



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



Land Use & Planning Committee (LUPC) STAFF REPORT January 20, 2026

City Case No: CPC-2025-1561-DB-CU2-CDP-MEL-SPPC-HCA

CEQA Case No: ENV-2025-1562-EAF

Related City Case No(s): ZA-2021-406-CDP-SPP-MEL-ZV-ZAA and DIR-2017-3789-CDP-SPP-MEL (expired)

Address of Project: 17-21 Jib Street

Applicant/Property Owner: Lederman Family Trust & Joshua K. Lederman/17 Jib Company LLC

Applicant's Representative: Jesi Harris, Brian Silveira & Associates

Standard of Review: Coastal Act, with certified Land Use Plan (LUP) as guidance
State Density Bonus Law
Mello Act, Housing Crisis Act (SB 8) and related state housing laws
Conditional Use
Specific Plan Project Permit Compliance

Coastal Zone: Dual Permit Jurisdiction

City Hearing: not yet scheduled

Email for City Planner: Michelle.Gallarza@lacity.org

LUPC Staff assigned: David Turnbull & Robin Rudisill

Project Description:

Demolition of residential improvements on two walk street lots: 17 Jib Street/4225-011-009 (after the fact approval of demo of SFD) & 21 Jib Street/4225-011-011 (5-unit residential structure), and construction of a 5-story, 59', 25-unit residential structure, including 5 units reserved for Very Low Income (VLI) households, & 1 unit reserved for Lower Income (LI) households, with Density Bonus incentives and waivers.

Key project characteristics from the current plans include

- New construction: 25-unit, 5-story apartment building with parking on the ground floor
- Lot area: 7,385.67 sq ft, consolidation of 3 (4?) lots into two existing parcels (Lots 9 & 11, Block G, Ocean Strand Tract)
- Zoning: R3-1; Specific Plan: Venice Coastal Zone (VCZSP), certified Land Use Plan (LUP), Marina Peninsula subarea
- Stories: 5 above grade, **with a substantial roof deck over the fifth floor**
- Height:
 - “Zoning height” requested: 59 feet (measured per LAMC from the centerline of Jib Street)
 - Actual structure to roof deck: ~59'
 - Top of guardrail / parapet: ~62.5'
 - Venice Coastal Specific Plan height limit for walk street structures in Marina Peninsula Subarea: 28 feet – applicant seeks a 31-foot increase, more than double the height allowed by the VCZSP and LUP, via Density Bonus incentive.
- Floor Area Ratio (FAR):
 - Allowed by zoning: 3:1 ($4,992 \text{ sf buildable area} \times 3 = 14,976 \text{ sf}$)
 - Provided: 18,629 sf (FAR 3.73:1 – a 26% increase)
- Units / Affordability:
 - Total units: 25
 - 19 Market Rate units
 - 5 Very Low Income (VLI) units
 - 1 Low Income unit
 - Base density: 11 units, based on lot area (including $\frac{1}{2}$ alley) and R3 density formula
- Open Space:
 - Common open space: 0 sq ft
 - Private open space (balconies/roof decks): 2,953 sq ft provided vs. 2,675 sq ft required
 - All usable open space is elevated; no ground-level common open space on the walk street.
- Parking:
 - Required by VCZSP and LUP for 25 units: 57 spaces (before any DB reductions)
 - Provided: 9 spaces (3 standard, 5 compact, 1 ADA; 6 spaces in tandem positions)
 - **This is 48 fewer spaces than the required 57).**
- Bicycle Parking: 28 long-term and 20 short-term spaces (exceeding minimum requirements)

The project is located on the Jib Street walk street, within a highly scenic, historic walk street neighborhood that the LUP identifies as part of a Special Coastal Community and a “highly scenic coastal area,” where the height limit is 28 feet and where the scale of development is required to comply with height limits, setbacks, and building massing standards under LUP Policy I.D.3.

Motion:

The Venice Neighborhood Council opposes the City's approval of the project at 17-21 Jib Street and recommends that the project be denied in its current form for failure to comply with the State Density Bonus Law, the Coastal Act, the certified Venice Land Use Plan, and the Venice Coastal Zone Specific Plan.

The VNC further recommends that any revised project at this site:

- **Comply with the 28 foot height limit for structures on walk streets in the Marina Peninsula Subarea of the Venice Coastal Zone;**
- **Provide substantially more on-site parking to protect coastal access and neighborhood livability;**
- **Respect the scale, massing, and character of the historic Venice walk streets that have been recognized in the LUP as a highly scenic coastal area and key element of Venice's designation as a Special Coastal Community; and**
- **Demonstrate that any Density Bonus incentives and waivers are the minimum necessary to physically accommodate the affordable units, in a manner that is fully consistent with Government Code §65915(m) and the Coastal Act.**

Moved by: David Turnbull

Seconded by: Robin Rudisill

Vote: 5-0-2 (1 absent, 1 position open)

Neighborhood Outreach/Concerns

LUPC Staff met with the neighbors twice to discuss their concerns. In addition, a zoom meeting was held with the applicant/owner, Brian Silviera and Jesi Harris, LUPC Staff David Turnbull and Robin Rudisill, and neighborhood reps Roger Scadron and Brian Catalde. The neighbors on and around the Jib Street walk street and Speedway area have expressed strong opposition to the project. See petition and signatures at the end of this report. Well over 300 neighbors signed a petition citing several concerns about the project, including:

- **Coastal Access & Parking:** severe concern that providing only 9 on-site spaces where 57 are required by the VCZSP and LUP will push residents and their visitors onto already overburdened walk street, Speedway Alley, and alley parking, reducing parking available for coastal visitors and beach access and worsening circulation and safety on very narrow rights-of-way.
- **Height, Massing, and Walk Street Character:** alarm that a 5-story, 59-foot building will loom over the narrow walk street, dwarfing surrounding buildings and fundamentally

altering the scale and character of this historic, pedestrian-oriented environment that the LUP identifies as a highly scenic coastal area and Special Coastal Community.

- Cumulative Effect and Precedent: concern that granting a 31-foot height increase (more than double the height allowed by the VCZSP and LUP), major yard reductions, and a drastic parking waiver, plus consolidation of 3 (4?) lots, will trigger a wave of similar proposals on other Venice walk streets, cumulatively undermining coastal access, neighborhood character, and the Special Coastal Community status of Venice.

Entitlements / Requests

Per the project information in the plans, the applicant is seeking:

1. Conditional Use for Density Bonus (LAMC 12.24 U.26 & F)
 - Density Bonus for a project where the density increase exceeds the 35% "by-right" maximum in LAMC 12.22 A.25.
 - 25 for-rent dwelling units in lieu of 11 permitted base units is a 127% or 15 unit increase vs the "by right" 35%, with 5 VLI units and 1 Low Income unit.
2. On- & Off-Menu Incentives:
 - Up to 26% increase in FAR to allow 18,882 sq ft in lieu of 14,976 sq ft (3.73:1 vs. 3:1).
 - 20% reduction in front yard (12' instead of 15'). (must conform to walk street yards requirements)
 - 17% reduction in rear yard (12.5' instead of 15').
 - 31-foot increase in height (59' instead of 28' allowed for walk street structures in the Marina Peninsula Subarea under VCZSP §10.D.2.b).
3. Waivers of Development Standards:
 - 38% reduction in east side yard (5' instead of 8').
 - 38% reduction in west side yard (5' instead of 8').
 - Parking waiver: 9 spaces (6 tandem) in lieu of 57 spaces required by VCZSP §13.D.
 - Parking stall type waiver: five compact and three standard stalls instead of one standard space per unit (LAMC 12.21 A.5.c).
 - Lot consolidation waiver: allow consolidation of 3 (4?) lots instead of the maximum two residential lots permitted by VCZSP §9.A.1.
4. Venice Coastal Zone Specific Plan – Project Permit Compliance
 - For the construction of a maximum 25-unit apartment building on a walk street (LAMC 11.5.7 C.2 and VCZSP §7.H).
5. Coastal Development Permit (LAMC 12.20.2 G)
 - CDP in the Dual Permit jurisdiction to allow construction, use, and maintenance of the proposed project.

Coastal Act & LUP Consistency Analysis

1. Coastal Access & Parking

Key Coastal Act and LUP policies:

- Coastal Act §§30210, 30211, 30212, 30252: protect and maximize public access to the coast and public recreational opportunities, including through adequate parking.
- Coastal Act §30250 & §30252: require new development to be located and designed so as not to have significant adverse impacts on coastal resources, including parking and access.
- LUP Policies for Parking & Coastal Access: direct that residential parking be provided on site in order to protect on-street parking availability for coastal access.

Here, the VCZSP requires 57 off-street parking spaces for 25 units on this site.

The applicant proposes only 9 spaces in an area:

- With very high parking demand due to proximity to the beach and the walk streets serving as pedestrian routes to the shoreline; and
- Where walk streets and the Speedway Alley already experience intense competition between residents, visitors, service vehicles, and delivery vehicles for limited curb space.

A reduction from 57 to 9 spaces is a 48 space or approximately 84% reduction in the on-site parking required by the VCZSP. Even with robust bike parking, this magnitude of reduction is fundamentally different from other Venice Density Bonus projects, such as the 657 Sunset Ave Density Bonus project, where:

- That project qualifies for AB 2097 parking relief due to proximity to a Major Transit Stop;
- The project site was a corner lot situated on very wide, 60' driving streets;
- That site was farther from the beach; and
- That applicant still chose to provide 11 spaces, supported by a detailed parking study.

In contrast, at 17-21 Jib Street:

- The project is steps from the sand on a very narrow walk street that functions as a key pedestrian and bicycle access route to the shoreline.
- On-street parking in the immediate area directly supports coastal recreation for the general public, for both the beach and the Canals/Ballona Lagoon.
- The applicant is seeking to practically eliminate on-site parking relative to VCZSP standards in order to pack 25 units and a five-story building onto a very small, sensitive walk street site.

Because the walk streets and adjacent streets provide coastal visitor parking as well as general neighborhood parking, such a drastic reduction in on-site parking would foreseeably:

- Displace resident and guest cars into spaces now used by beach visitors;
- Force more drivers to circulate in search of parking, increasing congestion and conflicts on narrow, pedestrian-oriented rights-of-way.

- Make it significantly harder for the broader public to spontaneously access this portion of the coastline; and
- Undermine the City's and Coastal Commission's longstanding policy of protecting coastal access through adequate parking in Venice.

Conclusion - Coastal Access & Parking

On this coastal-proximate walk street, the requested parking waiver – combined with the substantial increase in units – is not consistent with Coastal Act coastal access policies and the LUP/VCZSP framework. The project, as proposed, would likely have significant adverse impacts on coastal parking and access and therefore fails to conform with Coastal Act Chapter 3.

2. Scenic and Visual Resources / Special Coastal Community Character

Key policies:

- Coastal Act §30251: requires that the scenic and visual qualities of coastal areas be considered and protected as a resource of public importance and that permitted development be sited and designed to protect views to and along the ocean and scenic coastal areas and to be visually compatible with the character of surrounding areas.
- Coastal Act §30253(e): requires protection of special communities and neighborhoods that, due to their unique characteristics, are popular coastal visitor destinations.
- LUP Policy I.D.3 (Walk Streets/Highly Scenic Coastal Areas): identifies the Venice walk streets as a highly scenic coastal area and requires that the scale of development comply with height limits, setbacks, and building massing standards.
- The LUP's definition of "Special Coastal Community" describes areas recognized as important visitor destinations, with distinctive cultural/historic/architectural heritage, strong pedestrian and bicycle orientation, and high visual attractiveness – the Venice walk streets clearly satisfy this definition and their character and scale must be protected as a Coastal Resource. See ADDENDUM for the applicable LUP Walk Street Policies with which the project must comply but does not.

The proposed project is fundamentally out of scale with these policies:

- It seeks a 31-foot height increase, from a 28-foot limit to 59 feet – more than double the walk street height standard in the Marina Peninsula Subarea, before considering the additional physical height of the roof deck, guardrails, and parapets.
- It introduces five full floors of residential units, plus a large roof deck, into a narrow walk street context historically characterized by much lower-scale buildings, generous open space, and a highly intimate, pedestrian-oriented character.
- Side yards, front yard, and rear yard are all significantly reduced via incentives and waivers, further increasing bulk and mass right up against the walk street and alley – **compromising fire department access to the upper levels from the side-yards.**

As compared to the 657 Sunset Ave Density Bonus case, the LUPC concluded that the project – though tall – kept the fourth floor significantly stepped back, omitted a roof deck, and was located at the corner of two 60-foot rights-of-way, which softened its visual impact and allowed it to be viewed as compatible with surrounding character.

At 17-21 Jib Street, the opposite is true:

- The walk street is extremely narrow, intentionally designed as a pedestrian greenway leading to the sand.
- The project involves the demolition of one of the earliest and more remarkable residential buildings on the Marina Peninsula, constructed in 1906, in the 'craftsman' style. This building, one of only a few structures from the earliest period of development in and around Venice, is not yet eligible for listing as an historic building but makes a significant contribution to the character of Jib Street, and the Marina Peninsula as a whole. The applicant's 'expert' on historic buildings focuses on anecdotal evidence and the personalities who occupied the building at various times since construction. More tangible considerations – those that impact the Marina Peninsula built fabric, its historical significance and the need for the preservation of historical traces that define the neighborhood and respect the already long history – over 100 years--of the building are overlooked as is the community-wide affection for these characterful, historic structures.
- A five-story wall of building directly fronting the walk street, with no step back, very limited setbacks and a full roof deck, would dramatically dominate and visually overwhelm this historic environment.
- The building's height, mass, and consolidation of 3 (4?) lots into one large project site create a canyon effect that is fundamentally at odds with the existing pattern of smaller structures, open front yards, and human-scale architecture along the walk streets.
- This structure is on two lots, making it approximately twice as wide and massive than any of the other structures on Jib St.

Conclusion – Scenic, Visual, and Special Community Character:

The project's height, bulk, and massing do not comply with the 28-foot walk street height limit or with the LUP's requirement that development respect height limits, setbacks, and massing standards in this highly scenic coastal area. The proposed 5-story, 59-foot building plus roof deck is not visually compatible with existing walk street character and would significantly degrade scenic and visual qualities and the Special Coastal Community status of the Venice walk streets, in violation of Coastal Act sections 30251 and 30253(e) as well as LUP Policies I.D.3 and I.E.1.

3. Coastal Hazards

Coastal Act section 30253 (a) and (b) require siting new development such that it minimizes risks to life and property in flood hazard areas, assures stability and structural integrity, and does not require the construction of protective devices that substantially alter natural landforms. This Coastal Act policy supports maintaining housing density in areas that are at risk of sea level rise or are otherwise vulnerable to flood hazards. Thus, the project as proposed violates Coastal Act section 30253 as it significantly increases density in an area subject to coastal hazards.

4. Harmonizing Density Bonus Law and Coastal Act - Government Code §65915(m)

Government Code §65915(m) explicitly states that all density bonus incentives, waivers, and reductions must be granted in a manner that is consistent with both the Density Bonus Law and the Coastal Act. The Legislature's direction is that these statutes be "harmonized" so that affordable housing is increased in the Coastal Zone *while also protecting coastal resources and coastal access.*

In the 657 Sunset Ave case, the LUPC concluded that, on balance, the requested incentives and waivers were modest compared to typical density bonus projects in non-Coastal Zone areas of Los Angeles, that that project omitted a roof deck, kept the fourth floor stepped back, and provided 24% VLI units *where none previously existed*, such that the density bonus benefits could be harmonized with Coastal Act resource protection on that site.

At 17-21 Jib:

- The applicant is requesting maximum or near-maximum relief from several of the most sensitive standards in the Venice Coastal Zone:
 - Massive height increase on a walk street from 28' to 59';
 - Major yard reductions on all sides;
 - 84% reduction in on-site parking relative to VCZSP/LUP requirements in an area that is extremely close to the beach and Venice Canal/Ballona Lagoon recreation areas;
 - Consolidation of 3 (4?) lots (beyond the 2-lot maximum in VCZSP/LUP).
- The project's design does not attempt to "do more with less" (for example, by maintaining 28' height and greater setbacks while still providing affordable units). Instead, it seeks to maximize buildout in every dimension—height, FAR, step backs and setbacks/building footprint, and unit count.
- The applicant has not demonstrated that all of these requested incentives and waivers are the minimum physically necessary to accommodate the 6 affordable units. Also, there are currently 5 existing units. Given the size and intensity of the proposed structure, it appears highly likely that a shorter, less massive building with more parking and fewer waivers could still provide a meaningful number of affordable units while better protecting coastal resources.

Under §65915(m), the City cannot treat the Density Bonus Law as overriding the Coastal Act or the LUP. Instead, the City must limit or deny incentives and waivers that would otherwise cause the project to conflict with Coastal Act resource protection policies. Where the requested waivers would result in:

- **Significant adverse impacts on coastal access and parking;**
- **Degradation of scenic and visual resources in a highly scenic and sensitive walk street environment; and**
- **Harm to a recognized Special Coastal Community;**

the City is obligated to withhold those specific waivers and require redesign so that affordable housing goals and coastal protection goals are both honored.

Conclusion - Harmonization

The project, as proposed, does not harmonize the Density Bonus Law with the Coastal Act. Instead, it uses density bonus tools to override key coastal protections (walk street height,

parking, massing, lot consolidation) in a manner that is directly contrary to §65915(m)'s command that density bonus entitlements be granted only in a Coastal-Act-consistent manner.

5. Cumulative Effect and Precedent

Coastal Act §30250(a) requires that new development not result in significant adverse cumulative impacts on coastal resources.

Allowing a 5-story, 59-foot-tall structure with 9 parking spaces for 25 units and 3 (4?)-lot consolidation on a historic walk street would establish a powerful template for similar proposals throughout the Venice walk- system. Once such a precedent is set, it will be very difficult for the City or the Coastal Commission to deny similar height, massing, parking, and lot consolidation requests, for any project for a similarly scaled composite lot or simply a normal size, single lot project, along other walk streets, without appearing arbitrary.

This would, over time:

- Incrementally erase the walk street character that underlies Venice's Special Coastal Community designation,
- Significantly burden coastal visitor parking and circulation, and
- Convert cherished, pedestrian-oriented coastal neighborhoods into corridors of tall, continuous, bulkier structures serving primarily new, higher-income residents, even if a small fraction of units remain income restricted.

Given the small size and extreme sensitivity of the walk street system, even a small number of such projects could have a disproportionately large cumulative impact on coastal access and scenic resources. That cumulative impact is precisely what the Coastal Act is designed to avoid.

6. Mello Act & Housing Crisis Act (HCA)

According to the November 13, 2025 Mello Act determination of affordable units from the L.A. Housing Department, two affordable units exist at 21 Jib St.

According to the August 30, 2021 Mello Act determination of affordable units from the L.A. Housing department, 1 presumed affordable unit exists at 17 Jib St.

According to the July 11, 2004 Housing Crisis Act/Replacement Unit determination letter from the L.A. Housing Department, all 6 existing dwelling units at the property (1 unit at 17 Jib and 5 units at 21 Jib) are "protected," as follows:

1 presumed affordable protected unit (non-RSO)

1 RSO presumed affordable protected unit

3 RSO affordable protected units

1 RSO unit

6 Total protected units

5 of the 6 units were occupied at the time of application, with one unit, Jib 17, having been demolished (without a CDP) in 2020.

The net increase in affordable housing is one unit, only. An increase of 1 affordable unit does not justify the significant Density Bonus requests.

The project does meet the inclusionary requirements of the Mello Act.

7. Environmental Justice & Housing Considerations

The Coastal Commission's Environmental Justice Policy and Coastal Act §30604(f) & (g) place strong emphasis on protecting and providing affordable housing in the Coastal Zone.

The proposed project does include 5 VLI and 1 Low Income unit out of 25 total units (~24% affordable), comparable in proportion to the 657 Sunset Ave project. This is a significant benefit and should be acknowledged.

However:

- Environmental Justice does not eliminate the Coastal Act's requirement to protect coastal resources and coastal access, especially in highly scenic, historic, and visitor-serving walk street districts.
- There is no evidence that these specific 25 units, on this specific walk street site, at this intensity (5 stories, 59 feet, 3.73:1 FAR, very little parking) are the only way—or the least harmful way—to produce affordable housing on this property.
- A smaller-scale project that complied with the 28-foot height limit, provided more on-site parking, and respected setbacks and massing standards could still provide meaningful affordable housing while significantly reducing harm to walk street character and coastal access.

In other words, supporting affordable housing in the Coastal Zone does not require accepting any and all project designs that happen to include affordable units, especially when they conflict with core Coastal Act protections in a Special Coastal Community.

Overall Conclusion

On balance, the proposed project at 17-21 Jib Street:

- Conflicts with Coastal Act coastal access and parking policies by slashing required on-site parking from 57 to 9 spaces in a highly parking-starved, visitor-serving area just steps from the beach;
- Violates the LUP and VCZSP height and massing framework for the walk streets by proposing a 5-story, 59-foot building plus roof deck in an area with a 28-foot height limit and an explicit directive to respect walk street scale;
- Harms scenic and visual resources and undermines the Special Coastal Community character of the Venice walk streets;
- Overuses Density Bonus incentives and waivers in a way that does not appear to be the minimum necessary to provide affordable housing and is not harmonized with the Coastal Act as required by Government Code §65915(m); and
- Creates serious cumulative impact and precedent concerns for the Venice walk street system and coastal access.

For these reasons, LUPC staff recommends that the VNC support denial of the current proposal and urge the City and the applicant to pursue a substantially redesigned project that:

- Complies with the 28-foot walk street height limit;
- Provides significantly more on-site parking in line with coastal access policies;
- Respects walk street setbacks, open space, and massing standards; and
- Still maximizes feasible affordable housing in a manner that truly harmonizes the Density Bonus Law with the Coastal Act, rather than sacrificing coastal resources to achieve density.

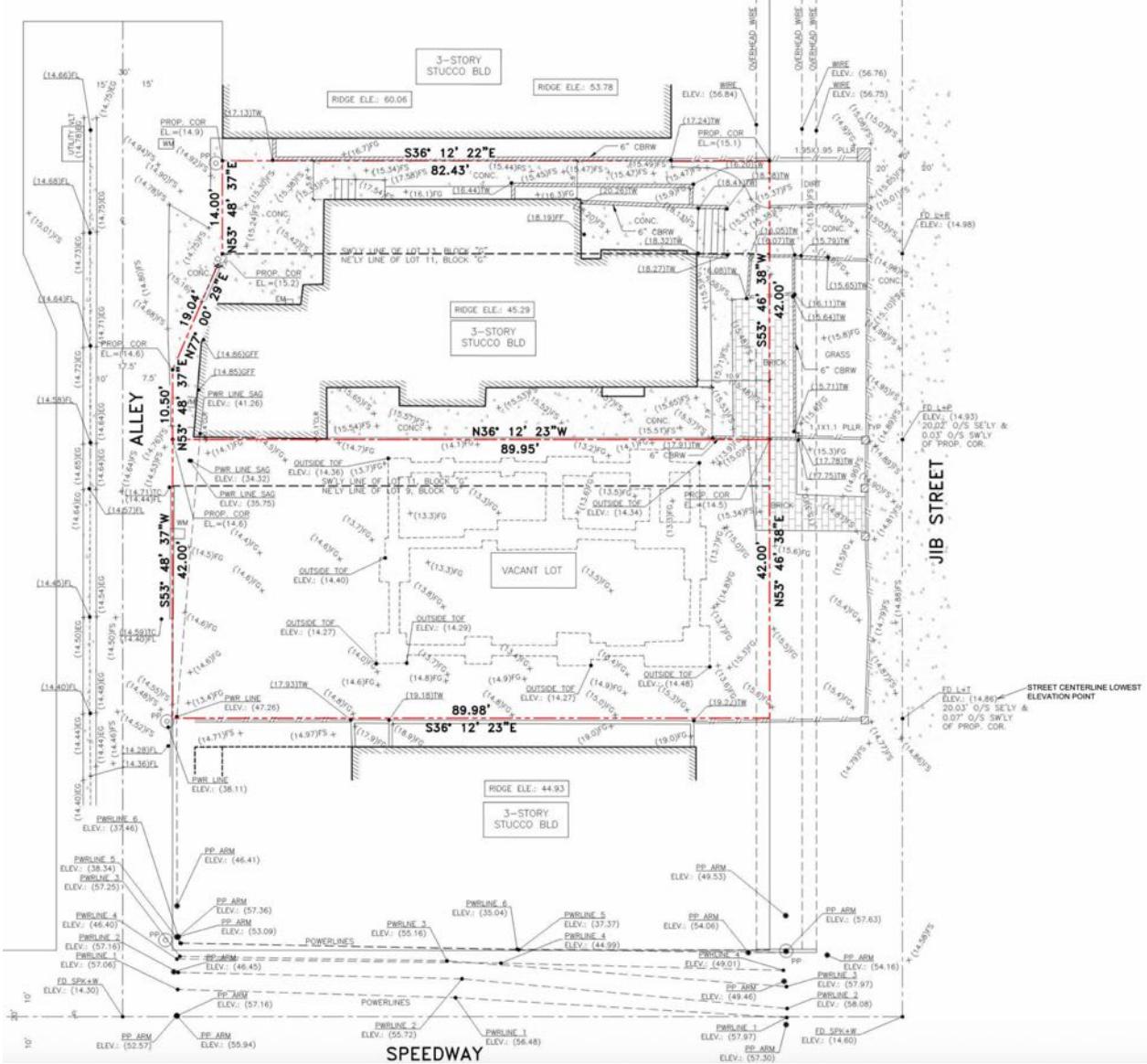
I. Existing:



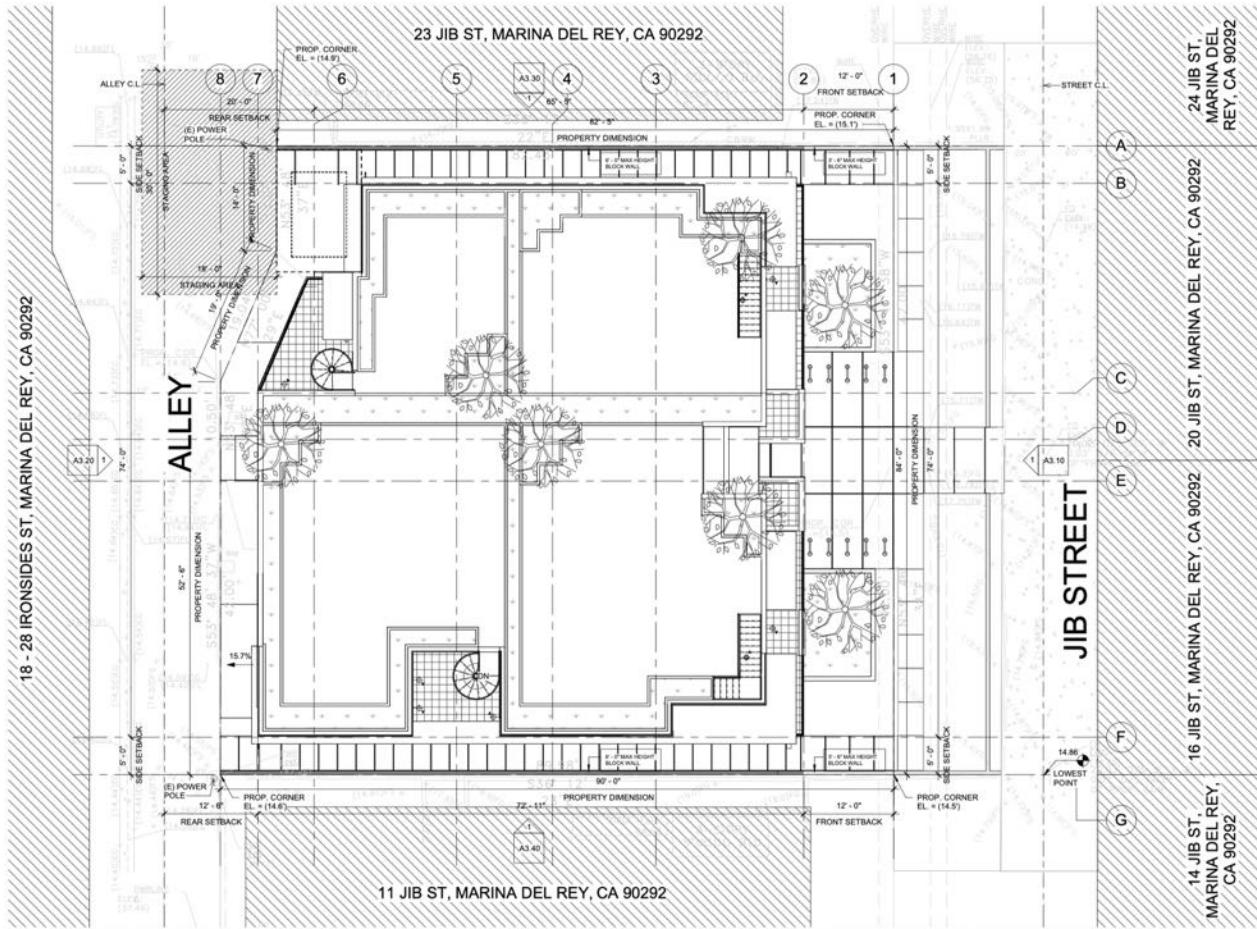
II. Rendering of Project



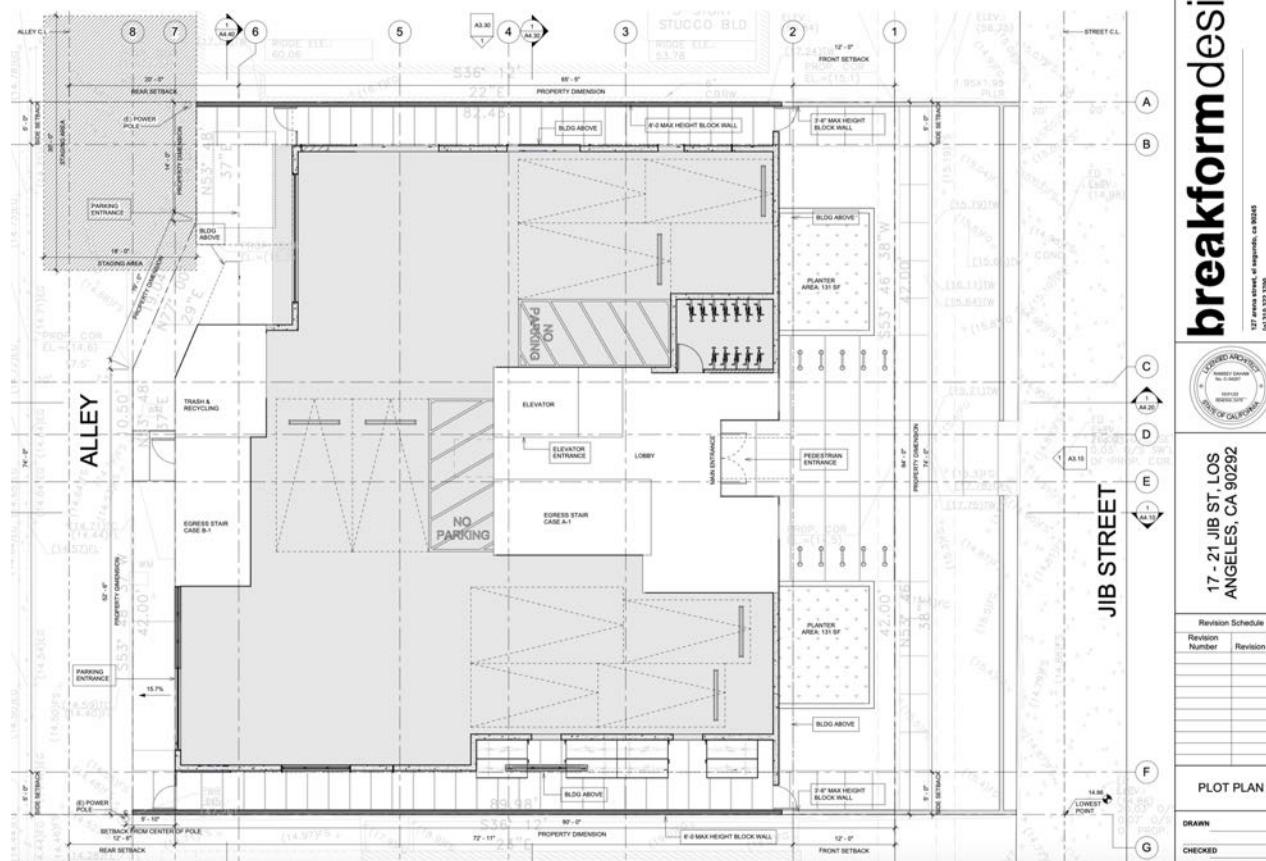
III. Existing Site Plan:



IV . Proposed Site Plan:

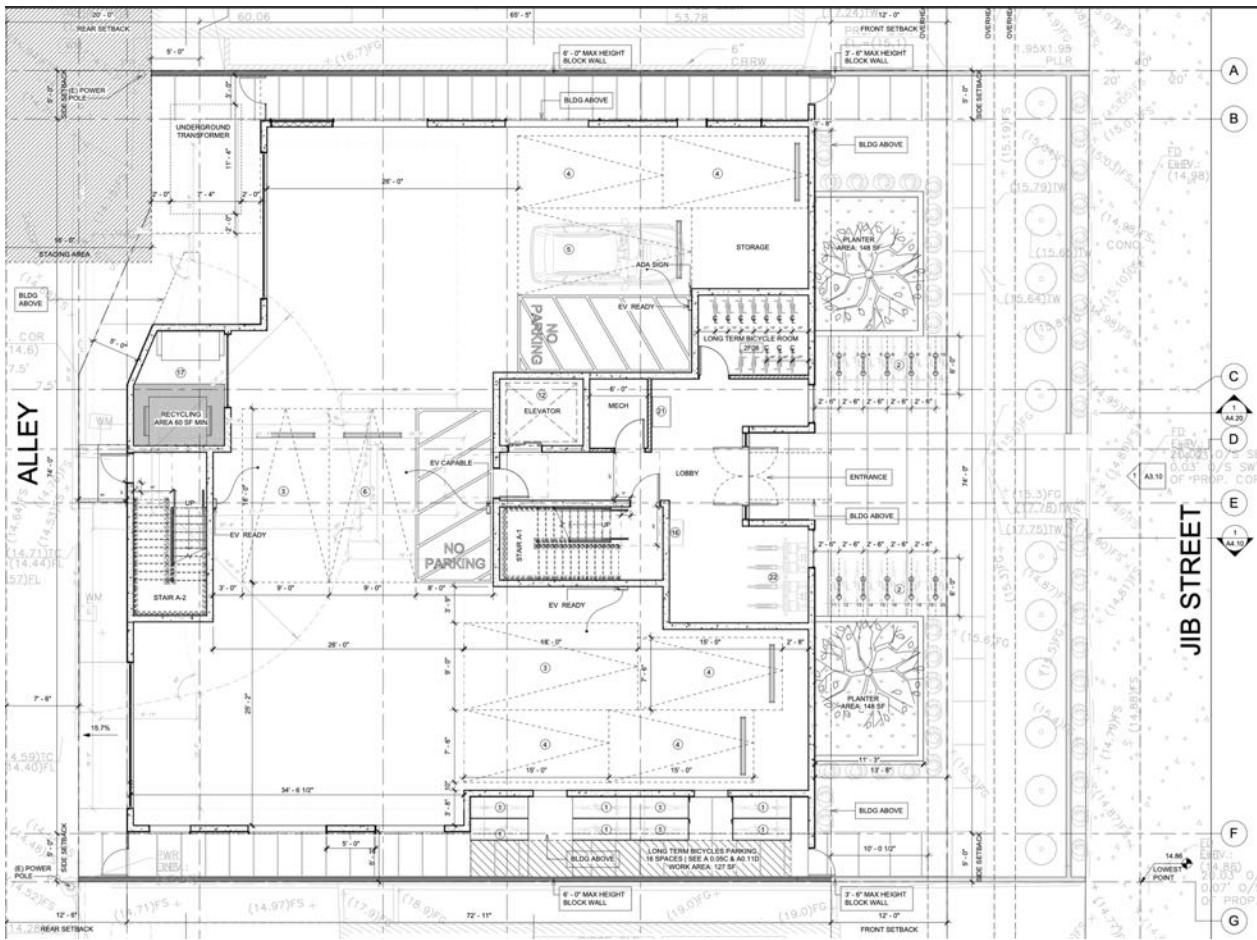


V. Plot Plan:

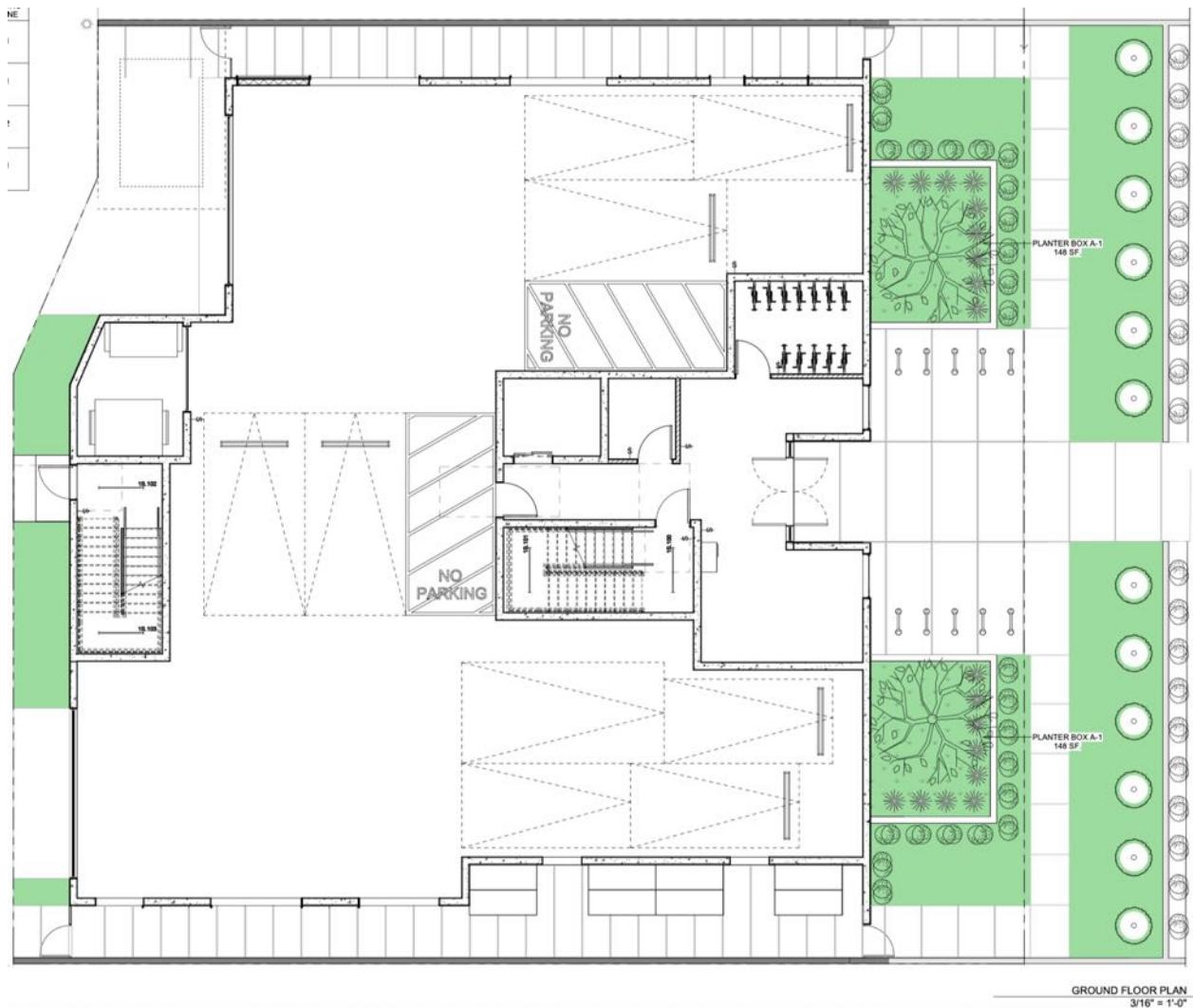


VI. Floor Plans:

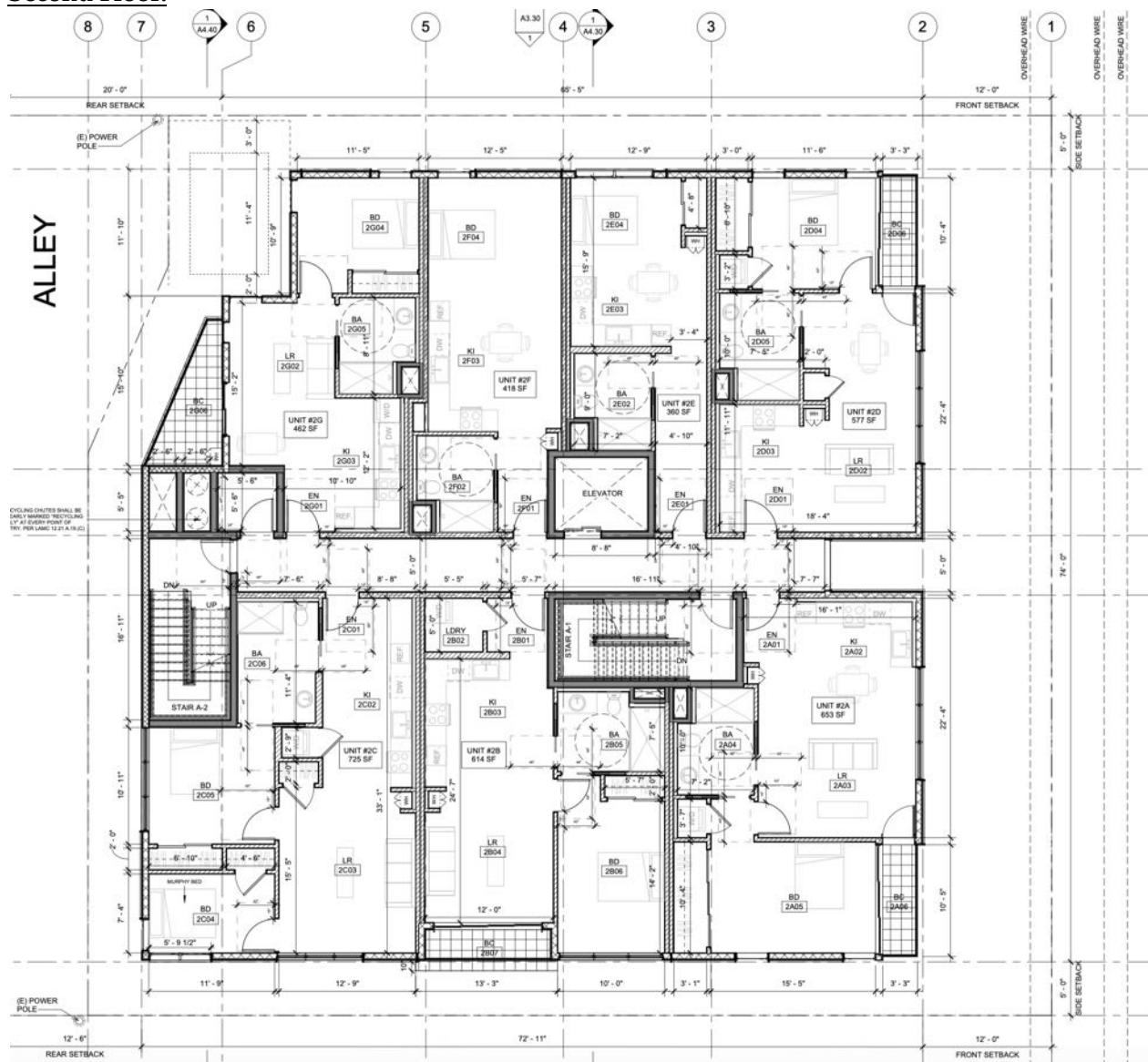
First Floor:



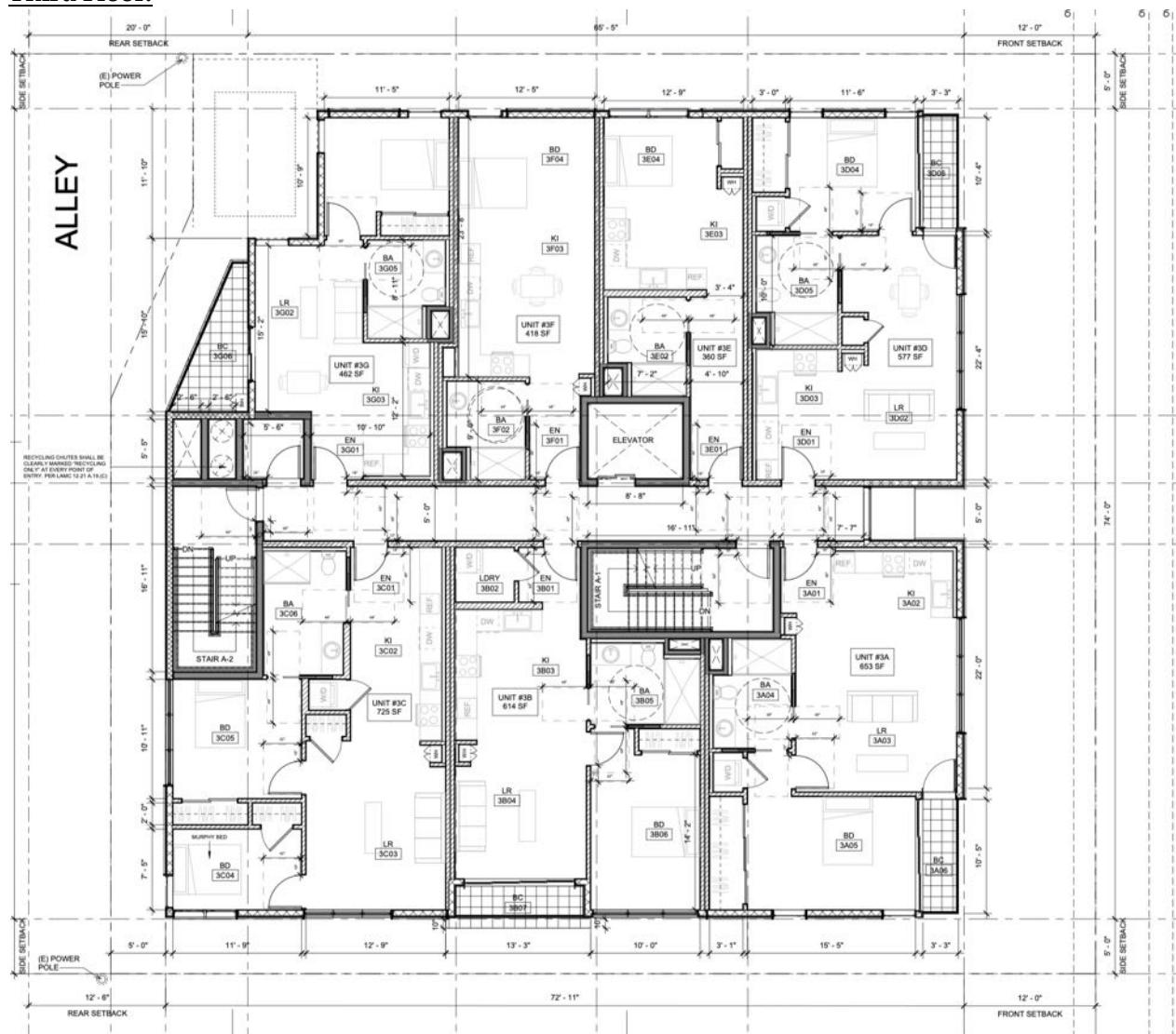
Ground Floor Plan with Landscape:



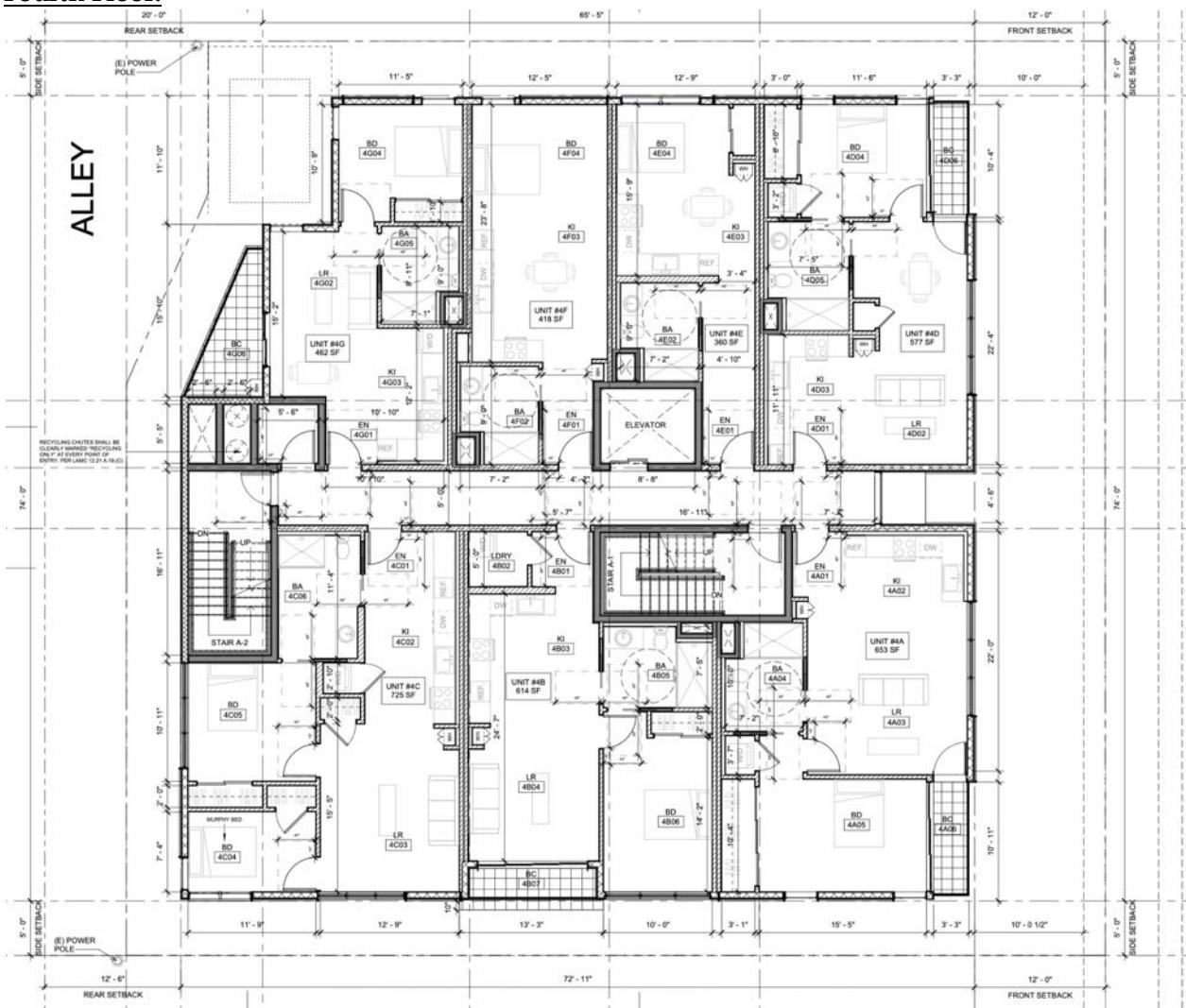
Second Floor:



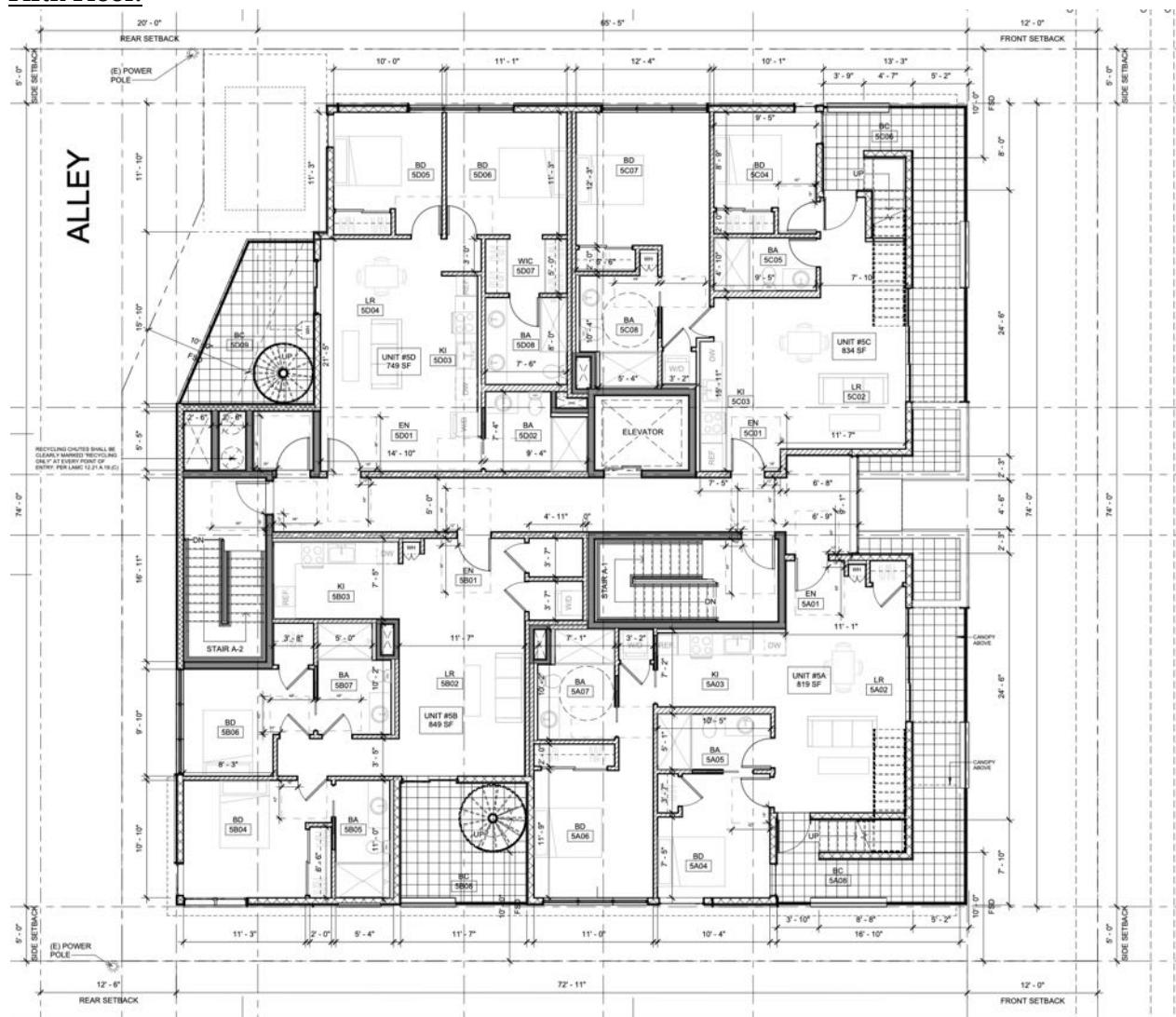
Third Floor:



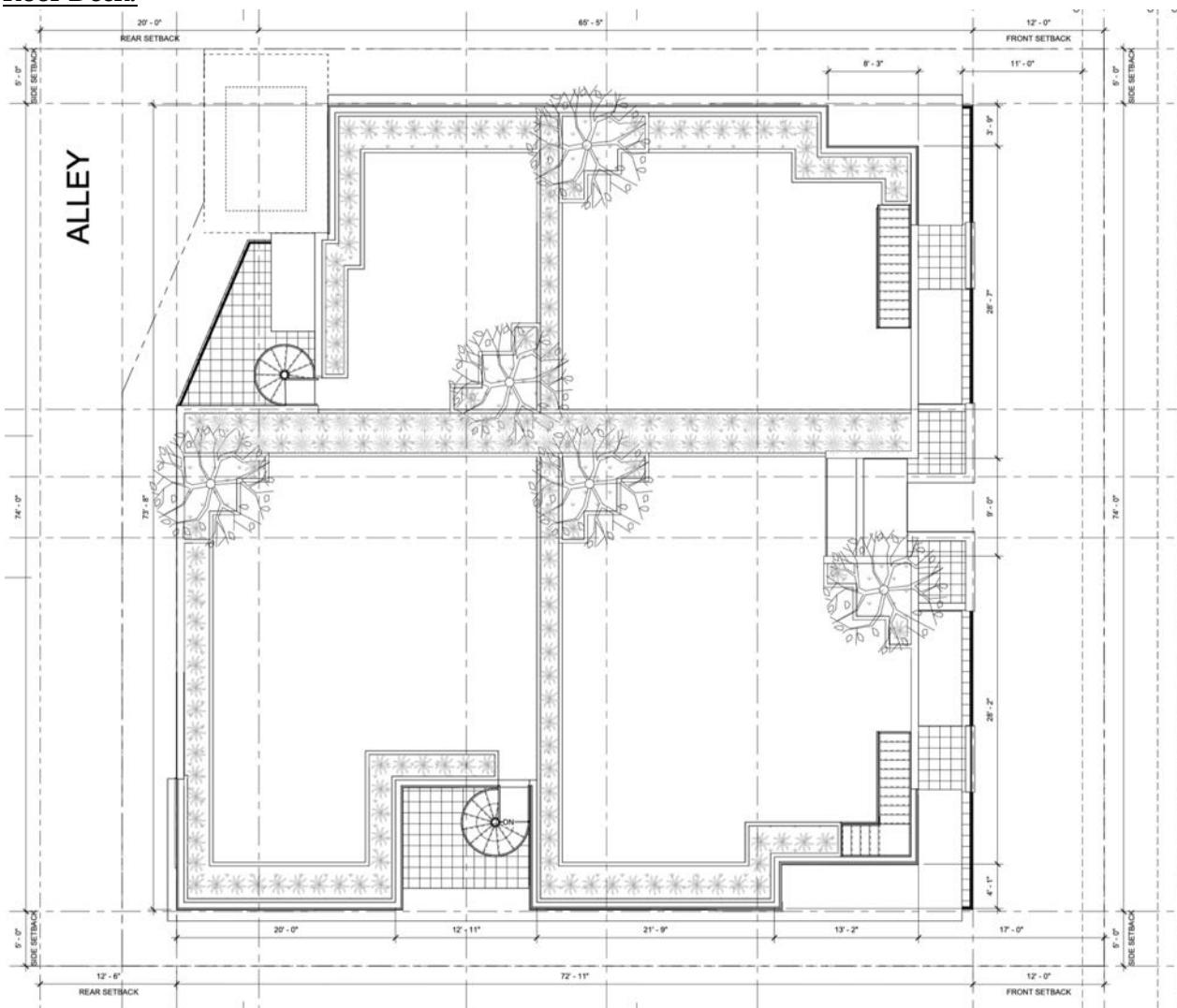
Fourth Floor:



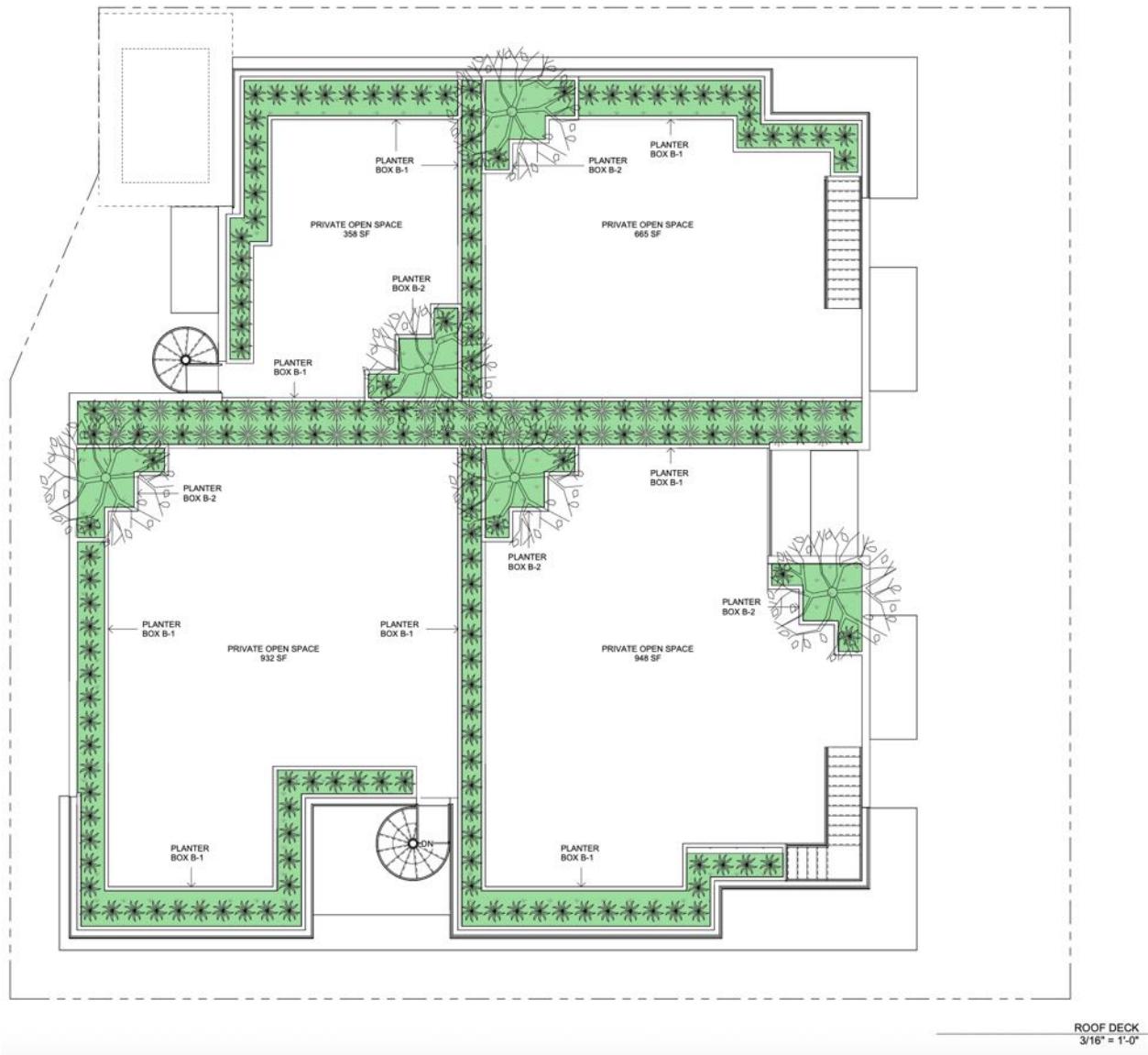
Fifth Floor:



Roof Deck:



Roof Deck with Landscape:

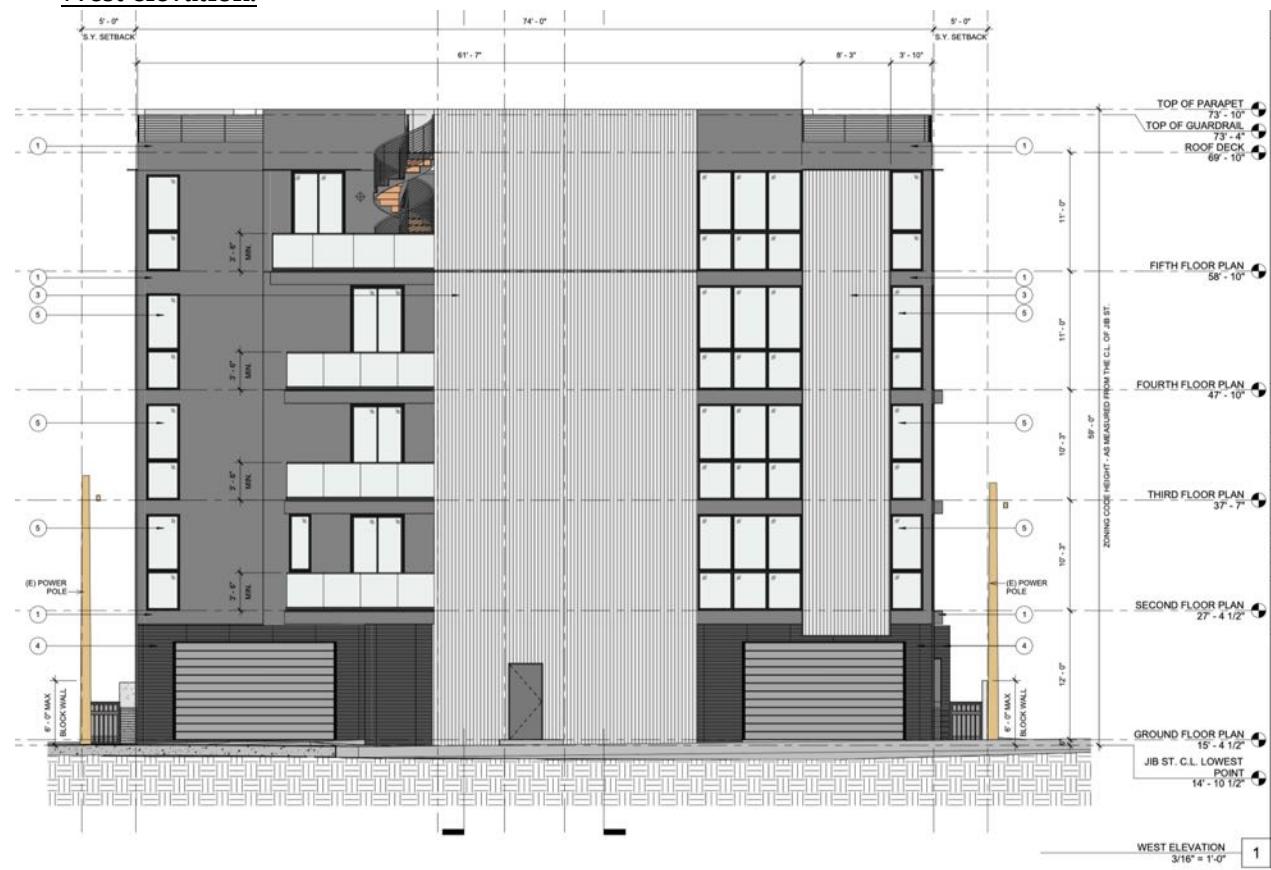


VII. Elevations:

East elevation:



West elevation:



South elevation:



North elevation:



ADDENDUM

LUP Walk Street Policies With Which the Project Must Comply

The 17-21 Jib St project prejudices the ability of the City of Los Angeles to prepare a Local Coastal Program (LCP) that is in conformity with Chapter 3 of the California Coastal as Act of 1976 as it violates the following LUP policies:

- LUP Policy I.A.7. Multi-family Residential - Low Medium II Density
- LUP Policy I.D.3. Views of Natural and Coastal Recreation Resources
- LUP Policy I.E.1. General Preservation of Venice as a Special Coastal Community
- LUP Policy I.E.2. Preservation of Venice as a Special Coastal Community Scale
- LUP Policy I.E.3. Preservation of Venice as a Special Coastal Community Architecture
- LUP Policy I.F.1. Historic and Cultural Resources
- LUP Policy II. A. 3. Parking Requirements
- LUP Policy II.C.1. General Non-Vehicular Coastal Access Policy Private Developments
- LUP Policy II.C.7. Walk Streets
- LUP Policy II.C.10 Walk Streets
- LUP Policy II.C.11. Encroachments into Walk Street Right-of-Way
- LUP Policy Group III Shoreline Access

LUP Policy I. D. 3. Views of Natural and Coastal Recreation Resources states:

"The scale of development shall comply with height limits, setbacks and standards for building massing specified in Policy Groups I.A and I.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views of highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, Walk Streets and pedestrian oriented special communities." (Emphasis added)

LUP Policy I. A. 7. c. Marina Peninsula Multi-family Residential - Low Medium II Density states:

"Accommodate the development of multi-family dwelling units in the areas designated as "Multiple Family Residential" and "Low Medium II Density" on the Venice Coastal Land Use Plan (Exhibits 9 through 12). Such development shall comply with the density and development standards set forth in this LUP. Use: Two units per lot, duplexes and multi-family structures. Density: One unit per 1,200 square feet of lot area. Lots smaller than 4,000 square feet are limited to a maximum density of two units per lot. Yards: Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood. Height: Not to exceed 35 feet. Structures located along walk streets are limited to a maximum height of 28 feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16)." (Emphasis added)

The LUP echoes the priority expressed in Coastal Act for preservation of the nature and character of unique residential communities and neighborhoods. When the Commission certified the LUP in 2001, it considered the potential impacts that development could have on public views to the coast and community character. In doing so, the Commission adopted policies and specific residential building standards to ensure development was designed with

pedestrian scale and compatibility with surrounding development, especially on Walk Streets, which are considered highly scenic areas to be protected in the LUP.

Walk Streets are a highly scenic area as per LUP Policy I.D.3., which indicates that, as per Coastal Act Section 30251, the project shall be subordinate to the character of its setting, which herein we have shown it is not.

Amplifying the need for protection of the visual character of the area as required in Coastal Act 30251, the property is located on a Walk Street, a highly scenic area as per LUP Policy I.D.3, and the Walk Streets are historic resources as per LUP Policy I.F.1.

Walk Street is defined in the LUP as:

"A public street in the Coastal Zone and/or beach area that has been improved for public pedestrian use over part of its width and is landscaped (privately or publicly) over the remainder, but which has not been improved for vehicular access." (Emphasis added)

LUP Policy Group III. Shoreline Access states:

"The walk streets in North Venice, Marina Peninsula and Milwood neighborhood are among the most pleasant pedestrian amenities in Los Angeles and provide excellent vertical access to the beach."

LUP Policy II.C.1. General Non-Vehicular Coastal Access Policy Private Developments states:

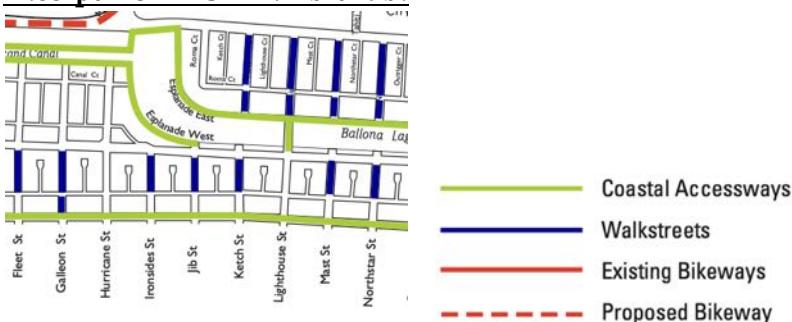
"Development standards in this LUP and the LIP for the walkways along the canals, lagoon, and designated walk streets shall focus on preserving pedestrian orientation by preserving the walkways and limiting height and types of development permitted adjacent to the walkways."
(Emphasis added)

LUP Policy II.C.7. Walk Streets states:

"Designated walk streets shall be preserved and maintained at their present widths for public pedestrian access to the shoreline and other areas of interest and to preserve views along and from the public right-of-way. Vehicular access on walk streets shall be restricted to emergency vehicles. The minimum width of the pedestrian path shall be 10-12 feet in the North Venice and Peninsula areas and 4½ feet in the Milwood area. The remaining public right-of-way shall be limited to grade level uses including landscaping, patios, gardens and decks." (Emphasis added)

The full length of the Jib Walk Street, east of Speedway to Pacific Ave, is listed as a Walk Street in LUP Policy II.C.7. Walk Streets.

Excerpt from LUP Exhibit 19b:



LUP Policy II.C.10 Walk Streets – Residential Development Standards states:

“New residential development along walk streets shall enhance both public access and neighborhood character. Building materials, colors, massing, and scale of new structures shall complement those of existing structures in the neighborhood. Building facades shall be varied and articulated to provide visual interest to pedestrians. Primary ground floor residential entrances and frequent windows shall face the walk streets. Front porches, bays, and balconies shall be encouraged. In cases of duplexes and low density multiple-family buildings, entries shall be located in the exterior building façade for each residential unit, shall face walk street, and be well-defined and separate.” (Emphasis added)

LUP Policy II.C.11. Encroachments into Walk Street Right-of-Way states:

“Encroachments into City right-of-way shall be limited to grade level uses including gardens, patios, landscaping, ground level decks and fences. The gardens/patios in the right-of-way, between the fences and the buildings, shall be permitted to provide a transitional zone between the public pathways and private dwellings. To create a defensible space, the planting along the walk streets shall not impede the view of walkways by the residents and the view of the gardens by the pedestrian. Creative use and arrangement of permeable paving materials shall be encouraged. Any fence, wall or hedge erected in the public right-of-way shall not exceed 42 inches in height as measured from the existing grade of the public right-of-way. The use of decorative fence patterns such as split rail, picket and rustic is encouraged. New fences shall be located in line with existing fences on the same side of the street.” (Emphasis added)

In addition, the Walk Streets are protected as historic resources.

LUP Policy I.F.1. Historic and Cultural Resources states:

“The historical, architectural and cultural character of structures and landmarks in Venice should be identified, protected and restored where appropriate, in accordance with historical preservation guidelines. The following buildings, streets, and trees have been identified through the coordinated efforts of surveys performed by the Venice Historical Society, Venice Community, State Coastal Conservancy and City of Los Angeles as significant architectural, historical and cultural landmarks in the Venice Coastal Zone. ...Walk Streets (as shown in the LUP on Exhibit 19, Pedestrian Access and Bicycle Trails).” (Emphasis added)

The project does not preserve views along and from the public right-of-way (Jib Walk Street) as required by LUP Policy II.C.7. Also, the mass and scale of the proposed development is not consistent with the development policies for Walk Streets in the LUP.

With regards to community character, the LUP requires that projects on Walk Streets provide facades that “shall be varied and articulated to provide visual interest to pedestrians.” The building façade provides minimal articulation and does not include a stepped back design on the upper floors.

Additionally, Policy II.C.10 of the LUP requires residences on Walk Streets to enhance public access, including public views, and to have varied and articulated façades. The proposed project will occupy existing open space and eliminate the potential for enhanced public views along the Walk Street. The proposed project is not consistent with the Walk Street policies in the LUP, which requires definitive accentuation or, at best, varied planes of the Walk Street facing façade.

Furthermore, Section 30251 of Chapter 3 of the Coastal Act requires new development to protect and enhance views to and along the coast. The project site is located on a Walk Street that provides views to the beach, coast, and ocean beyond. The proposed project is not designed to protect or enhance existing views to the ocean. In addition, the project does not restore and enhance visual quality in visually degraded areas, as required by Section 30251. The project does not conform with Coastal Act Section 30251 with respect to protection of visual resources and would cause an adverse cumulative impact to the surrounding neighborhood.

Policies I.A.2 and I.E.2 of the LUP require new development to be consistent with the mass and scale of residential neighborhoods with regard to height, bulk, buffers, and setbacks. The yards are not consistent with the neighborhood or the minimum required setbacks of current development standards.

To: Los Angeles City Planning Commission

200 N Spring St, Suite 525

Los Angeles, CA 90012; and

Councilmember Traci Park

200 N Spring St, Suite 410

Los Angeles, CA 90012

Petition By Concerned Neighbors.org Objecting to the Following Application:

Regarding Proposed Apartment Building Located on 17-21 Jib St. MDR 90292
Case # CPC2025-1561-DB-CU2-MEL SPPC-HCA

Dear Members of the Los Angeles City Planning Commission and Councilwoman Traci Park,

We, the undersigned property owners and neighbors of the Venice-Marina Peninsula, respectfully submit this Petition of Opposition regarding the above referenced Application.

Background

The developer is proposing to build a 5-story, 59-foot high, 25-unit residential apartment building providing only 9 on-site parking spaces.

This proposed development would require modification of existing building codes and zoning provisions, including:

- 5-story 59-foot building is 28 feet higher than current height restriction
- Only 9 parking spaces instead of the required 57 spaces required by code
- 25 units which double the density permitted by codes
- Decreased in front, rear and side yard setbacks, which could cause health and safety issues for the fire department (among others).

The proposal is to demolish a historic building (c1906) with 5 existing low cost and rent controlled units and replacing them with six (5 “very low” and 1 “low income”) housing units.

Concerns

- 1. Parking** – If you thought street parking was already difficult enough, the developer is proposing to build 25 units with only 9 on-site parking spaces – requiring the new residents to use a car-sharing app or find parking spaces on the street. Despite the well-known shortage of street parking in this area the Applicant envisions that nine (9) spaces will be sufficient when current zoning calls for 57. We believe that the proposal is not realistic.
- 2. Density** – The developer is proposing to build 25 units on this site – that’s over twice the density normally permitted. We believe a substantial increase in permitted density could threaten residents’ ability to quickly egress in the face of natural disasters (fire, tsunami, earthquake, flood).
- 3. Height** – The developer is asking the City to double the maximum height limitation to 59 feet – that is FIVE (5) stories tall.

- 4. Dramatically Alter the Neighborhood** – The proposal, involving the construction of a structure which we believe is almost twice as high as the average building on other walk-streets, would dramatically alter the neighborhood which, on Jib Street, still includes mostly single-family residences.
- 5. Solving/Creating A Problem?** - The developer is asking the City to permit a density bonus to existing zoning code requirements because he proposes to provide six (5 “very low” and 1 “low income”) housing units. BUT the structure proposed to be demolished at 21 Jib Street currently provides 5 (five) rent controlled units.
- 6. Super-sizing of the Jib St.** – No matter where one lives on the peninsula or Venice, if this over-sized project is approved, it would most likely be used as a precedent to bring similarly sized structures to more local streets.

The Petitioners reserve the right to further supplement this Petition and to provide further facts and arguments at scheduled planning commission hearings/meetings.

This Petition is respectfully submitted by the Concerned Neighbors.org. We request the Los Angeles City Planning Commission **deny the subject Application for the above reasons.**

Concerned Neighbors.org / April 16, 2025

Contact

Brian Catalde / bc@paragoncommunities.com

23Jib Street
Marina del Rey, CA 90292



17-21 Jib St

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Tonya Spero

(print your name)

113 1/2 GARDEN ST

(Your address) (city) (zip)

MARINA DEL REY CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Tonya Spero

Signature

2. Ray Barnett

(print your name)

821 Wilcox Ave #206

(Your address) (city) (zip)

Los Angeles, CA 90038

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Ray Barnett

Signature

3. April Brito

(print your name)

58333 Sundance, CA

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

April Brito

Signature

4. STEVEN SPERO

(print your name)

113 1/2 GARDEN ST

(Your address) (city) (zip)

MARINA DEL REY CA

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Steven Spero

Signature

5. Marvin Jackson

(print your name)

565 N Carolina St

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Marvin Jackson

Signature

6. Sabrina Phoenix

(print your name)

5217 Hollywood Blvd. 90027

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Sabrina Phoenix

Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Ramona Laster

(print your name)

4 JIS ST. MARINA DEL REY CA 90292
(Your address) (city) (zip)
PSLASTER@GMAIL.COM
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Ramona Laster
Signature

2. Katherine M. Homeyer

(print your name)

7417 W. 85th ST 90045
(Your address) (city) (zip)

Katherinehomeyer@gmail.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Katherine M. Homeyer
Signature

3. Robin Weiss

(print your name)

8317 Park Hill Dr
(Your address) (city) (zip)

rw@weiss336@gmail.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Robin Weiss
Signature

REB516@yahoo.com
4. Rebecca Rangel

(print your name)

APT 1

4345 Berryman Ave

(Your address) (city) (zip)

Los Angeles CA 90066

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Rebecca Rangel
Signature

5. Lanore Larson

(print your name)

310 Tahiti Way 313 LA 90292

(Your address) (city) (zip)

lanore.larson@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Lanore Larson
Signature

6. Jo TEE

(print your name)

4600 Via Dolce, Marina Del Rey, CA 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Jo TEE
Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Melissa Hayden
(print your name)

1 Jib St. PH6 Venice, 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

2. Bambi Martin
(print your name)

25 Jib St #1, MDR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3. Kate Austin
(print your name)

23 Jib St #3 MDR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4. Allen Channingham
(print your name)

1 Jib St, Venice 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5. James Allan
(print your name)

25 Jib St #1, MDR, CA 90292
(Your address) (city) (zip)

310-704-0007

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6. Paul Green
(print your name)

23 Jib St #3 MDR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

(6)

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. William Night
(print your name)

708 ANGELUS PL, VENICE, CA
(Your address) (city) (zip) 9029

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

W. Night
Signature

2. Amy Jarstad

(print your name)

16 Waterdeck St. Unit 102, Marina Del Rey, CA 90292
(Your address) (city) (zip)

ajarstad@gmail.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Amy Jarstad
Signature

3. Tina Rose
(print your name)

16 Waterdeck St. Marina Del Rey
(Your address) (city) (zip) 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

TR
Signature

4. Sheri Magid
(print your name)

3846 VIA DOLCE
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

S. Magid
Signature

5. Philip Dornberger

(print your name)

7600 W Manchester Ave 4PT444
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

PD
Signature

6. Alexandra Conner
(print your name)

4419 Roma Court, Marina Del Rey, 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

AC
Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. MARK CASO

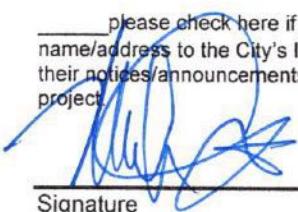
(print your name)

5401 Vin Danta MDR. CH 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

2. TAITER HASANALI

(print your name)

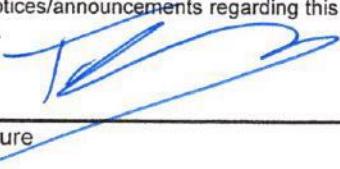
3806 Pacific Ave Apt D Marina Del Ray, 90792

(Your address) (city) (zip)

thasanali777@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

3. Melissa Rose

(print your name)

36 30th Ave 90291

(Your address) (city) (zip)

424-581-9935

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

4. DUNCAN MARSHALL

(print your name)

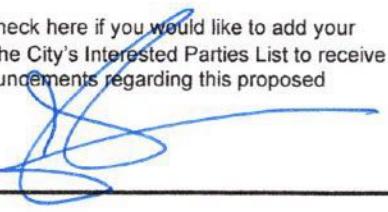
36 30th Ave Venice 90291

(Your address) (city) (zip)

9174286776

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

5. ROBIN THIRST

(print your name)

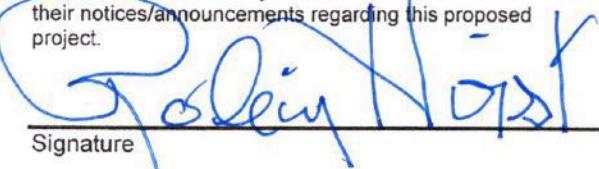
4 Lighthouse #7

(Your address) (city) (zip)

circle pet

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

6. FELICIA WESSEL

(print your name)

30 driftwood 80282

(Your address) (city) (zip)

213 676 9431

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Angela Chason

(print your name)

20 Galleon st Marina Del Rey CA 90292
(Your address) (city) (zip)
310-989-4828
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

2.

Meryl King

(print your name)

890 OREO PL Pacific Palisades 90272
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3.

Aran Murphy

(print your name)

2615 Abbott Kinney Venice 90291
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4. Joe Wual

(print your name)

3604 Pacifica MDR CA 90292
(Your address) (city) (zip)
jwual1@gmail.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5. Justin Tanimura

(print your name)

17 NORTHSTAR ST 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6. Mary Kate Furnish

(print your name)

24 Breeze Ave 90241
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April 20, 2025
Page ---- of _____

1. PETER BERGMAN
(print your name)

460 HOWLAND CANAL
(Your address) (city) (zip)

VENICE 90291
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

2. FRANKIE BERGMAN
(print your name)

460 HOWLAND CANAL
(Your address) (city) (zip)

VENICE CA 90291
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3. HARVEY JAMES EVANS
(print your name)

14126 Marqueses Way #3526
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4. ESS D'Amato
(print your name)

672 ATLANTIC DR 90272
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5. KIM STEPHENS
(print your name)

15 EASTWIND ST. 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6. SACHA MOSKOWITZ
(print your name)

440 HOWLAND CANAL
VENICE
90291
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. MARINA SELIGSON
(print your name)

4 LIGHTHOUSE IS. #15
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Marcia Seligson
Signature

2. DAVID TURNBULL

(print your name)

12 1/2 Westwind Shcr.
(Your address) (city) (zip) CA

Marina Del Rey 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3. EVELYN TICKER

(print your name)

12 1/2 WESTWIND ST

(Your address) (city) (zip)

MDR 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Evelyn Ticker
Signature

4. LARRY GANZ

(print your name)

17 DRAFTWOOD ST

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Larry Ganz
Signature

5. Leonard Ganz

(print your name)

4105 Pacific Ave #7

(Your address) (city) (zip)

Marina Del Rey CA
len.ganz@comcast.net

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6. CHRIS DELLA PENNA

(print your name)

2110 Nonside St. Unit B

(Your address) (city) (zip)

Marina Del Rey CA 90291

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Chris Della Penna
Signature

16

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Nancy Seppesen
(print your name)

24 Sib ST MDR 90292
(Your address) (city) (zip)
407-256-5038
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Nancy Seppesen
Signature

2. Robert Borth

(print your name)
24 Sib Street MDR CA 90292
(Your address) (city) (zip)
310/913-4878
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Robert Borth
Signature

3. Chloe Blenk

(print your name)
1482 Outrigger Marina Dr
(Your address) (city) (zip)
90292
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Chloe Blenk
Signature

4. Kratin Nibles
(print your name)

4233 Via Marsha 105
(Your address) (city) (zip)
Kinston 105 1501 Clouden
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Kratin Nibles
Signature

5. Jean Mallez

(print your name)
6310 141
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Jean Mallez
Signature

6. PATRICK ACOSTA

(print your name)
PLAYA DEL
8012 ZAYANTA DR
(Your address) (city) (zip)
REY CA
90293

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Pat Acosta
Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Andrew Gladson
(print your name)

4011 Ocean Front Walk, NORCA
(Your address) (city) (zip) 90292
angladson03@yahco.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

4. Susie Toczek
(print your name)

4 Lighthouse # 1
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



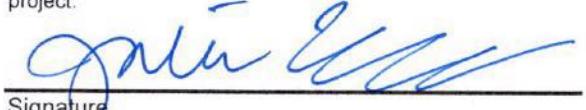
Signature

2. Julie Ellison
(print your name)

11 Tib St. Apt. 2
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

5. SALED LABI
(print your name)

4133 VIA MARINA, MDR 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

* 3. Theresa Krosse
(print your name)

21 26th Ave #3 Venice, CA 90291
(Your address) (city) (zip)

410-309-8480

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

6. Frederick Duarte
(print your name)

21 26th Ave #3 Venice, CA 90291
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Angelita Eck
(print your name)

368 Victor Ave Inglewood 90303
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Angelita Eck
Signature

2. Sarah Schenendorf
Sara
(print your name)

16 1/2 Tib St. MARINA DEL REY CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Sarah Schenendorf
Signature

3. Eileen Haller
(print your name)

16 51B ST. MARINA DEL REY 90292
(Your address) (city) (zip)
EIHALLER 711 @ GMAIL.COM
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Eileen Haller
Signature

4. MARGARET G. WEBSTER
(print your name)

11 Tib Street, MARINA DEL REY 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Margaret G. Webster
Signature

5. Raven Ladd
(print your name)

APT #3

11 Tib St., MDR, CA 90292
(Your address) (city) (zip)

513-293-8652
ravenaladd@gmail.com
(OPTIONAL) phone number or email address

RAL please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Raven Ladd
Signature

6. Brina C. Johnson
(print your name)

23 Tib St. MARINA
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Brina C. Johnson
Signature

6

April 1, 2025
Page 1 of 1

1. Richard Ashton
(print your name)

27 1/2 Mast St. MARINA Del Ray
(Your address) (city) (zip) 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Rich Ashton

Signature

2. Julianne Kueffel

(print your name)

17 Northstar St #304

(Your address) (city) (zip)

Marina Del Ray CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Julianne Kueffel

Signature

3. RICHARD ASHTON

(print your name)

27 1/2 MAST ST

(Your address) (city) (zip)

MAR 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Richard Ashton

Signature

4. Beth Stine
(print your name)

20 Mast St, MDR 90292 CA
(Your address) (city) (zip) 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Beth Stine

Signature

5. Peter Hess

(print your name)

20 mast st, MDR CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Peter Hess

Signature

6. Sasha Goldborg

(print your name)

4600 via Doolie 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Sasha Goldborg

Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ----- of _____

1. Elaine Matern
(print your name)

4 Jib St #15, Marina Del Rey, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Elaine Matern

Signature

2. Brad Fornaciari
(print your name)

4 Jib St #15 Marina Del Rey, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Brad Fornaciari

Signature

3. Jeffrey Tucker, DC
(print your name)

4 Jib St. #17 Venice 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Jeffrey Tucker

Signature

4. Richard J Vanliber
(print your name)

4 Jib St #15 MDR, CA 90292
(Your address) (city) (zip)

irdoc@outlook.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Richard J Vanliber

Signature

5. Karen Bell
(print your name)

4 Jib St #2, MDR CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Karen Bell

Signature

6. Salah Ashammal
(print your name)

4 Jib St. #17 Venice CA
(Your address) (city) (zip)

4 Jib St. #17 Venice CA
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Salah Ashammal

Signature

(6)

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Arvin Brown
(print your name)

4 JIB ST #9 MARINA DEL REY
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

2. Mitra Hajjar

(print your name)

4 Jib St. #1, Marina Del Rey 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

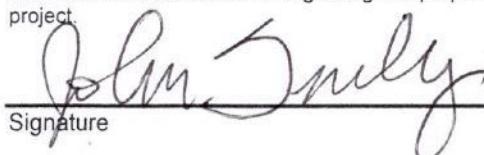
3. John Tonby

(print your name)

4 Jib St. #3 Marina Del Ray CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



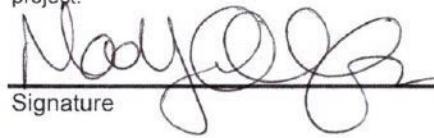
Signature

4. Nadeen Alfano
(print your name)

4 JIB STREET UNIT 17
(Your address) (city) (zip) NDR 90292
218-430-2829

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

5. Leslie Lehr

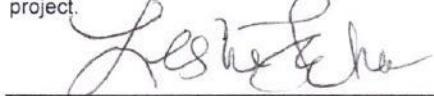
(print your name)

4 Jib St. #3 Marina Del Ray CA 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

6. James H. Port

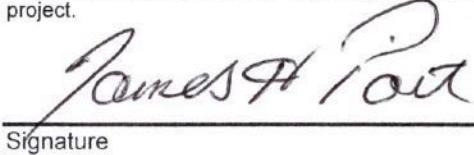
(print your name)

4 JIB ST #16 MAR 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Carole Gottlieb

(print your name)

4 Jib St #6 Marinadel Rey 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Carole Gottlieb

Signature

2. JUDITH WHITE

(print your name)

4 JIB ST. MARINADEL REY 90292

(Your address) (city) (zip)

Judyforwhite@yahoo.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Judith White

Signature

3. HANNAH GOLD

(print your name)

4 JIB ST #7 MDR CA 90292

(Your address) (city) (zip)

hannah92000@aol.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Hannah Gold

Signature

4. STELLA K. PORT

(print your name)

4 Jib St. #16 Marinadel Rey 90292

(Your address) (city) (zip)

stella.k.port@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Stella K. Port

Signature

5. JUDITH A. SETZER

(print your name)

4 JIB ST. #18 Marinadel Rey 90292

(Your address) (city) (zip)

setzerj@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Judith A. Setzer

Signature

6. Steve Persky

(print your name)

4 JIB ST. #14 MDR 90292

(Your address) (city) (zip)

510 963-0236

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Steve Persky

Signature

(6)

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of _____

1. DEBORAH BIRD
(print your name)

708 Aegeus 90291
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

DeB
Signature

2. Melanie Delheyst
(print your name)

25 Hurricane St, MDR 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Melanie Delheyst
Signature

3. Hillary Pastovich
(print your name)

119 Driftwood St #9 Venice 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Hillary Pastovich
Signature

4. Brian Winett
(print your name)

14 Tid St. #4 MDR 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Brian Winett
Signature

5. RACHAEL LEVY
(print your name)

20 Ironsides St. #15
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Rachael Levy
Signature

6. James Jeffs
(print your name)

31 23rd Ave Venice 90291
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

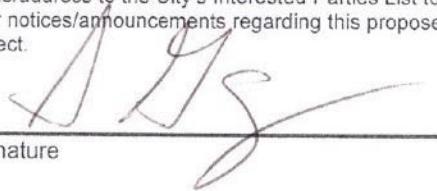
please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

James Jeffs
Signature

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Sue Allen Ganz
(print your name)
4105 Pacific Ave #7
(Your address) (city) (zip)
Marina del Rey, CA 90292
(OPTIONAL) phone number or email address

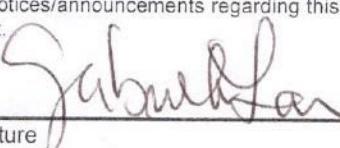
please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

2. Gabriela Larios
(print your name)
25 Northstar St, MDR 90292
(Your address) (city) (zip)

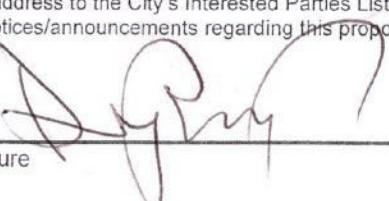
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

3. Doug Payne
(print your name)
22 NORTHSTAR ST
(Your address) (city) (zip)
dougpayne@gmail.com
(OPTIONAL) phone number or email address

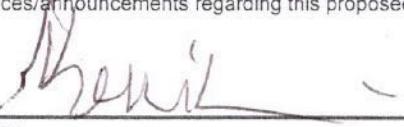
please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

4. Kern O'Neill
(print your name)

25 Northstar St. #4
(Your address) (city) (zip)
MNR CA 90292
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

5. Toni Goldberg
(print your name)
112 Galileo Street, NDR 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

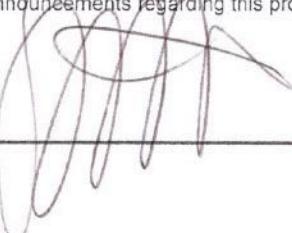
please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

6. Stefan de Stendör
(print your name)
27 Hurricane St. MDR, CA
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

(b)

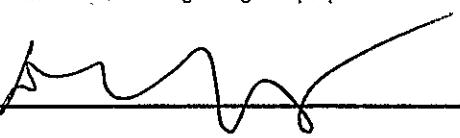
Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Dennis Smith
(print your name)

17 HURRICANE ST #2
(Your address) (city) (zip)

VOTEFORDENNIS@YAHOO.COM
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

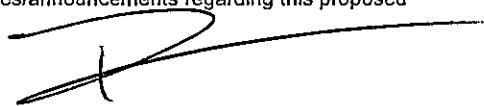
Signature 

2. Patrick Ryan
(print your name)

117 E. 162nd St
(Your address) (city) (zip)

Gardena, CA 90248
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

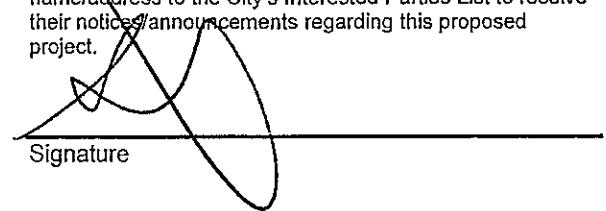
Signature 

3. Sandra Brackets
(print your name)

111 1/2 Fleet St. MDR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

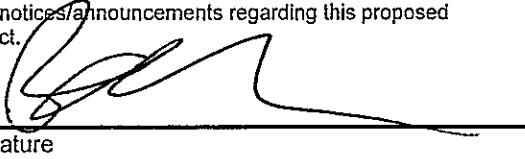
Signature 

4. Ray Ellis
(print your name)

116 1/2 Fleet St MDR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature 

5. Prissy Briggs
(print your name)

25 2ib St #2 MDR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

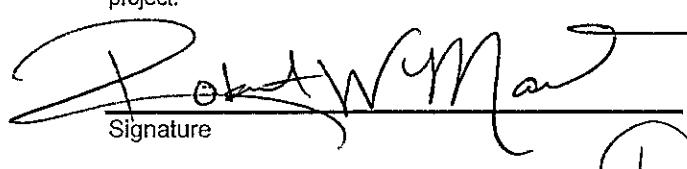
Signature 

6. Robert Martin
(print your name)

25 2ib St #2 MDR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature 

(b)

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Oliver Green

(print your name)

23 5th St MVR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Oliver Green

Signature

2. Kevin Gregory

(print your name)

23 JIB #A MVR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Michael Chater

Signature

3. Frances Danner

(print your name)

13900 Tahiti Blvd
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Gianpiero Ambrosi

Signature

4. Austin Green

(print your name)

23 5th St MVR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Austin Green

Signature

5. Michael Chater

(print your name)

2 JIB Marina Del Ray, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Gianpiero Ambrosi

Signature

6. Gianpiero Ambrosi

(print your name)

20 QUARTERDEAL, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Gianpiero Ambrosi

Signature

6

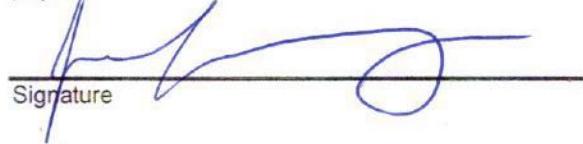
Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Jennifer Browning
(print your name)

1228 11th St Santa Monica 90401
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

2. Greg Rubinstein
(print your name)

4 1/2 St #10
(Your address) (city) (zip)

310-773-1071
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

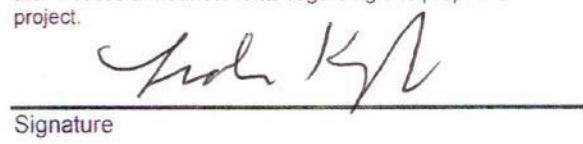

Signature

3. Linda Kaylor
(print your name)

4 1/2 St #13
(Your address) (city) (zip)

310-888-5226
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

4. Eric Zahn
(print your name)

1111 Main St 1
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

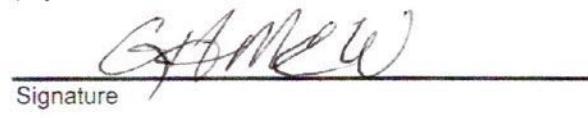

Signature

5. Greg McWilliams
(print your name)

6 Northstar
(Your address) (city) (zip)

661-607-1229
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

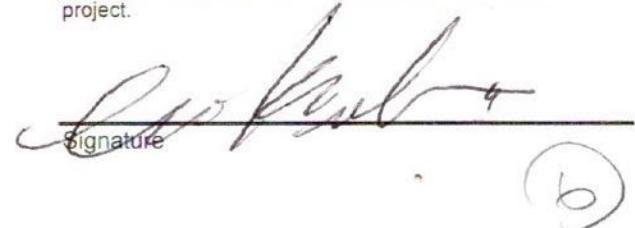

Signature

6. Erika McKee
(print your name)

35 Quarterdeck
(Your address) (city) (zip) MDR, CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

April __, 2025

Page ---- of _____

1. Liza Richardson
(print your name)

26 1/2 Northstar
(Your address) (city) (zip)

MIR 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Signature

2. DONNA EDGE

(print your name)

14069 Marquesas Way #344

(Your address) (city) (zip)

MARINA DEL REY CA, 90291

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3. Lila Javan

(print your name)

15007 Risser St #302

(Your address) (city) (zip)

Venice CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4. TING CHANG
(print your name)

28 MAST ST, MDR, 90292

(Your address) (city) (zip)

TNCDEC@HOTMAIL.COM

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5. M. Aland

(print your name)

3306 Pacific Ae

(Your address) (city) (zip)

apt C 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6. Melissa Clark

(print your name)

6 Northstar #202, MDR

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Melissa Clark

Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. CHARLES LEER

(print your name)

4105 PACIFIC #6 Marina del Rey

(Your address) (city) (zip) 90292

leerdesignworks@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Charles Leer

Signature

2. DREW BALDWIN

(print your name)

4105 PACIFIC AVE #4 90292

(Your address) (city) (zip)

DREWPBALDWIn@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Drew Baldwin

Signature

3. Luke Tabit

(print your name)

4105 Pacific #1 Marina 90292

(Your address) (city) (zip)

luke.tabit@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Luke Tabit

Signature

4. GLENNY COBB

(print your name)

4105 PACIFIC #2

(Your address) (city) (zip)

GCSTURN@AOL.COM

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Glenny Cobb

Signature

5. MARY KELLEY LEER

(print your name)

4105 PACIFIC, #6 90292

(Your address) (city) (zip)

marykelleyleer@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Mary Kelley Leer

Signature

6.

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

4

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of _____

1. Markihe DiNomo
(print your name)

405 Pacific Ave #300
(Your address) (city) (zip)
mdinomo@earthlink.net
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Markihe DiNomo
Signature

2.

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3. Anna Mykoriava
(print your name)

119 Driftwood St, 90252, MR
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

AM
Signature

4. _____
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5. Amy Funk
(print your name)

33 Driftwood St 18 Marina del Rey, CA 90292
(Your address) (city) (zip)

amy-1049@hotmail.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

A
Signature

6. Chris Lippman
(print your name)

4000 Pacific Ave #300 90292
(Your address) (city) (zip)
424-976-5786
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

41

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. TODD KOHN
(print your name)

1 BUCANCER ST MDC 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Todd S Kohn

Signature

2. Sam Maren
(print your name)

1 Buccancer St. MDC 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

SM

Signature

3. TOMAS ATKINSON
(print your name)

862 MORTAGA PR Bel Air
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Tomas Atkinson

Signature

4. LELAND DAMRON
(print your name)

824 11TH ST Santa Monica
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Leland Damron

Signature

5. _____
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6. _____
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4

Venice-Marina Neighbor
for Responsible Development Petition
April ___, 2025
Page ---- of ____

1. Harlan Gibbs
(print your name)

4 Lighthouse St, Unit #2
(Your address) (city) (zip)

DRHOGO@AOL.COM
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



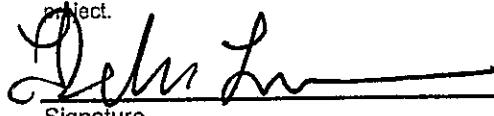
Signature

2. Debra Luftman
(print your name)

4 Lighthouse St, Unit #2
(Your address) (city) (zip)

DRLUFTMAN@AOL.COM
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

3. Vivien Loury
(print your name)

6 Fleet St. #101, Marina Del Rey
(Your address) (city) (zip) 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

4. Ron Gasser
(print your name)

6 Fleet St. #101, MDL 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

5. _____
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6. _____
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Tillie Normette

(print your name)

16 1/2 Jib St. Marina del Rey, 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Tillie Normette

Signature

2. Prissi Lohr

(print your name)

16 1/2 Jib St. MDR. 90292

(Your address) (city) (zip)

Prissi@ProPhentAdvocacy.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Prissi Lohr

Signature

3. MARY DISNEY

(print your name)

5006 Pacific Ave #1 MDR CA

(Your address) (city) (zip)

310-339-9895 maryeddisney@aol.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Mary Disney

Signature

4. Sherry Jones

(print your name)

19 Ketch St MPR Ca

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Sherry Jones

Signature

5. _____

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6. _____

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

(4)

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Alyson Wilson
(print your name)

3055 N Venice Blvd Venice 90291
(Your address) (city) (zip)
alyson.wilson@gmail.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

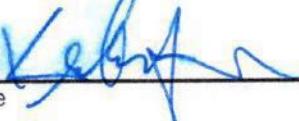

Signature

2. Kelcie Smith
(print your name)

13 Lighthouse St., MNR 90291
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

3. Bruno Berastegui
(print your name)

13 Lighthouse St
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

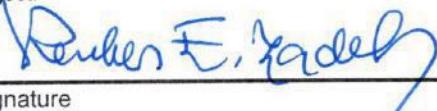

Signature

4. REUBEN ZADEH
(print your name)

3009 OCEAN FRONT WALK, Venice
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

5. William Murray
(print your name)

4003 Ocean Front Walk
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

6. Tom Drucker
(print your name)

4 Lighthouse St #15
(Your address) (city) (zip)
cc12@me.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

16

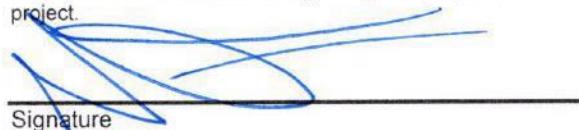
Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Gian Frabotti
(print your name)

2700 Neilson Way, Santa Monica, CA
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

2. Evelyn Frabotti
(print your name)

2700 Neilson Way, Santa Monica, CA 90405
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

3. STUART TENDRIN
(print your name)

32 HUNTING ST.
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

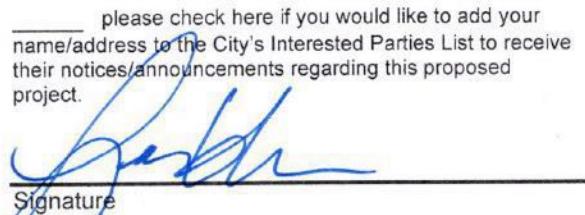

Signature

4. Leslie Gladston
(print your name)

4011 Ocean Front Walk 90292
MDR, CA
(Your address) (city) (zip)
leslie.gladston@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

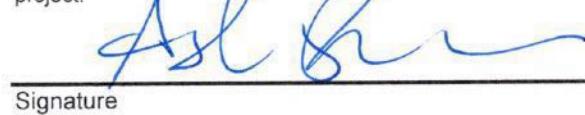

Signature

5. ASTA ISAACS
(print your name)

20 catamaran st 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

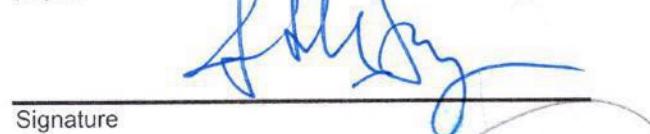

Signature

6. JERRY SANCHEZ
(print your name)

4221 VIA MARINA . MDR, CA 90292
(Your address) (city) (zip)
js.silvin@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. DAVID ANDRADE

(print your name)

4229 VIA MARINA #103

(Your address) (city) (zip)

MARINA DEL REY, CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

David Andrade

Signature

2. REGIANE GORESKI

(print your name)

1510 ST. UNIT 103

(Your address) (city) (zip)

MDR, CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Regiane Goreni

Signature

3. Amy Svoboda

(print your name)

5214 Pacific Ave 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Amy Svoboda

Signature

4. Ronit Boss

(print your name)

310 Tahiti Way, MDR, 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Ronit Boss

Signature

5. Simcha Shwartz

(print your name)

1126 Garfield Ave. Venice

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Simcha Shwartz

Signature

6. Phoebe Martiles

(print your name)

2 E Vetch 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Phoebe Martiles

Signature

16

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Peter Novitch
(print your name)

17 Northstar st #103
(Your address) (city) (zip)
(310) 480-8187
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

2. Paul Loesch

(print your name)

4170 Admiralty Way Apt 242
(Your address) (city) (zip)
Marina del Rey, CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

3. Kristin Wilhers
(print your name)

15 Topsail St #1
(Your address) (city) (zip)
Kristin.Wilhers@yahoo.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

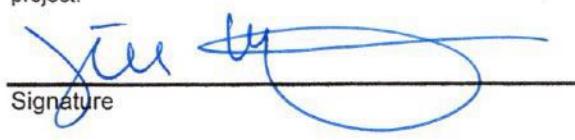


Signature

4. Jill Lamphear
(print your name)

17 Northstar #103
(Your address) (city) (zip)
920-750-1525
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



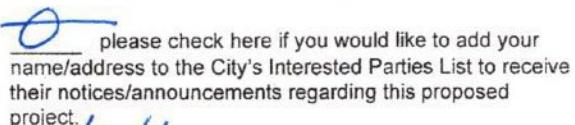
Signature

5. Michelle Miner

(print your name)

25 Spinaker Str #10
(Your address) (city) (zip)
Marina del Rey CA

(OPTIONAL) phone number or email address


 please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

6. Lori Toman

(print your name)

3902 Oceanfront Walk

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature


6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. PAUL SAUNDERS
(print your name)

36 GALLEON ST MVR
(Your address) (city) (zip) CA 90242

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



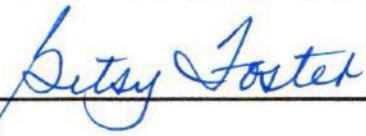
Signature

2. BETSY FOSTER
(print your name)

2428 CLEMENT AVE
(Your address) (city) (zip) VENICE, CA 90291

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

3. Maddie Kolber
(print your name)

119 Driftwood St. 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



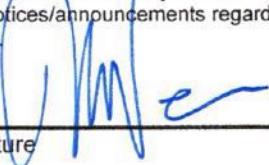
Signature

4. MIKE WERNER
(print your name)

4652 VIA MARINA 305
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

5. Donna Hooper
(print your name)

4652 Via Marina #305
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

6. Max Freeman
(print your name)

3615 Victoria Los Angeles 90030
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature



Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ----- of ____

1. Roger Scadron
(print your name)

20 Ironsides St. #17, MDR, 90292

(Your address) (city) (zip)

310 420-0350

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Roger Scadron

Signature

2. Rachael Smith

(print your name)

3710 Canal ct MDR 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

R.S.

Signature

3. Liz Parkinson

(print your name)

123 Galleon Apt C

(Your address) (city) (zip)

310 340-5414

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Liz Parkinson

Signature

4. Stephanie Schubert
(print your name)

3811 Oceanfront Walk, MDR 90292

(Your address) (city) (zip)

917.445.1619

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

S. Schubert

Signature

5. Peter Krause

(print your name)

14101 MARQUEAS Way #4218 MDR 90292

(Your address) (city) (zip)

917-853-7864

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

P. Krause

Signature

6. Gustavo Mora

(print your name)

15 Galleon St #1 90292

(Your address) (city) (zip)

310 340-8234

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

G. Mora

Signature

16

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. ANDREW J FREEDMAN

(print your name)

20 IRONSIDES #18 Marina del Rey 90292

(Your address) (city) (zip)

Andrew.freedman17@icloud.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Andrew Freedman

Signature

2. JANE VELIZ-MITCHELL

(print your name)

20 IRONSIDES STREET, #11 MDR 90292

(Your address) (city) (zip)

(310)210-6696 / JANEVELIZMICHTEL@YAHOO.COM

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Jane Veliz

Signature

3. Christopher Barn

(print your name)

20 Ironsides St #16 Marina del Rey, CA 90292

(Your address) (city) (zip)

786-334-8793

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Christopher Barn

Signature

4. Michael Brown

(print your name)

19 Galleon St. Apt.C Marina del Rey 90292 CA

(Your address) (city) (zip)

mbeconn@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

MB

Signature

5. Nina Perazic

(print your name)

126 Galleon St. MDR 90292

(Your address) (city) (zip)

nina.perazic@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Nina Perazic

Signature

6. KATAYUN MOULES

(print your name)

25 Galleon st, MDR, CA 90292

(Your address) (city) (zip)

9293716004

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Katayun Moulles

Signature

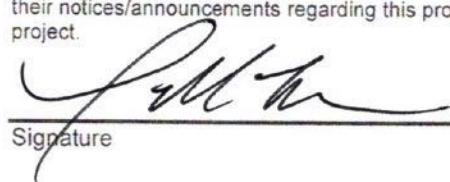
10

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. Joelle Luman
(print your name)

121 Fleet Street, Marina Del Rey
(Your address) (city) (zip)
joelle760me.com 90292
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

2. Louise Robertson
(print your name)

114 Fleet street, marina del ray
(Your address) (city) (zip)
90292

louise.c.robertson@gmail.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

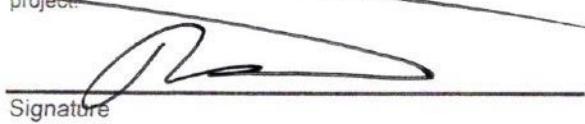

Signature

3. Richard L. Mathis
(print your name)

114 Buccaneer ST
Marina del
Rey
90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

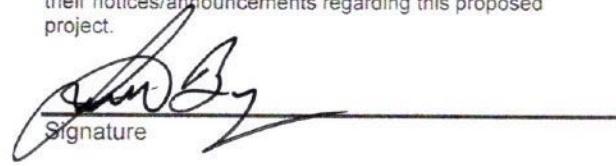
please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

4. Scott Bruff
(print your name)

126 Galloway ST MDR 90292
(Your address) (city) (zip)
Scott@Scott-Properties.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

5. Mark Van Gessel
(print your name)

100 Driftwood ST
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

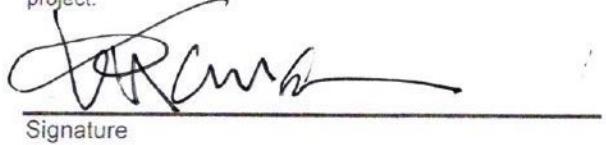

Signature

6. Scott Kramer
(print your name)

3710 Esplanade MDR 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

6

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. GREG FENTON
(print your name)

2223 Raymond Ave, Ut, 90007
(Your address) (city) (zip)
630-302-4413

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

2. GREG FENTON TERMEER
(print your name)

510 GRAND Blvd VENICE CA 90291
(Your address) (city) (zip) 310 614 9297

termeerproperty@gmail.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3. Preethi Varambally
(print your name)

3805 Esplanade, Venice, 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4. Ton Blackwell
(print your name)

3805 Esplanade, Venice 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5. WAMIE D'AU
(print your name)

510 Grand Blvd, Venice, 90291
(Your address) (city) (zip) 1014200

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6. JUSTIN FER
(print your name)

4725 Van Nuys
(Your address) (city) (zip) 75664

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

(b)

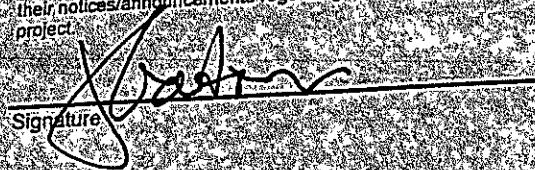
Venice-Marina Neighbor
for Responsible Development Petition
April 1, 2025
Page ____ of ____

I Jenni for Gordon
(print your name)

2 Ketch St. Marina del Rey
(Your address) (city) (zip) 90292

(OPTIONAL) phone number or email address:

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

2. Carolyn Winter
(print your name)

2 Ketch St. Marina del Rey
(Your address) (city) (zip) 90292

(OPTIONAL) phone number or email address:

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

3. Rafi Gordon
(print your name)

2 Ketch St. Marina del Rey
(Your address) (city) (zip)

(OPTIONAL) phone number or email address:

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

4. Carly Coats
(print your name)

2 Ketch St. M.D.R. 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address:

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

5. Rebecca Quinlan
(print your name)

2 Ketch St. M.D.R. 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address:

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

6. John Jackier
(print your name)

2 Ketch St. M.D.R. 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address:

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature



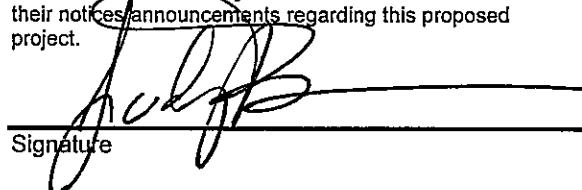
Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ____ of ____

1. Judy Bellacicco
(print your name)

20 Ironside St. #79
(Your address) (city) (zip)
Marina Del Rey, CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

2. Michael Pollock
(print your name)

20 Ironside St. # 9
(Your address) (city) (zip)
M.D.R. C4 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

3. Sharon Joy
(print your name)

311 Bora Bora Way # 211
(Your address) (city) (zip)
Marina Del Rey CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.



Signature

4. _____
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5. _____
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3

Venice Marina Neighbor
for Responsible Development Petition
April 1, 2025
Page 1 of 1

1. (print your name)

ALLEN J. WEBSTER, JR.

(Your address) (City) (Zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Allen Webster Jr

2.

(print your name)

(Your address) (City) (Zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Signature

3.

(print your name)

(Your address) (City) (Zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Signature

4. (print your name)

(Your address) (City) (Zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Signature

5. (print your name)

(Your address) (City) (Zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Signature

6.

(print your name)

(Your address) (City) (Zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Signature

D

Venice-Marina Neighbor
for Responsible Development Petition
April 2025
Page of

Cathy Rosenthaler
(print your name)

4403 Ocean Front Walk
(Your address) (city) (zip)
MDR Co 90292 +105
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Cathy Rosenthaler
Signature

2.

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Signature

4.

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Signature

5.

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Signature

6.

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

Signature

Signature



Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ____ of ____

1. DIANE FANTL
(print your name)

2 Ketch St # 308
(Your address) (city) (zip)
Marina del Rey CA 90292
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Diane Fantl

Signature

2.

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3.

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4. _____
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5. _____
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6.

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

1

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of __

1. DAVID HANNA
(print your name)

20 Ironsides St. #16
(Your address) (city) (zip)
Name del Ry, CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your
name/address to the City's Interested Parties List to receive
their notices/announcements regarding this proposed
project.


Signature

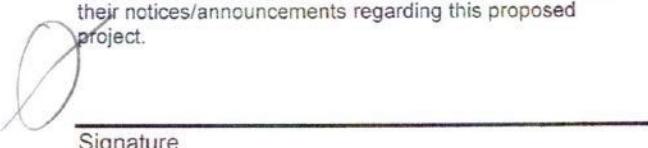
310-993-8442

2. SAM TEMPLES
(print your name)

25 Northstar St
(Your address) (city) (zip)
MN, CA 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your
name/address to the City's Interested Parties List to receive
their notices/announcements regarding this proposed
project.


Signature

3. Caroline Mahan
(print your name)

2429 Ocean Ave Apts Venice, CA 90291
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your
name/address to the City's Interested Parties List to receive
their notices/announcements regarding this proposed
project.

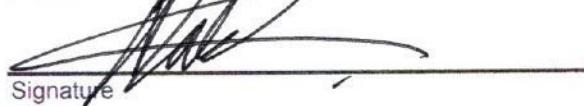

Signature

4. JAMES DATE
(print your name)

1 Ironsides St, MDR - 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your
name/address to the City's Interested Parties List to receive
their notices/announcements regarding this proposed
project.


Signature

5. Shady Gignac
(print your name)

4139 Via Marina MDR 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your
name/address to the City's Interested Parties List to receive
their notices/announcements regarding this proposed
project.


Signature

6. NICOLE ANQUIS
(print your name)

4139 VIA MARINA MDR 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your
name/address to the City's Interested Parties List to receive
their notices/announcements regarding this proposed
project.


Signature

(5)

Venice-Marina Neighbor
for Responsible Development Petition
April ___, 2025
Page ---- of ____

1. Julie Chait
(print your name)

3031 Dannyhill Dr
(Your address) (city) (zip)
jchait@mednet.vcla.edu
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Julie Chait
Signature

2. Jim Belcher
(print your name)

14. Northstar #1, MDR, CA
(Your address) (city) (zip)
JimBelcher9904@yahoo.com
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Jim Belcher
Signature

3. Ken Adler
(print your name)

4265 Marina del Rey, CA 90292
(Your address) (city) (zip)

Ken Adler
(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4. Barbara Adler
(print your name)

4265 Marina del Rey, CA
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Barbara Adler
Signature

5. Star Coloma
(print your name)

116 Sandpiper Mall
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Star Coloma
Signature

6. _____
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ----- of _____

1. Richard Sollman

(print your name)

14 Jib St. #2

(Your address) (city) (zip)

RSEott.sollman@gmail.com

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Richard Sollman

Signature

2. Marie Wexler

(print your name)

1 Northstar, Marina Del Rey

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Marie Wexler

Signature

3. Alan Wexler

(print your name)

1 Northstar Marina Del Rey

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Alan Wexler

Signature

4. Sam Kohler

(print your name)

114 Dietmar St Apt 6 Marina Del Rey

(Your address) (city) (zip)

samkohler1855@gmail.com 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Sam Kohler

Signature

5. Howard Werschfeld

(print your name)

14 1/2 St. #A 90292

(Your address) (city) (zip)

(310)823-5900

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Howard Werschfeld

Signature

6.

(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ---- of ____

1. AYLIN INEL
(print your name)

27 Mast St. MDR, CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

2. Aaron Morris
(print your name)

Marina del Rey, 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3. Shelby Halela
(print your name)

119 driftwood st. marina del rey CA 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4. ~~_____~~
(print your name)

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

5. CIA OWEN
(print your name)

160 driftwood st 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

6. Cassie Boyd
(print your name)

129 Quarterdeck Mall
MDR 90292
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Cassie Boyd
Signature

(5)

Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ----- of _____

1. Brian Schubert
(print your name)

3811 Ocean Front Walk

(Your address) (city) (zip)

Marina Del Rey 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

2. CINDI BURNS

(print your name)

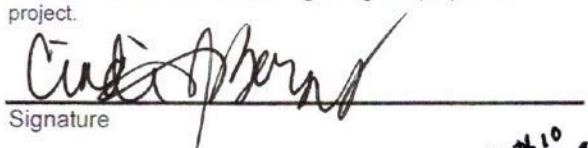
20 IRONSIDES ST. #17

(Your address) (city) (zip)

MARINA DEL REY 90292

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

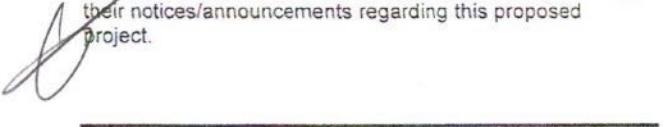
3. John McCallum
(print your name)

(Your address) (city) (zip)

970-708-1141

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

4. Julie Sugarman

(print your name)

20 IRONSIDES apt. 4

^{Marina}
~~address~~

(Your address) (city) (zip)

1010-812-5450

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

5. Joseph Stock

(print your name)

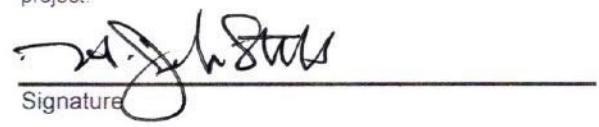
^{MDR, CA}

20 IRONSIDES ST #7 90292

(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature

6. Hugh B. McCallum
(print your name)

20 IRONSIDES ST. #6

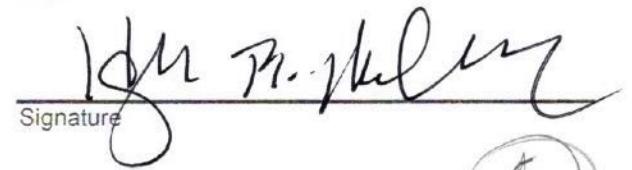
(Your address) (city) (zip)

MARINA DEL REY CA 90292

(OPTIONAL) phone number or email address

(310) 600-2741

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.


Signature



Venice-Marina Neighbor
for Responsible Development Petition
April __, 2025
Page ----- of _____

1. Andy McClintic
(print your name)

27 Buccaneer St Ma
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

2. Adam Goldby
(print your name)

9
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

3. Jesse Gros
(print your name)

14000 Tafti Way
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Signature

4. Judy Hammond
(print your name)

1366 Morningside Wy
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Judy
Signature

5. Colleen Humphreille
(print your name)

11 JIB St. Apt #3, MDR, CA 90212
(Your address) (city) (zip)

colleen.humphreille@gmail.com
(OPTIONAL) phone number or email address

CH
 please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Colleen Humphreille
Signature

6. Jay Marin
(print your name)

23 41st ST unit A
(Your address) (city) (zip)

(OPTIONAL) phone number or email address

please check here if you would like to add your name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project.

Jay Marin
Signature



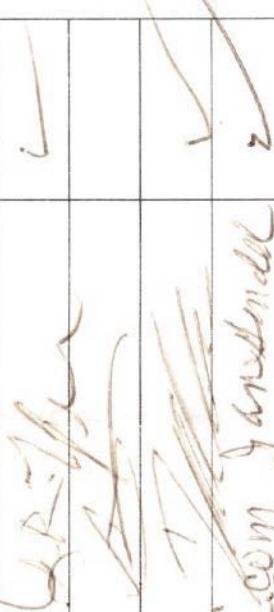
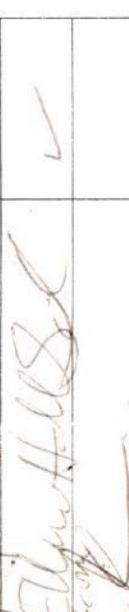
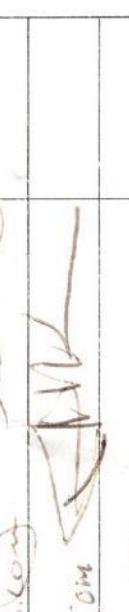
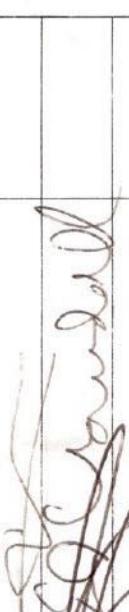
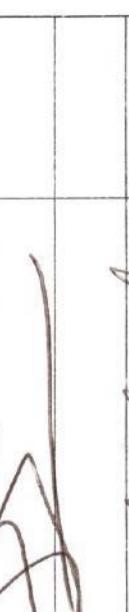
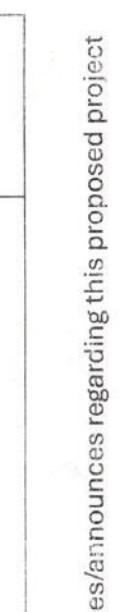
PETITION AGAINST PROPOSED JIE STREET DEVELOPMENT

Print Name	Address	Optional Email/Phone	Signature	✓ for mailing list*
1. John Smith	123 Main St			
2. Elizabeth Dowd	456 May Ave			
3. McKenzi Cranny	259 Water St			
4. Michael Cranny	"			
5. Eniva Dolan	1 Spinnaker St			
6. Ed Lavelle	1 Spinnaker St #			
7. Robert Avenue	1 Spinnaker St #6			
8. Sandra Moshes	4711 Oceanfront			
9. Max Cox	4711 Oceanfront			
10. Sonja Barso	2568 Silver Ridge Ave			
11. Hannah Vollert	20 Vansdes #14			
12. Ann Bellin	24 Quaywood			
13. Dana Torres	5406 Pacific			
14. Dan Brulley	184 Venice			
15. Stephanie Colter	5516 Pacific Ave			
16.				
17.				
18.				

* Check mark in final column to add name/address to the City's Interested Parties List to receive their notices/announcements regarding this proposed project

14

PETITION AGAINST PROPOSED 11B STREET DEVELOPMENT

Print Name	Address	Optional Email/Phone	Signature	✓ for mailing list*
1. LAWRENCE HELTZER	1400+ REQUEST 14WTR DRIVE IN DR CH 9022 @ SKYSHIP.COM	l.p.h.tzer@skyship.com		<input checked="" type="checkbox"/>
2. Leslie levinsky				
3. Zashier Barber	33 PRIVATE ST	dashellbarber@gmail.com		
4. Jan Gendell	2 Outrigger #2	SARAH.JAN@GMAIL.COM		
5. PJ Gendell	20th ave #2	pj.gendell@gmail.com		
6. Ellen Hall Saunders	36 Galleon St	ellenhall.saunders@gmail.com		
7. P. Schaarman	20th ave	marieblake9@gmail.com		
8. Muri Blake	110 Hurricane St	Muriel.blake@gmail.com		
9. John Barker	110 Hurricane St	john.s.barker@yahoo.com		
10. Alexander Magan	13 Lighthouse St	KUNI9328@gmail.com		
11. Jeanne Parker	11900 Tahiti	jeanne.parker11900.tahiti@gmail.com		
12. Ed & Linda Sandell	5114 Pacific	ed.linda.sandell@msn.com		
13. Ed & Linda Sandell				
14.				
15. Mayal Greenwald	501 Oceanfront	Mayal.Greenwald@msn.com		
16.				
17.				
18.				

* Check mark in final column to add name/address to the City's Interested Parties List to receive their notices/announces regarding this proposed project

PETITION AGAINST PROPOSED JIB STREET DEVELOPMENT

Print Name	Address	Optional Email/Phone	Signature	✓ for mailing list*
1. Heidi Heppel	4403 Ofwalk		Heidi Heppel	
2. Mike Tully	15 Privalle St Apt 2			
3. Jerry Reigher	15 Privater St Apt 4			
4. RICHARD BOSS CT	23 PRIVATEER			
5. Mark A Forem Sean McKenna	28 PRIVATEER ST Apt 102 3922 Tirol, WA		Mark A Forem Sean McKenna	
7. Vanessa Strelin	12617 Matteson Ave		Vanessa Strelin	
8. Maureen Milligan	28 PRIVATEER ST		Maureen Milligan	
9. Stephanie Comer	21 Privaateer MDR			
10. Lori Zoag	28 PRIVATEER ST		Lori Zoag	
11. Jeffrey Kurland	14 PRIVATEER ST		Jeffrey Kurland	
12. SASKIA DELLA LULLAK	15 PRIVATEER ST		SASKIA DELLA LULLAK	
13. Aimee Forem	28 PRIVATEER ST		Aimee Forem	
14. Lena Goldberg	140105 Tahiti Way		Lena Goldberg	
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16.				
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			13 total	

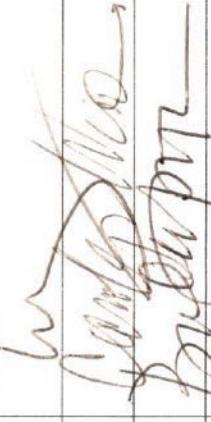
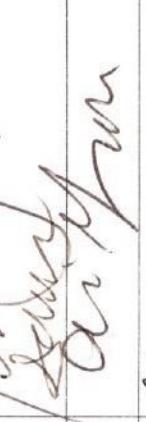
* Checkmark in final column to add name/address to the City's Interested Parties List to receive their notices/announces regarding this proposed project

PETITION AGAINST PROPOSED 711B STREET DEVELOPMENT

Print Name	Address	Optional Email/Phone	Signature	✓ for mailing list*
✓	✓	✓	✓	✓
2. Erica Hoyer	2 Koch St		Erica Hoyer	
3. Emily Hosotsubo	2 Koch St		Emily Hosotsubo	
4. Troy Jor			Troy Jor	
5. Robert Cawthon			Robert Cawthon	
6. Amy Hartmann	3008 Dell Ave		Amy Hartmann	
7. K. Lee Thurman	3008 Dell Ave		K. Lee Thurman	
8. J. Sores	311 Bora Bora		J. Sores	
9. Luke Cravis	25 Jib St		Luke Cravis	
10. Schenneke Anderson	110 Hickory St		Schenneke Anderson	
11. