No. 8 on the meeting agenda.

Condition No. 3 of the proposed Conditions of Approval should be revised to include the correct the breakdown of required affordable units from five (5) units set aside for Very Low income households and three (3) units set aside for Low Income Households to (1) unit available to Extremely Low Income Households, four (4) units available to Very Low Income Households and three (3) units available for Low Income Households. The revised breakdown of required affordable units will be comply with the Los Angeles Housing Department (LAHD).

3. Affordable Units.

- a. A minimum of one (1) unit, shall be reserved for Extremely Low Income Households, and four (4) ~~five (5)~~ units, shall be reserved as Very Low-Income Households that is a total of at least 22 percent of the base dwelling units permitted, ~~shall be reserved as Very Low-Income Households~~ and a minimum of three (3) units, that is at least 13 percent of the base density shall be reserved as Low Income Households, as defined by the State Density Bonus Law per Government Code Section 65915(c)(2).
- b. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or reduce parking numbers shall be consistent with LAMC Section 12.22.A.25 and the approvals set forth herein.

Additionally, applicant's environmental consultant Douglas Kim + Associates provided a revised Mitigation Monitoring and Reporting Program (MMRP) to Planning Staff. The revised MMRP removes six (6) Mitigation Measures (MM) relating to air quality, historical resources, noise, and Native American consultation that were found to be addressed in the required studies for the Housing Element Checklist and found to cause no significant impacts, therefore these MM's have been removed from the MMRP.

Transmitted herewith, is the revised MMRP to be considered at the City Planning Commission meeting of January 22, 2026, related to Item No. 8 on the meeting agenda.

MITIGATION MONITORING AND REPORTING PROGRAM

Housing Element EIR Mitigation Measure/Condition of Approval	Implementing Party	Enforcement and Monitoring Agency	Monitoring Phase and Monitoring Action
4.4-2 Archaeological Resources. Discretionary projects that involve ground disturbance in native soils or soils of unknown origin, shall implement the following procedures to identify archaeological resources located in a development site and implement applicable impact reduction techniques to reduce substantial adverse effects associated with the inadvertent discovery of archaeological resources.	Applicant	DCP, OHR, affiliated California Native American Tribal Representative	Prior to project approval: review and approve the cultural resources assessment of development; obtain necessary assurances to ensure compliance. Prior to grading permit: obtain necessary assurances to ensure compliance. During all ground disturbing activities: monitoring if required by cultural resources assessment; if archeological resources are uncovered, verify that a qualified archeologist evaluates and prepares a treatment plan; monitoring to ensure that construction in the area ceases until the treatment plan process is complete.
4.5-1(a) Paleontological Procedures for Discretionary Projects. For all discretionary projects that involve excavation or grading activities at depths greater than previous disturbance on the respective site(s), prior to the start of construction, the following shall be conducted as discussed in detail below: prepare a resource assessment and records search for the presence of paleontological resources to determine if the project site is underlain by paleontological resources; monitor all excavation and grading activities in areas underlain by soils or geologic units potentially containing paleontological resources; and identify, record, and evaluate all paleontological resources uncovered during project construction and submit a paleontological assessment report to the City for review and approval. In addition, during project construction, the following shall be conducted as discussed in detail below: cease all construction activities in the event of the discovery of paleontological resources; conduct fossil recovery as necessary by a qualified paleontologist; avoid handling of paleontological	Applicant	DCP, OHR, LADBS	Prior to project approval: review and approve the paleontological resource assessment and records search, monitoring plan and worker education plan; condition project to comply with any monitoring plan or worker education plan.

Housing Element EIR Mitigation Measure/Condition of Approval	Implementing Party	Enforcement and Monitoring Agency	Monitoring Phase and Monitoring Action
resources by parties other than the qualified paleontologist responsible for conducting fossil recovery; and resume construction activities only upon clearance by the qualified paleontologist.			
4.5-1(b) Worker Environmental Awareness Program, Fossil Salvage, and Construction Monitoring. f required by cultural resources assessment under MM 4.5-1(a), prior to the start of construction, a paleontological monitor shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff, and notice that the identified qualified paleontologist is the only one authorized to handle paleontological find(s), including but not limited to collection and removal. Approved plans shall include statement of WEAP requirement.	Applicant	DCP, OHR	Prior to grading permits, obtain necessary assurances to ensure WEAP plan requirement are met; ensure plans show WEAP requirement.
4.5-1(c) Construction Monitoring. If required pursuant to a monitoring plan prepared under MM 4.5-1(a), a paleontologist or designated paleontological monitor shall monitor ground disturbance activities, including the initial five feet below the ground surface, as areas with high paleontological sensitivity may contain resources at shallow depths and within the first five feet. If the paleontological monitor determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring shall be reinstated if any new or unforeseen deeper ground disturbances are required. After ground disturbing activities are completed, the paleontologist or designated monitor shall complete and submit a report to the City verifying compliance with the monitoring plan. Monitoring plan shall show on the plans.	Applicant	DCP, OHR	Prior to grading permits, obtain necessary assurances to ensure monitoring plan compliance, including compliance with mitigation measure 4.5-1(d) for discovery, salvage and treatment; ensure plans show monitoring plan requirements. During all ground disturbing activities: monitor compliance. Prior to building permit: obtain verification report.
4.5-1(d) Fossil Discovery, Salvage, and Treatment. All discretionary projects shall be subject to the following mitigation measure: Discovery. If paleontological resources are uncovered during construction activities (in either a previously disturbed or undisturbed area), all ground-disturbing activities in the area of the find shall cease until a qualified paleontologist has evaluated the find, and identified and prepared an appropriate mitigation plan, in	Applicant	DCP, OHR	Prior to project approval: condition project to comply with requirement and obtain necessary assurances to ensure compliance.

