

**VAPP Motion**  
**Public Comments**  
Aug 2024

Dear Chair and members of the Venice Neighborhood Council Land Use & Planning Committee,

My name is Genevieve Morrill, and my husband and I filed the appeals to both City of Los Angeles Planning Commission, and more recently the California Coastal Commission. This project has been ill-conceived from the beginning and too large for the space. Understanding that it is an essential utility we need in our region, we were simply asking them to consider making it more compatible for the neighborhood and less intrusive on the community. At the time we filed the PC appeal, the city has not met or reached out to the community since 2016.

We are a casualty of this pending project, as our building is situated on the canal directly next to the vacant lot where the VAPP will be built. We have been renters for 28 years on the Canal and due to the pending construction, the owner sold the building, and the buyer decided to live there which therefore meant we had to move and find a new place to live at a considerable increase in market-based rate rents.

In my day job, I am the CEO of a Chamber of Commerce and therefore understand planning, zoning, and development. I attest that a developer would never be allowed to get away with such egregious disruption to a residential neighborhood. To have transformers and electrical equipment next to someone's bedroom window when the design can be flipped so that these electrical boxes would be on a vacated side of the street with no residents. They claim this impossible and frankly its only because they have already designed the project. A developer would be made, no matter what the expense to redesign.

This project is not compatible to the neighborhood aesthetics; it is too large for the location; it has negative impact to our community members; mitigation measures are not sufficient; has negative impact on the environment and a protected canal; and creates areas for more unhoused to encamp. Additionally, our understanding is that this project is an industrial use in a residential zone and no zoning was amended for its purpose.

Please oppose this project and help support the community members.

Thank you,

Genevieve Morrill  
Formerly 3801 Esplanade/Grand Corso

~~~~~  
To Whom It May Concern,

As a 20+ resident of 110 Hurricane Street, I am in strong support of the motion. This is a classic case of the city not listening to the boots on the ground describing why the installation of the parking lot is not only not needed but strongly opposed for security reasons. For VAPP personnel, alternative parking on Hurricane has been found in other areas within a half block or less of VAPP. Homeless encampments,

drunken disorderly conduct and contempt for Hurricane residents, constant traffic to find parking in the lot, mounting trash and lack of city funds to police the area have not been addressed and frankly will not be before construction.

Please ask yourself, would you want this parking lot built on your street? If you would support installing the parking lot on your street, would you be concerned if the aforementioned was not thoroughly embedded in the parking plan before construction?

Thank you for listening, your time to think about Hurricane Street's resident thoughts and frankly the chance to use the funds suggested for the parking lot on something else that will benefit the area in greater need.

Sincerely,

Michael Hoffs  
110 Hurricane St

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As an association that lives across the lagoon from Hurricane, and an association that lived through the dual main project for five years, with drilling immediately outside our 7 buildings between Marquesas and Tahiti on Via Dolce and via Marina, we are still feeling the effects of the project. I will elaborate.

I would like to say a few things regarding the care of the Ballona Lagoon, and Grand Canal - parking issues, vibrations, care, concern and communication for and of neighbors, repairs, plumbing, mental health, 6 days of noise, chaos, construction, personnel are all issues. Day in. Day out.

Bethany Gorfine  
President, Marina Strand Colony 1.  
145 units

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To the Chairman of LUPC  
To LUPC  
To Traci Park

I have lived in my building on Esplanade & Hurricane (just 1/2 block from this proposed VAAP). for 35 years. **I love my neighborhood and my neighbors. I love the serenity and residential environment.**

**1. REGARDING VIBRATION:** This will disturb all residents and as a landlord I do not want any tenant moving as a result of vibration and constriction noise. This will impact my quality of life and my ability to support myself financially.

**2. INADEQUATE EMERGENCY ACCESS DURING CONSTRUCTION:** Children and animals, and elderly residents, **will be in danger** of obstruction in an emergency

4. **PARKING LOT:** The city has already eliminated 6 parking spaces on Hurricane—which was not necessary, and parking is a HUGE issue for residents and their families when visiting. Eliminating another parking lot is NOT A RESPONSIBLE ACTION.

WE MOVED TO THIS NEIGHBORHOOD FOR A REASON—AND THIS ENTIRE PROJECT WILL NEGATIVELY IMPACT THE QUALITY OF OUR LIVES.

The city should use the \$2.5 million for a more advantageous purpose to actually enhance this community—so that the City could actually get more taxes if our properties were not devalued as a result of this VAAP project.

**CLARIFYING #4. PARKING LOT:** WE DO NOT WANT OR NEED A PARKING LOT. AND ESPECIALLY FOR NON-RESIDENTS.

5. **PROJECT DESIGN:** This is designed to look like a dungeon. Or a jail block. There is nothing that resembles a structure that one would consider to be compatible with the Beach and lagoon environment. The project design is not compatible with the residentially zoned neighborhood. Again, detracting anyone from wanting to live near this ugly eye sore. We need more beauty and aesthetics in our world, not a building that appears like a “block” house jail.

Sorry for being so blunt... but I wanted you to get the idea of our feelings.

Sincerely,  
Eliane Gans  
3933 Esplanade W.  
Marina del Rey, CA 90292  
(310) 339-4056

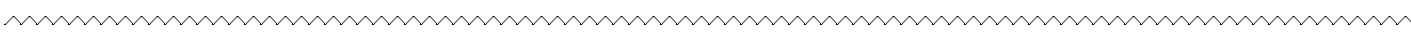
As long-time Marina residents, we are opposed to this zoning change until Public Works addresses some of the issues below:

- Mitigation of “significant and unavoidable” issues including ground-borne vibration, which could result in residential building damage;
- Mitigation of construction noise that will exceed LA CEQA Thresholds guidelines;
- Potentially significant methane gas release (read the community feedback to the EIR Mitigation Plans via the website link below - starts on page 44);
- Inadequate emergency access during construction activities;
- Change to five day/week construction instead of proposed six days/week;
- 25 parking spaces that will be eliminated on Hurricane every day of construction. Where will these people park?
- 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), a savings of at least \$2.5 million to the city;
- Conformance to the certified Venice LUP (Policies I.A.5, I.C.1, I.C.6, and I.D.1);
- Adherence to court-mandated ESHA protections in the surrounding Ballona Lagoon and Grand Canal;
- Mitigation of EIR issues related to loss of species and habitat, groundwater impact;
- Modification of project design so that it is compatible with its residentially zoned neighborhood;

- Protection of residential properties from dirt, dust and other construction impacts;
- Upgrade of deficient maintenance plan for both the new and existing facility.
- Compensation for lost property value - During construction, tenants may very well seek reduced rents or move out. Units may have to be re-rented at lower rates, if at all. As a result, property owners may have to sell at reduced valuations. This is not hypothetical, it has already occurred;
- Resident physical/mental issues due to construction;
- Real-time community recourse to on-site construction issues. Without teeth, there can be no enforcement.

Please include this email as part of the public record.

Sincerely,  
Tom Drucker and Marcia Seligson Drucker  
Lighthouse St.

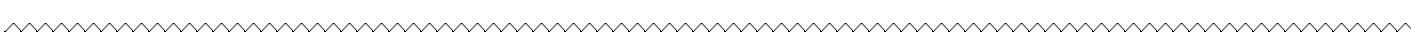


Hello

I live along Esplanade Canal on Eastwind St. We have a few concerns:

1. Adherence to court-mandated ESHA protections in the surrounding lagoon area;
2. Mitigation of EIR issues related to loss of species and habitat, groundwater impact, and potentially significant methane gas release;
3. Mitigation of "significant and unavoidable" issues including ground-borne vibration, which could result in residential building damage, and construction noise that exceeds LA CEQA Thresholds guidelines;
4. Change to five day/week construction instead of proposed six days/week;
5. Modification of project design so that it is compatible with its residentially zoned neighborhood;
6. Protection of residential properties from dirt, dust and other construction impacts;
7. Upgrade of deficient maintenance plan for both the new and existing facility.

Thank you  
Leslie & Mike Adler  
3601 Esplanade



Hello VNC Board -

The Venice Auxiliary Pumping Plant (Project) as designed should not occur within a Residential Zone; and regardless of Zone nomenclature, Project must avoid drilling/vibrating foundations. No home/building owner should be forced to have their foundations and structure compromised due to poor planning and poor execution by City of Los Angeles (City). A 'mere' cosmetic crack through drywall stems from a crack in building structure which stems from a foundation crack. In earthquake country, one cannot afford - literally - to have compromised foundations & structure. City Department of Public Works (LADPW) has well proved that they cannot be trusted to comply with EIR requirements nor fair guidelines. I still seethe with distain towards the Community Outreach folks' blatant lies during their Venice Dual Force Main (VDFM) project by simply writing to you now. Photographed pre-construction inspection survey by a third party contracted by City as a baseline and photographed post-construction inspection survey by City employees admitting to seeing cracks afterwards is meaningless.

If anyone pretends to think that Project's parking lot will become anything but a trash dump and under-housed tent camp, you know they are neither trustworthy nor grounded in reality; and therefore, should not be decision-maker.

Also, Project design detracts from the community. Given Project is within a beachside residential community, why cannot the building appear more contextually friendly? I do not understand the dysfunctional brown slat awnings here & there which do not provide shade to anything. A small item, but indicative of City not paying attention to detail and nor Project's impact on community of taxpayers.

If absolutely nothing else, City needs to disallow work on Saturdays. City (work) projects drag on (& on), so there is no 'time is of the essence' condition which warrants six workdays.

City allows drilling, vibrating, pounding starting at 7:00AM. City allows spilling of groundwater mixed with the oil fields below us to spill out onto streets 24-7. Thus, enforceable penalties for non-compliance with the EIR need to be in writing and should be available to all on VNC website.

Thank you,  
J. Kurland  
Via Dolce

~~~~~  
I strongly oppose Venice Axillary pumping plant going forward!  
I am a resident at 310 Washington Blvd., #604, marina Del Rey 90292  
Sent from Traci D Gay

~~~~~  
Dear Board,

It is a very rare and unusual situation that this pumping plant is located where it is. Apparently it was located there in 1957 and the area has evolved significantly over the years. I wonder why the facility wasn't relocated decades ago.

It's hard to believe that this pumping plant--feeding sewage from mostly other communities, including Santa Monica, to the main City of L.A. sewage treatment plant at Hyperion in Playa del Rey—is located in the middle of the historic, world-renowned and precious Venice Canals/Ballona Lagoon, in the middle of ESHA (Environmentally Sensitive Habit Area) and in the middle of a residential neighborhood, in the Dual Permit Jurisdiction of the Coastal Zone!! (I just read on the internet that the main plant, Hyperion, is the largest wastewater treatment plant west of the Mississippi!)

Needless to say, the VAPP would never be approved today and it pre-dates the Coastal Act.

Given this very rare and quite unacceptable situation, it's shocking to me that the City isn't  ***bending over backwards***  to make certain that the impacts on the surrounding neighborhood and the ESHA, of not just perpetuating this plant but expanding it, are significantly minimized.

The arrogance and unwillingness to work with the community and to mitigate impacts by the Los Angeles Department of Public Works is unacceptable and we need to encourage the powers that be to make that clear.

Please heartily support the motion to oppose the VAPP unless the city's Bureau of Engineering of the Department of Public Works does their best to, in good faith, address the neighborhood's issues.

***For the Love of Los Angeles  
and our precious Coast,  
Robin Rudisill***

~~~~~  
Greetings,

I am writing to support the VAPP Motion as I am unable to attend the meeting.

I work as a mental health professional, and host clients in my home office which is located directly across the street from the construction site.

This construction project is going to be a very significant detriment to my ability to do my work effectively.

It is very important to me that the construction be limited to a 5-day work week with considerations for the noise and how it affects those of us in the neighborhood who work from home.

Thank you,

Michael Holt  
127 Hurricane Street

~~~~~  
Greetings,

I'm Tom Drucker at 4 Lighthouse St #15 Marina del Rey. I have lived here for 30 years. I support the following causes:

- Mitigation of "significant and unavoidable" issues including ground-borne vibration, which could result in residential building damage;
- Mitigation of construction noise that will exceed LA CEQA Thresholds guidelines;
- Potentially significant methane gas release (read the community feedback to the EIR Mitigation Plans via the website link below - starts on page 44);
- Inadequate emergency access during construction activities;
- Change to five day/week construction instead of proposed six days/week;
- 25 parking spaces that will be eliminated on Hurricane every day of construction. Where will these people park?
- 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), a savings of at least \$2.5 million to the city;

- Conformance to the certified Venice LUP (Policies I.A.5, I.C.1, I.C.6, and I.D.1);
- Adherence to court-mandated ESHA protections in the surrounding Ballona Lagoon and Grand Canal;
- Mitigation of EIR issues related to loss of species and habitat, groundwater impact;
- Modification of project design so that it is compatible with its residentially zoned neighborhood;
- Protection of residential properties from dirt, dust and other construction impacts;
- Upgrade of deficient maintenance plan for both the new and existing facility.
- Compensation for lost property value - During construction, tenants may very well seek reduced rents or move out. Units may have to be re-rented at lower rates, if at all. As a result, property owners may have to sell at reduced valuations. This is not hypothetical, it has already occurred;
- Resident physical/mental issues due to construction;
- Real-time community recourse to on-site construction issues. Without teeth, there can be no enforcement.

Best personal regards,  
Tom

~~~~~  
To whom it may concern,

As a resident of the Marina Peninsula, I am writing to express my strong support for the Venice Neighborhood Council's (VNC) motion opposing the Venice Auxiliary Pumping Plant (VAPP) project as currently proposed under CPC-2024-2010-GPA-ZC-CU2-SPPC.

While I understand the necessity of infrastructure improvements, the current plan presents serious concerns that have not been adequately addressed by Los Angeles Public Works (LAPW). The project's non-conformance with the Venice Local Coastal Program (LUP) policies, particularly those aimed at protecting stable residential neighborhoods and preserving environmentally sensitive areas like the Grand Canal and Ballona Lagoon, is deeply troubling.

Moreover, the Environmental Impact Report (EIR) for the project has failed to address key issues, including the risk of habitat destruction, groundwater contamination, and methane gas release. The proposed six-day workweek for construction will significantly disrupt the lives of local residents, with excessive noise, vibration, and dust over an extended period. The plan's inadequate provision for emergency access during construction is another critical concern.

The addition of a parking lot at 128 Hurricane Street, which was not part of the original project, will only exacerbate traffic and safety issues in our community. The VNC's motion rightly calls for the elimination of this parking lot, proposing more suitable alternatives that would save the city millions of dollars while addressing community concerns.

I fully support the VNC's call for LAPW to engage in a meaningful, results-oriented dialogue with our community to address these issues. It is crucial that any development in our neighborhood is done thoughtfully, with full consideration of its impact on residents and the environment.

Thank you for your attention to this matter.

Sincerely,

Ting Chang  
28 Mast





## Selected Public Comments 2022



Mary Laing <mblaing1@aol.com>  
Hurricane Street Auxiliary Pumping Plant Project  
To: Steve Bradbury <steve@mycyberstuff.com>

VNC Parking & Transport March 13, 2022 at 2:31 PM

Steve,

I would like to go on record that I oppose the current auxiliary pump plant project and parking lot that is being proposed at 133 Hurricane and the adjacent lot at 3813 South Esplanade.

I am a resident at 115 Hurricane for 20 years. Myself and my neighbors were forced to endure the disastrous nightmare construction of the existing pumping station constructed a few years ago. There was little to no community engagement or communication from the Public Works Department. Most importantly, the unkept promises from Public Works after the years of construction.

I understand that the current project is essential for the area, however I wane on trust due to past performance from Public Works. This is an industrial facility in a residential neighborhood and more care must be taken to buffer the use from existing homes and resources.

We as neighbors are also concerned that the parking lot will create an unsafe environment near our homes. What is the design? How will it be secured at night? We oppose moving forward with the project until these concerns are addressed.

I would like to voice my support for the VNC motion to rescind it's support of the project as it is currently configured.

Best,

Mary Laing  
115 Hurricane St  
MDR 90292

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To Whom It May Concern/VNC:

I have lived on the Marina Peninsula since 2005 and on Hurricane St since 2013. Since 2013, the amount of construction and noise on Hurricane has increased with each year. And now, with the plans of building a parking lot along with a new pump station, it behooves us all to keep this to a minimum.

While I understand that the pump station is necessary, the parking lot is not. There is already plenty of parking for workers, so to add a space where the public can park, is completely unnecessary. This will not only cause more car and foot traffic on our small, little street, but it will also bring in an unwanted element. There is no doubt that the homeless population will find this parking lot and make it a place to loiter, make unwanted noise, and use drugs. I have a small child who does not need to see this, and there are plenty of other families who are in the same situation.

I am asking that you vote to make it so there is NOT a parking lot at the end of our street. We have endured enough over the last 5 years or so with street closures, construction that rattles our homes, and an increase in the homeless population in our neighborhood. Flatly, there is no reason/need for this parking lot and it will make life exponentially worse for those of us that live here.

Thank you for your time and assistance with this matter.

Best,  
Adam M Goldberg  
110 Hurricane St

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Dear Commissioners,

Please address and reply to the following important concerns of your constituents

**No 1.** I have been living at 110 Hurricane for 42 years. Our residence is located 1 building away from the proposed Pumping Plant construction. As you overwhelmingly know this is strictly an upscale residential neighborhood which was not intended to be used for Industrial purposes let alone a "Pumping Plant"; there must be many other locations which would be more suitable for a Pumping Plant...perhaps all of your neighborhoods. The last time this proposed new plant project was presented to our community was 5 years ago - in 2017. It's not clear from the "notice provided" five years ago, that there was any written response to our community's concerns regarding the impact on our residential street of a Pumping Plant.

- a) So at this late date (2022) after five years, what are the architectural design and landscape design of your proposed industrial plant to fit in with the design of our residential neighborhood? What design steps have you taken to insure that this "plant" will it blend in with this residential design without it being a complete "eyesore" in this sought-after residential Marina Del Rey beach area. As well, our beautiful beach is exceedingly popular with those who live in the inner city and who look forward to spending the day in our neighboring beautiful beach. Of courses, it would be extremely negligent to not to note that this area is notably popularity with its shops and restaurants which bring revenue to your city.
- b) What buffers will you provide between this proposed "Plant" and our dwellings?? Likewise, this block abuts sensitive wetlands so what buffers will be taken to protect this area?

**No. 2.)** I am extremely concerned about the proposed "Parking Lot" How many employees do you plan to have working at the "Plant" that it would necessitate of a Parking Lot??? And what about the residents on Hurricane St. that of the block? will there be a full time Guard?? How will it be secured at night? As you are all well there is a large homeless population in our neighboring Venice. Here there are vagrants who roam our street and, if not guarded at night they very well may seek refuge in the lot. It may well become a haven for car thefts or car parts theft. It brings an unsafe environment to those near homes and to the street parkers who come home after dark.. What measures will be taken to provide safety to the residents who live next to this lot?

**a)** those of us on Hurricane Street recently lived through 3 years of construction in the same "plant area". The street was torn up, blocked with huge equipment, construction cranes, diggers etc. all emitting constant banging, dirt and dust; the workers parked their trucks up and down the entire street, leaving no space for the residents to park. this cannot go on once again with construction of your "Plant"

**No. 3)** Transformers proposed at this new location, generate electromagnetic field (EMF) known to cause cancer and we all believe to be a risk to our health and the community at large.

I, for one, oppose your moving forward with the proposed project until the above concerns are addressed, in writing, and sent to all those who reside near the proposed Industrial Plant.

Sincerely,  
Muriel Blake  
John Larkin  
110 Hurricane St.

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I'm writing to request that the equipment you are using to build this new facility, including transformers, HVAC and electrical panels be moved away from our residences and towards the existing pump plant on Hurricane, and that you shield the entire project with solid fencing. You have no idea how disruptive your project is to our little community.

Regards,

Gary Stromberg  
125 Hurricane St.

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Note: This comment is from the former owner of the property immediately adjacent to the proposed VAPP. The property was ultimately sold at below market rate. The new owners are extremely concerned about this project as well.

To Whom It May Concern,

I am the property owner directly north of the new pumping station location. This project is going to affect my income that is generated from my income property located at 3809 Esplanade. My current tenants may leave because of the project and the proximity of the industrial equipment to their bedrooms/ living space. It will be significantly harder to get market rent if some of the following concerns are not taken into account:

- The design is incompatible with the neighborhood
- No buffer from the project and residential homes
- We have health concerns of having transformers and electromagnetic fields near residential homes
- Equipment noise and construction impacts

I understand that this is a vital piece of infrastructure that the community needs, but my property being so close to the project and having owned this property for over 30 years, I feel my concerns are not being heard or given any value.

Thank you,  
Kristy Cannon  
Cannon Enterprises  
8405 Pershing Dr. #500  
Playa Del Rey, CA 90293

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Dear Commissioners:

We along with our neighbors are writing to share our concerns regarding the Venice Pumping Plant project proposed at 133 East Hurricane and the adjacent lot at 3813 South Esplanade. Our residence is located near the proposed new plant. The last time this project was presented to the community was in 2017, five years ago. It is impossible to determine from the notice provided what the final design is or if there was any response to community concerns as we were never shown a final architectural design or landscape plan. This is an industrial facility in a residential neighborhood abutting a sensitive wetland area--more care should be taken to buffer the use from existing homes and resources.

The project needs to be designed with a residential look and materials to help blend in with the area. Buffers are needed between the industrial and parking uses and the adjoining homes. The community should be given an opportunity to review final plans showing how the look of the facility will be compatible with the adjoining neighborhood in terms of privacy, landscaping and aesthetics.

Additionally, the transformers proposed within the new location generate electromagnetic field (EMF) known to cause cancer and we believe it to be a risk to our health and the community at large.

We are concerned that the parking lot will create an unsafe environment near homes and additionally will provide only two spaces to the public. How will this be managed and controlled? What is the design? And how will it be secured at night? We understand that the project is essential for the area, however we wane on trust due to past promises from Public Works and a constant barrage of construction in the same location for over seven (7) years with unkept promises and very little community engagement or communication.

We oppose moving forward with the project until these concerns are addressed.

Sincerely,  
Robert and Lucia Williams  
3805 Esplanade

~~~~~  
Dear Planning Commission:

I have lived on Esplanade, two blocks from the proposed pump station, for twenty years raising my family. I am writing to oppose the current plans for the pump plant and parking lot.

I have been a real estate developer in the City of Los Angeles for over 40 years building over 40 projects through the City including hundreds of homes in CD 11.

The process followed by Public Works to design and permit the pump station would never be allowed for any private developer. For the past 40 years on every one of our developments we have had extensive community meetings, neighborhood council presentations, and meetings with the council office. We have been responsive to the community and the council office.

In this case Public Works has been allowed to ignore the neighborhood keeping this case on hold for over four years. In 2016 we had a community meeting with representatives of the council office and the Department of Public Works. I was personally assured that my concerns of the community would be addressed and additional community meetings to review design would be held. We asked many times when the City would respond which never happened. Had we treated the community this way in our business, our projects would never move forward. If we stonewalled the community for four years, our case would have been terminated.

I am not against the development of the pump station as the City needs to continually upgrade its infrastructure. The pump station is surrounded by 20' alleys and the ecologically sensitive Grand Canal. The community concerns need to be addressed including landscaping, design, construction, mitigation to enhance the area around the pump station, and continual maintenance. We lived through the construction work at this site for the Dual Force Main project, which was a disaster. We live on a daily basis with the eyesore of the existing pump station and lack of maintenance or pride in the neighborhood exhibited by Public Works.

I hope you will grant these appeals and require Public Works to live up to its promises.

Sincerely

Jeff Lee  
3701 Esplanade

Dear Commissioners:

In addition to the very astute comments made by Genevieve Morrill and other neighbors, I would like to share my concerns.

**General**

The Contract Documents for this project were submitted and cleared by Los Angeles Department of Building and Safety in 2017 without any public notice or review. Approval by two agencies (LA City Planning Department and California Coastal Commission) which both require public notification and public review, is only now being sought. Typically, Planning and Coastal clearances are the first to be addressed, not the last. The Public review of this project has been severely lacking, and City officials have both a legal and moral obligation to make sure the citizens of Los Angeles are heard.

This project spans two existing lots (which both front the Grand Canal) without an approved lot-tie agreement. All lot-tie agreements must go through a Public Hearing and review process. This has not been done, and all further consideration of this project should be suspended until the proper Public Hearing process has been completed and the lot-tie agreement approved.

The front yards of the two City lots of the proposed VAPP both face the Esplanade (Grand Canal). The rear yards of these two City lots face Canal Court. Hurricane Street is located along the side yard of only one of the parcels. The use of 133 and 139 Hurricane Street as the project address is both inaccurate and

misleading. All references to 133 and 139 Hurricane Street for this project should be changed to 3813 and 3817 South Esplanade, respectively.

## **Design Issues**

The recent Joint Determination letter from the LA City Director of Planning and Zoning Administrator states the following: *“As proposed, the project is visually compatible with the character of the area and will enhance the visual quality of the existing neighborhood.”* I couldn't disagree more.

The existing VPP is a one-story building surrounded by a sound wall, painted in neutral colors. It is quiet and odorless, and its low massing minimizes its effect on neighboring residences. In contrast, the proposed VAPP has a large concrete-walled Electrical Building that is oriented in a north-south direction – 90 degrees from the adjacent residences – which would form a 32-foot-high solid wall, not only blocking views to the Grand Canal, but creating shadows (between 10 am and 3 pm) directly onto all adjacent residences located to the north and west.

A recent change to the flood zone map in the Venice area was made effective by FEMA on April 21, 2021. As a participant to the National Flood Insurance Program (NFIP), the City of Los Angeles is required to enforce the flood clearance requirement for new construction and substantial improvement projects.

The two lots where the future VAPP is to be located were affected by this flood zone map update. The new Base Flood Elevation (BFE) is 8 feet above sea level and all new buildings require that the Lowest Finished Floor Elevation (LFFE) be at 9 feet (8 feet + 1 foot of free board) per LA City Ordinance 186952.

The current design for the VAPP has the Lowest Finished Floor Elevation (LFFE) at 7.67 feet – 16 inches below the minimum required level per the new FEMA requirements. Note, the building generator, all switchgear electrical equipment for the pump motors, and all exterior transformers will be underwater during a flood. This will lead to the complete failure of the pumps and a catastrophic environmental disaster. **The entire VAPP must be redesigned accordingly.**

The 32-foot Electrical Building height is excessive and unnecessary. It is twice the height of the existing VPP. The BFE issue noted above will only make this tall building even taller. Further, the current two-story design has no elevator to accommodate disabled employees, with the only restroom and office located on the second floor. **The Electrical Building should be changed to a one-story structure and reoriented in an east-west direction along Hurricane Street.**

These design changes would allow for a large open buffer area for the residences located directly to the north, eliminate shadows, reduce the project's visual impact, be more compatible with the existing VPP, accommodate disabled employees, and better comply with the Venice Coastal Zone Specific Plan.

The three large transformers (each 6.5' to 7' tall) located within the required setback are unacceptable. They are located outside the decorative fencing and surrounded by 19 steel bollards along the entire Canal Court property line. These transformers would be an eyesore. Additionally, they will generate noise. They must be repositioned out of sight and away from any adjacent residences. If a one-story VAPP were U-shaped facing the existing Venice Pumping Plant, the transformers could be placed within the recessed U-shape with direct access to Hurricane Street, but out of sight from adjacent residences.

The HVAC equipment for the Electrical Building is located outside near the north property line and in direct view from adjacent residences. This equipment will generate noise and heat, and should be relocated away from residences (perhaps on the roof) and screened from view.

**Parking Lot/Green Space**

The proposed public artwork located in the green space south of the proposed parking has not been designed or specifically defined. The design and massing of this proposed artwork should be clearly presented as part of the formal public review process prior to any project approval. In addition, the City must provide written assurances as part of the Conditions of Approval for this project that no artificial lighting, sound or kinetic movement will be associated with the public art. Landscaping shown in the same area as the public art should be revised accordingly prior to further public review.

The accessible aisle for the van parking space shown at 3913 S. Esplanade W. (128 E. Hurricane Street) should be located on the passenger side. The current configuration does not meet either Federal or State Accessibility Code requirements, and should be redesigned.

**I oppose any further action on this project, including an indefinite postponement of the April 28, 2022 Public Hearing, until these issues are addressed and corrected.**

Sincerely,

Andrew Freedman  
20 Ironsides #18, Venice, CA 90292

Steve Freedman  
732 Howard St., Venice, CA 90292

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To Whom It May Concern:

I stand OPPOSED to the way in which the above referenced Pumping Plant is being constructed. Although I understand the sewage plant is a necessary evil, there are many issues that have not been taken into consideration with the construction design of the project.

I have lived in the same building (which I own) for 33 years. There has been literally zero attention paid to upgrading the infrastructure of this residential area by the City. The "roads" are in dire need of repair, including "Speedway" (which will be adjacent to the Plant) which floods every time it rains. The potholes are ridiculous and no amount of calls to have them repaired gets any attention at all. Yet, you seem to have a burning desire to build an industrial structure right smack dab in the middle of a lovely residential community.

This Plant is being constructed in the MIDDLE OF A BEAUTIFUL RESIDENTIAL AREA...People literally live inches away from where transformers will be housed, which could conceivably cause grave health concerns @ electromagnetic fields. The actual construction of the Plant will disrupt the entire neighborhood with noise, dust, etc. The last time Public Works did construction in this area, several people became ill from the particulate matter in the air and were forced to move. Add to this, the beautiful Lagoon and the indigenous flora and fauna that reside there (and have for decades) - all of which will be disrupted.

There has literally been no communication with the immediate community about what the plans are. From what we "understand", the design is incompatible with the community; further, you have offered no benefit to the community, not only aesthetically (no buffer between the Plant and the community), but also concerning the health and well-being (including safety) of the people who live here. Why would you build an industrial project in the middle of a residential zone? It is beyond my comprehension.

I am in dire opposition to moving forward with this project until these (and other) concerns are addressed. I sincerely hope you will, for once, consider the concerns of those of us who live in the community. We pay taxes...and we vote.

Sincerely,

Marilyn Mikos (owner)  
115 Eastwind

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To Whom it May Concern,

We are residents of 3812 Pacific Ave, located at the corner of Pacific and Hurricane. We have heard the news that the City of Los Angeles plans to construct a large sewage plant at the two vacant lots at the end of Hurricane.

We are writing to express our great concern with this plan for a number of reasons.

First, and most importantly to us, we understand the building for the plant will house transformers, emitting electromagnetic fields. EMFs have been known to cause cancer and as residents we are seriously concerns about how this plant will put our health and the health of the neighborhood at risk.

Further, we love the ecological reserve and lagoon near our house, this plant could have significant impact on the ecological health and well-being of this sensitive lagoon.

Finally, we are concerned that the parking lot proposed near the plant will create an unsafe environment on our street. We are concerned about how the lot will be managed and controlled and secured and the potential safety risks it poses to the community.

We oppose moving forward with the project until these concerns are addressed.

Sincerely,

Arianne Flemming and Justin Wasser

3812 Pacific Ave Marina Del Rey 90292

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Dear Commissioner:



We are neighbors writing to share our concerns regarding the Venice Pumping Plant projected proposed at the above addresses. Our residence is located near the proposed new plant. The last time this project was presented to the community was in 2017. It is impossible to determine from the notice provided what the final design is or if there was any response to community concerns - we were never shown a final architectural design or landscape plan.

This is an industrial facility in a residential neighborhood abutting a sensitive wetland area, and more care should be taken to buffer the use from existing homes and resources.

We have many concerns: the parking lot will create an unsafe environment near homes; buffers are needed between industrial, and parking uses and the adjoining homes, etc.

We understand the project is essential for the area; however, experience has led us to not trust the promises and assurances that will be made. We oppose moving forward until these concerns are addressed

Thank you for listening to our concerns.

Susan Afriat and Steve Hyman  
4000 Pacific Avenue

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