Housing Element EIR Mitigation Measure/Condition of Approval	Implementing Party	Enforcement and Monitoring Agency	Monitoring Phase and Monitoring Action
accordance with federal, state, and local guidelines, Construction activities in the area of the discovery shall commence again only after the identified resource(s) are properly processed by a qualified paleontologist, and if construction activities are cleared by the qualified paleontologist to continue. If cleared by the qualified paleontologist, construction activity may continue unimpeded on other portions of the project site that would not affect evaluation or recovery of the identified resource(s). Fossil Salvage and Treatment. The qualified paleontologist or designated paleontological monitor shall recover intact fossils consistent with the mitigation plan and notify the City of any fossil salvage and recovery efforts. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Any fossils shall be handled and deposited consistent with a mitigation plan prepared by the paleontological monitor. The qualified paleontologist shall prepare a report according to current professional standards including those of the SVP that describes the resource, how it was assessed, and disposition. The report shall be submitted to the City. The requirements in this mitigation measure shall be shown on plans.			Prior to grading permit: verify site plan shows requirement and obtain necessary assurances. During fossil salvage: monitor compliance.
4.10-1(a) Noise Shielding and Silencing. For all discretionary projects, power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and silencing devices consistent with manufacturer's standards or the Best Available Control Technology. Equipment shall be properly maintained, and the Project Applicant or Owner shall require any construction contractor to keep documentation on-site during any	Applicant	DCP, LADBS	Prior to project approval: condition project to comply with measures and to provide necessary assurances to ensure compliance. Prior to building permits (including grading, demolition): ensure that requirement

Housing Element EIR Mitigation Measure/Condition of Approval	Implementing Party	Enforcement and Monitoring Agency	Monitoring Phase and Monitoring Action
earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer's specifications. Measure shall be shown on plans.			shows on plans and necessary assurances are obtained. During construction: field verify that power construction equipment includes noise shielding and silencing devices.
4.10-1(c) Enclosures and Screening. For all discretionary projects, all outdoor mechanical equipment shall be enclosed or screened from off-site noise-sensitive uses. The equipment enclosure or screen shall be impermeable (i.e., solid material with minimum weight of 2 pounds per square feet) and break the line-of-sight from the equipment and off-site noise-sensitive uses.	Applicant	DCP, LADBS	Prior to project approval: condition project to comply with measures. Prior to building permits: ensure mechanical equipment is enclosed or screened. During construction: field verify that all outdoor mechanical equipment are screened or enclosed.
4.10-1(d) Construction Staging Areas. Construction staging areas shall be located as far from noise-sensitive uses as reasonably possible and feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. Requirement shall show on plans.	Applicant	DCP, LADBS	Prior to project approval: condition project to comply with measures and to provide necessary assurances to ensure compliance. Prior to building permits (including grading, demolition): ensure that requirement shows on plans and necessary assurances are obtained. During construction: field verify that construction staging areas are located far from noise sensitive uses when possible and feasible.
4.10-1(e) Temporary Sound Barriers. Sound barriers, such as temporary walls or sound blankets, shall be erected between construction activities and noise-sensitive uses when construction activities are located within a line-of-sight to and within 500 feet of noise-sensitive uses. Requirement shall show on plans.	Applicant	DCP, LADBS	Prior to project approval: condition project to comply with measures and to provide necessary assurances to ensure compliance.

Housing Element EIR Mitigation Measure/Condition of Approval	Implementing Party	Enforcement and Monitoring Agency	Monitoring Phase and Monitoring Action
			Prior to building permits (including grading, demolition): ensure that requirement shows on plans and necessary assurances are obtained. During construction: field verify that sound barriers between construction activities and noise- sensitive uses are provided.
4.10-3(b) Vibration Mitigation. For all discretionary projects: - Impact pile drivers shall be avoided to eliminate excessive vibration levels. Drilled piles or similar methods are alternatives that shall be utilized where geological conditions permit their use. - Construction activities shall involve rubber-tired equipment rather than metal- tracked equipment. The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment when allowed by best engineering practices. Requirement to be on plans.	Applicant	DCP, LADBS	Prior to project approval: condition project to comply with measures and to provide necessary assurances to ensure compliance. Prior to building permits (including grading, demolition): ensure that requirement shows on plans and necessary assurances are obtained. During construction: verify that vibrating equipment is avoided.
4.15-1(b) Discovery of Potential Tribal Cultural Resources. In the event that Tribal Cultural Resources are discovered during Project activities, whether or not a tribal monitor is present, and there is no CRMP or the CRMP does not cover treatment of inadvertent discovery, all work within a 50-foot buffer of the find shall cease and a Qualified Archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology shall assess the find. Tribes that are culturally and historically affiliated with the Project area and have requested consultation shall be notified, should any potential tribal cultural resource be discovered during project implementation. Construction personnel shall not	Applicant	DCP, LADBS	Prior to project approval: condition project to comply with measure and provide assurance to ensure compliance. Prior to building permit: obtain necessary assurances: ensure measure shown on plans. During project activities: if resources are found, field verify that all work within a 50-foot buffer is ceased; verify that affiliated

Housing Element EIR Mitigation Measure/Condition of Approval	Implementing Party	Enforcement and Monitoring Agency	Monitoring Phase and Monitoring Action
collect or move any tribal resources. Construction activity may continue unimpeded on other portions of the project site. Unless agreed otherwise during the tribal consultation process or in a CRMP, if tribal cultural resources are discovered during construction, the applicant and/or owner shall retain a Qualified Tribal Monitor (as approved by the Tribe) if requested by the Tribe. Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, and monitoring reports) should be provided to consulting Tribes. Any tribal cultural resources discovered shall be treated with appropriate dignity and protected and preserved as appropriate with the agreement of the Tribal Representative and in accordance with federal, state, and local guidelines. If not otherwise provided in the CRMP, the Lead Agency and/or applicant shall, in good faith, provide all consulting Tribes the opportunity to consult on the disposition and treatment of resources. The location of the find of tribal cultural resources and the type and nature of the find will not be published, except to provide information to the Qualified Archaeologist, tribal representatives, and public agencies with jurisdiction or responsibilities related to the resources. An agreement will be reached with the Tribal Representative to mitigate or avoid any significant impacts to identified tribal cultural resources. Absent an agreement with the Tribal Representative, as provided in Public Resources Code Section 21083.2, the find should be preserved in place or left in an undisturbed state unless the Project would damage the resource. When preserving in place or leaving in an undisturbed state is not possible, excavation should not occur until testing or studies prepared by a Qualified Archaeologist have adequately documented the recovery of scientifically consequential information from and about the resource. Construction activity may continue unimpeded on other portions of the project site if cleared by the Qualified Tribal Monitor or Qualified Archaeologist. Ground Disturbance Activities in the area where resources were found may commence once the identified resources are properly assessed and processed by a			tribal representatives are notified; verify that the identified resources are properly assessed and processed by a Tribal Representative or, if no Tribal Representative is identified, a Qualified Archaeologist.

Housing Element EIR Mitigation Measure/Condition of Approval	Implementing Party	Enforcement and Monitoring Agency	Monitoring Phase and Monitoring Action
Tribal Representative or, if no Tribal Representative is identified, a Qualified Archaeologist. The measure shall be shown on plans.			



128 E. Hurricane/ 3817 Esplanade: CPC-2024-2010-GPA-ZC-CU3-SPPC

Clare Bronowski <clareb1050@gmail.com>

Tue, Jan 20, 2026 at 9:59 AM

To: cpc@lacity.org, ira.brown@lacity.org

Cc: Steve Bradbury <steve@mycyberstuff.com>, Clare Bronowski <clareb1050@gmail.com>, Sean Silva <sean.silva@lacity.org>

We are writing as impacted neighbors of the pump plant project proposed by Public Works at 128 Hurricane/ 3817 Esplanade on the Marina Peninsula.

We have been involved with the public process for this project since it was first presented in 2017. We know there is no hope of any changes now, but we feel it is important to give this new Planning Commission some background on the struggles of the neighbors and the way Public Works has ignored and worn down the community, requiring neighbors to file multiple appeals and attend endless meetings with no real engagement, compromise or design changes.

The neighbors' goal was never to stop the project, but only to require Public Works to engage with meaningful design work to mitigate the impacts of the project. We asked for a better design for this project which fits within our community and provides protection for adjoining residential neighbors from the impacts of this industrial-style facility on privacy, safety, noise and aesthetics. This never happened.

From the day the project was first presented to the neighbors almost 9 years ago, Public Works has maintained that the project is fully designed and can't be redesigned or relocated in any meaningful manner. The strategy has been to delay and wear down the neighbors, so that the immediate neighbors moved away and others got tired of the repeated promises for meaningful mitigation.

The major issues with this facility are summarized as follows:

- The project is poorly designed to fit within its residential neighborhood. Noisy, dangerous and ugly equipment is located very close to two neighboring residential properties. However, the other side of the project site is adjacent to a dead-end street and the existing pump plant, and all equipment should have been located nearer to this existing facility and away from residents.
- Project renderings show that the site as seen from Canal Court will be dominated by three ten foot tall transformers (without any screening), power poles and other industrial equipment. No effort has been made to screen this view of the site or add landscaping.
- Public Works has a history of poor maintenance of the existing facility and landscaping, as well as noisy and intrusive construction at this location. The community simply does not trust Public Works to fulfill its promises to keep this facility and the parking lot safe and attractive. Graffiti, weeds and trash are only cleaned up the week before any public meeting, like last week. Landscaping around the existing facility has been removed and replaced by messy wood chips; the sidewalk around the existing facility along the lagoon is broken, tilted and unsafe.

– The project site is in a unique residential neighborhood in the Venice/Marina Peninsula area between the Pacific Ocean and the Ballona Lagoon/Grand Canal waterway. We understand the essential service provided by the existing plant and the upgrade, but our concerns have demonstrated that the project site is really just too small for the equipment needs of Public Works.

– The proposed parking lot for the project is unnecessary and the space should have instead been used to provide a greater buffer area for some of the required equipment. At a minimum the parking lot should be gated and locked every evening to protect the area.

Thank you for your attention and consideration.

Jeff Lee and Clare Bronowski

3701 Esplanade



VAPP (Case No. CPC-2024-2010-GPA-ZC-SPPC-U3)

2 messages

Harvey Plotnick <harvey45p@gmail.com>
To: cpc@lacity.org
Cc: Steve Bradbury <steve@mycyberstuff.com>

Tue, Jan 20, 2026 at 11:45 PM

LA Planning Commission

While I acknowledge the proposed VAPP (Case no. CPC-2024-2010-GPA-ZC-SPPC-CU3) is a critical infrastructure project, the city has an obligation to reasonably mitigate the impact to neighborhood residents and the surrounding environment. The project, in its current form, does neither. I am therefor requesting the Planning Commission condition your approval with the following enforceable protections:

Issue: Methane Gas & Other Hazardous Conditions

The VAPP Mitigation Plan acknowledges “**a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous chemicals into the environment.**” This includes encroachment or seepage of methane and other chemicals into the environment whose impact is considered potentially significant. We request:

- **Detection Devices:** Installation of community scale detection devices throughout the community, in locations and quantities approved by the Director of Planning in consultation with Council District 11, to provide ongoing accurate measurements of methane and other related hazards. Monitoring results should be accessible to the public with updates no less frequent than every one hour via a public web-based dashboard or equivalent public-facing reporting. To date, LASAN has only agreed to occasional soil vapor testing, which is insufficient.
- **Community Protections:** Proactively address the same exposure concerns for the community as defined for workers in the Mitigation Plan including response thresholds, protective actions, and communications protocols.
- **Immediate Work Suspension Trigger.** Should an analysis identify a significant hazard to the public or environment, the entire Project must be suspended immediately until a realistic, enforceable mitigation plan, verified by an independent qualified professional, is put in place to address both short and long-term impacts.

- **Monthly Reporting:** The project contractor must be required to provide a monthly Mitigation Monitoring Report to the community with copies to the Department of City Planning, Council District 11, and the Venice Neighborhood Council.
- **Residential Noise Thresholds:** The Project shall comply, during construction and operation, with all applicable residential noise limits including the provision of sound barriers and operational controls necessary to meet applicable municipal code requirements and CEQA thresholds. The City should provide independent (3rd party) noise and air quality monitoring whose results shall be available to the community in real time.

Issue: Parking on Hurricane St

The Project requires that no parking will be allowed on Hurricane St during construction hours. This will displace 20-25 cars that park on the street daily. Further, after construction, the City proposes using 128 Hurricane for employee parking and a public parking lot even though it has recently created two on-site parking spots within the VAPP footprint AND there is no community support for a public parking lot. **LASAN has never offered any viable solution to mitigate this loss of street parking.** We request:

- **No Net Loss of Parking:** Implement a parking mitigation plan, at no cost to residents, that provides equivalent replacement parking (20-25 spaces) within a reasonable walking distance (e.g., ¼ mile), to fully mitigate the loss of parking during construction hours on Hurricane St. for the duration of construction.
- **Reduce/Remove Weekly No-Parking Restrictions:** The City shall convert existing weekly street-sweeping restrictions on the full length of Galleon, Hurricane and Ironside Streets to bi-weekly or less frequently.
- **Restore Removed Parking on Hurricane St:** Restore the three parking spaces on the north side of Hurricane Street, east of Pacific Avenue, that were removed without community input.
- **128 Hurricane Construction Use Only:** The proposed parking lot site should be used solely as a staging location during construction. The City has made changes to the Project such that the proposed parking is no longer required for employee parking and would only be used for public use. The City can now remove the lot from the Project. As such, there is no need to approve the re-zoning of this parcel.

- **128 Hurricane Mandatory Sale:** At the completion of construction, the lot, purchased by the City for approximately \$2.7 million, should be sold and not be retained or converted into a permanent public parking lot. The sale proceeds should be directed to fund community benefits related to this project and other community needs as directed by Council District 11, and/or deposited to support the City's General Fund to address other badly needed fiscal priorities.
- **Future VAPP Parking Needs:** If additional employee parking is needed in the future, the City should first implement the community-proposed red-zone parking solution located around the VPP and VAPP structures.

Issue: "Significant & Unavoidable" Residential Property Protections

The VAPP Mitigation Plan acknowledges *"significant and unavoidable impact to surrounding land uses including ground-borne vibration levels that are distinctly perceptible at a receiving residential use or could potentially result in building damage.* Section MM-NOI-2 of the mitigation plans does not adequately protect residential property from potential damage. Construction GEO-1 of the Mitigation Plan states the Project will *"Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking and/or seismically related ground failure, including liquefaction."* The plan to address residential impact uses terms such as *"may include," "if considered appropriate,"* and *"as feasible and practical."* The discretion is left entirely to a Project assigned engineer. The city has strong motivation to look past issues that may arise as a path to completing the project faster, especially with the Olympics on the horizon. We request:

- **Independent Baseline and Ongoing Property Inspections:** Prior to construction, LASAN should retain an independent inspector, reasonably acceptable to the community and funded by LASAN, to document baseline conditions of all properties within 500 feet of the project. Follow-up inspections must occur at least semi-annually and additionally upon reasonable resident request for the duration of construction.
- **Enforceable Repair and Cure Obligations.** The City should implement an enforceable plan to repair and cure defects and damage caused by the Project to properties located within 500 feet. In order to prevent continued damage while root causes are evaluated and corrected, investigation must commence within five business days and repairs shall be completed within thirty days, unless extended for good cause.

- **Mitigation Fund Disbursement Process:** The community has been informed of the potential formation of a mitigation fund to cure such obligations. However, no details of the process, resource allocation, nor timeline have been communicated. Prior to the commencement of construction, the City should establish a mitigation fund with written eligibility criteria, a claim form, decision timelines, and an appeal process. It should be funded at a level sufficient to address reasonably foreseeable claims including loss of rent and property value.
- **On-Site Authority to Halt Work:** The City should assign a dedicated on-site representative who has the authority to require immediate corrective actions and, when necessary, shut down construction activities pending resolution of vibration, settlement, structural damage risks, hazardous conditions, or other violations.
- **Design Compatibility / Hazard Minimization Adjacent to Residential Property:** Final design and operational plans should include measures to ensure the facility's scale, design, and industrial characteristics are compatible with adjacent residential uses and minimize hazards reasonably foreseeable from ongoing industrial operations (including but not limited to transformer events, fumes, methane concerns, sewage overflow risk, tsunamis and earthquakes).
- **Temporary Property Tax Relief:** The City should make good faith efforts to with the County Assessor to facilitate temporary reduced assessed valuations/property tax relief during the construction period for properties within 500 feet, in recognition of the acknowledged severity of construction impacts.

Issue: ESHA Compliance

The Project violates the court-ordered ESHA protections as well as the associated settlement agreement with the City to protect the Ballona Lagoon and Grand Canal. The current VAPP mitigation plans are insufficient to meet the protection requirements. The community strongly supports resolution of this issue. We request:

- LASAN continue to work with CD-11 and the community and LASAN to obtain grants and/or other funding to implement the Grand Canal Ballona Lagoon Restoration Phase 2 project. This is a project that was court-ordered as part of a lawsuit settlement during Bill Rosenthal's CD-11 administration.

Phase 1 was implemented, and Phase 2 has already been designed and is on the Bureau of Engineering website.

Additional Issues

CD-11 has been participating and is committed to continue working with the City and the community to assure the following project issues are addressed in the Project RFP (Request For Proposal) and on an ongoing basis:

- Air Purifiers for Impacted Households
- Daily Dust Barriers & Removal to Restore Evening Street Parking
- Emergency Preparedness Plan Requirements
- Driftwood Bridge Commitment (Ingress/Egress and Emergency Preparedness)
- Limitations on Construction Days/Hours
- Heavy Equipment Prohibitions on Saturdays
- Haul Truck Neighborhood Access Hours
- Guaranteed Local Off-Site Workspace Program (500-foot Radius)
- Recorded, Enforceable Conditions with Meaningful Penalties
- Active Project Monitoring and Enforcement
- Project Area Security Cameras with 24/7 Monitoring
- Required Ongoing Maintenance Plan for both the VPP and VAPP
- Project Duration and Schedule Updates/Transparency

Thank you for your consideration to the above listed requests which are in the best interests to the surrounding community quality of life during this project.

Harvey Plotnick
Owner 125/127 Hurricane Street

Planning CPC <cpc@lacity.org>
Draft To: Harvey Plotnick <harvey45p@gmail.com>
Cc: Steve Bradbury <steve@mycyberstuff.com>

Wed, Jan 21, 2026 at 11:17 AM

Good morning,

Please note your day of hearing submission has been received and it will be distributed to the City Planning Commission for the meeting of January 22, 2026.

It can be viewed [here](#), as stated on our agenda.

Thank you.



Cecilia Lamas, Commission Exec. Asst. II
- City Planning Commission (CPC)
- Harbor Area Planning Commission
200 N. Spring St., Room 272
Los Angeles, CA 90012
T: (213) 978-1299 | Planning4LA.org

Note: Regular Day Off Alternating Fridays

Please note: All submissions are public documents and will be posted on the Department of City Planning website. Personal information, such as e-mail addresses, telephone numbers, home addresses, and other contact information are not required to be included with your comments. Comments submitted in the body of an email message will be posted with the header information of the original email. Consider submitting your comment as a separate PDF attachment to avoid including your email address. Redactions and/or edits will not be made to public comments, and the comments will be posted as they are submitted.

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CPC 01-22-26 Agenda.pdf

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To Whom It May Concern,

January 20,2026

This letter is submitted to formally preserve objections and concerns under the California Environmental Quality Act (CEQA) regarding the zoning approval for the Venice Auxiliary Pumping Plant (VAPP), including the rezoning of a residential parcel to industrial use.

I am an immediately adjacent residential property owner directly affected by the approval. I previously submitted written comments and appeared in opposition during the public process. This correspondence is intended to ensure that all objections are clearly preserved in the administrative record.

Specifically, I object to the approval on the grounds that the environmental review and findings fail to adequately analyze and mitigate foreseeable impacts, including but not limited to:

- Construction vibration, noise, and structural impacts to an occupied residence
- Temporary and prolonged loss of habitability
- Displacement risks to occupants and tenants
- Economic impacts, including loss of rental income
- Cumulative impacts resulting from industrial use adjacent to residential property
- Deferred or undefined mitigation measures that rely on post-approval determinations rather than enforceable pre-construction safeguards

Approval of an industrial zoning change adjacent to an occupied residential structure without enforceable mitigation measures constitutes a failure to proceed in the manner required by law and raises serious concerns regarding CEQA compliance.

This letter is not intended to be exhaustive. I expressly reserve the right to raise additional CEQA, land-use, and procedural objections as further information becomes available, including through public records requests.

Please include this letter in the full administrative record for the project.

Sincerely,

Kenya Lee
Venice, California
313-999-0264



Planning CPC <cpc@lacity.org>

CPC-2024-2010-GPA-ZC-SPPC-CU3

Steve Bradbury <steve@mycyberstuff.com>
To: Planning CPC <cpc@lacity.org>

Wed, Jan 21, 2026 at 12:22 PM

Please provide the attached submission to all Planning Commissioners in advance of tomorrow's hearing. It illustrates the dearth of residential properties on the Marina Peninsula after the VPP structure was built in the late 1950's vs. the current housing density of Hurricane St and environs. This is a clear rationale for the need to mitigate the impact of VAPP construction on our community via the requested conditions.

I will bring 15 copies as instructed.

Thank you,

Steve

[Quoted text hidden]

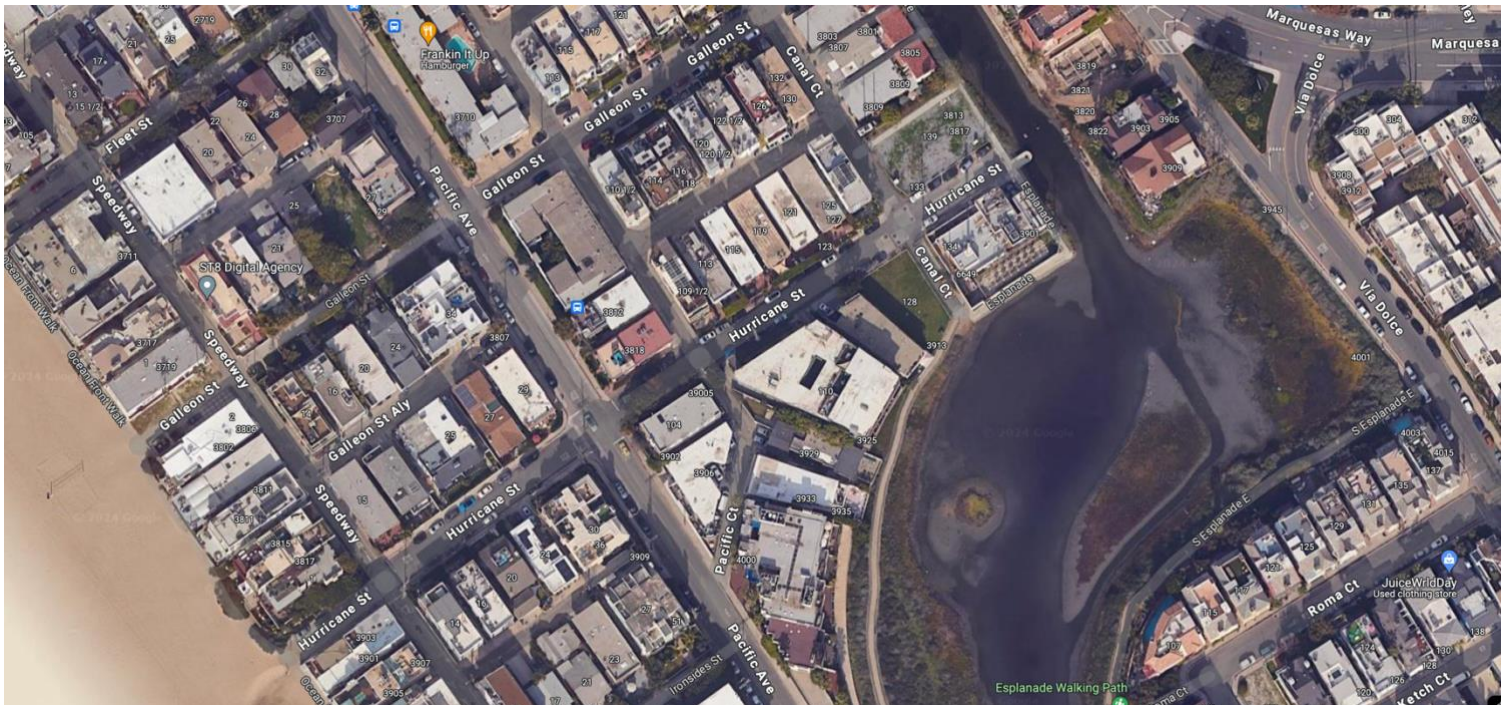


Marina Peninsula 1960 vs 2024.pdf
480K

MDR Peninsula 1960



Hurricane St (MDR) 2026





Venice Neighborhood Council

PO Box 550, Venice, CA 90294
venicenc.org



Dec 2, 2025

Ms. Cecilia Lamas
Commission Executive Assistant
LA Planning Commission
200 N. Spring Street, Suite 525
Los Angeles, CA 90012
cecilia.lamas@lacity.org
cpc@lacity.org

Dear Ms. Lamas:

I am writing to advise that Robin Rudisill has been authorized to speak on behalf of the Venice Neighborhood Council at the Planning Commission hearing for the VAPP project on January 22, 2026 regarding CPC-2024-2010-GPA-ZC-SPPC-CU2 and CPC-2024-2010-GPA-ZC-SPPC-CU3.

The relevant VNC motions are attached to this letter. Please extend all courtesies to her including speaking length that neighborhood councils are entitled to receive.

With appreciation,

Brian Averill
President
Venice Neighborhood Association

cc: lra.brown@lacity.org, wildrudi@mac.com, steve@mycyberstuff.com



Venice Neighborhood Council

PO Box 550, Venice, CA 90294
venicenc.org



(sent via email)

Traci Park, LA City Council Person CD-11 - Councilmember.Park@lacity.org

Sean Silva, Venice Field Deputy, CD-11 - Sean.Silva@lacity.org

Juan Fregoso, District Director, CD-11 - Juan.Fregoso@lacity.org

Marqueece Harris-Dawson, LA City Council President - Marqueece.Harris-Dawson@lacity.org

Hydee Feldstein Soto, City Attorney - Hydee.FeldsteinSoto@lacity.org

Mike Davis, President Pro Tempore, LA Public Works Board of Commissioners -

Mike.Davis@lacity.org

Teresa Villegas, Vice President, LA Public Works Board of Commissioners -

Teresa.Villegas@lacity.org

Vahid Khorsand, Commissioner, LA Public Works Board of Commissioners -

Vahid.Khorsand@lacity.org

Susana Reyes, Commissioner, LA Public Works Board of Commissioners - Susana.Reyes@lacity.org

Ted Allen, City Engineer, Bureau of Engineering - Ted.Allen@lacity.org

Chloe Seifert, Coastal Program Analyst, California Coastal Commission -

Chloe.Seifert@coastal.ca.gov

On Sept 17 2024, the Venice Neighborhood Council Board of Officers passed the following motion by a vote of 13-4-0.

MOTION: The Venice Neighborhood Council opposes CPC-2024-2010-GPA-ZC-CU2-SPPC-- allowing the City of Los Angeles to obtain a General Plan Amendment (GPA) and Zone Change (ZC) from RW2-1 to Public Facilities at 133 Hurricane St., a Project Review (SPPC), and a Conditional Use for the construction, use, and maintenance of a public parking area in a residential zone (CU2) for the empty lots located at 128 Hurricane St/3913 Esplanade -- unless LA Public Works (LAPW) materially and in good faith addresses the community's serious issues with this project.

Sincerely,

Brian Averill
President
Venice Neighborhood Council



Venice Neighborhood Council

PO Box 550, Venice, CA 90294
venicenc.org



MOTION BACKGROUND: Los Angeles Public Works (LAPW) has proposed the Venice Auxiliary Pumping Plant (VAPP) at 128 Hurricane St and an associated parking lot for employees and limited public use at 133 Hurricane St, MDR. The residents acknowledge the VAPP is considered critical infrastructure. From 2017 through and including the final city approval process, LAPW never meaningfully and materially addressed issues raised by the community. In fact, the City Planning Commission instructed LAPW to meet with the community. Nothing changed because of those meetings despite a multitude of suggestions and proposals offered to LAPW. The issues include, but are not limited to:

1. Conformance with the certified Venice LUP (Policies I.A.5, I.C.1, I.C.6, and I.D.1);
2. Meeting established Public Benefit standards including a 10' landscaped, irrigated buffer along all property lines. The performance standards applied to this project are applicable to those on a major or secondary highway, not a residential street;
3. Adherence to court-mandated ESHA protections in the Ballona Lagoon/Grand Canal area including no dredging and/or use of heavy equipment both of which are part of the project plan;
4. Mitigation of EIR issues related to loss of species and habitat, groundwater impact, and potentially significant methane gas release. The community has put forth a plan to address some of these issues;
5. Mitigation of "significant and unavoidable" construction-related issues including ground-borne vibration which could result in residential building damage, and, construction noise that exceeds LA CEQA Thresholds guidelines;
6. Improvement of inadequate emergency access during construction activities;
7. Change to five day/week construction and more restricted hours in lieu of six days/week;
8. Elimination of the proposed parking lot at 128 Hurricane St. for which parking requirements can be fulfilled via restricted street parking around the current Venice Pumping Plant (VPP), at a savings of at least \$2.5 million to the city;
9. Modification of the project design so that it is compatible with the residentially zoned neighborhood;
10. Actionable protection of residential properties from dirt, dust and other construction impacts;
11. Upgrade of a deficient maintenance plan for both the new and existing facility.

The intention of this motion is not to stop a necessary infrastructure project. It is to seek a meaningful, results-oriented dialogue with Public Works to identify reasonable solutions for these issues.



Re: Case Number CPC-2025-3618-DB-VHCA

Stephanie Escobar <stephanie.escobar@lacity.org>
To: Darrell Benvenuto <darrell.benvenuto@gmail.com>
Cc: Brad Neufeld <kehoona@aol.com>, Planning CPC <cpc@lacity.org>

Wed, Jan 21, 2026 at 3:55 PM

Hello,

Please share your comment with CPC@lacity.org.

On Wed, Jan 21, 2026 at 3:43 PM Darrell Benvenuto <darrell.benvenuto@gmail.com> wrote:

Hi Stephanie --

I would like to ask that the Board to review and consider the attached case as part of the deliberations which will follow tomorrow's meeting, as it is of particular relevance to the current situation in Case Number CPC-2025-3618-DB-VHCA.

-- Darrell

On Tue, Jan 6, 2026 at 12:43 PM Darrell Benvenuto <darrell.benvenuto@gmail.com> wrote:

Hi Stephanie --

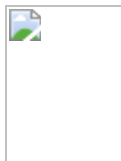
My name is Darrell Benvenuto, and I live at [849 S Holt Avenue, Los Angeles, CA](#), across the street from the three side-by-side planned demolition sites in Case Number CPC-2025-3618-DB-VHCA. I am writing to you both on my behalf and on the behalf of my disabled neighbor, who is undergoing significant health issues.

We have been trying to contact someone at the City for quite some time about this, but have only now been able to obtain your email address. Given the health issues involved with both myself and my neighbor (who has been cc'd on this email), we are unable to attend hearings in person, but we would like to let you know that we do object to the planned demolition and subsequent large-scale construction, and we would like this email to serve as the formal opening of a longer-term discussion with the City of our objection and our overall concerns.

Thank you,

-- Darrell Benvenuto

--



Stephanie Escobar

City Planning Associate

Los Angeles City Planning

200 N. Spring St., Room 763

Los Angeles, CA 90012

Planning4LA.org

E: Stephanie.Escobar@lacity.org



Note: I am off every other Friday.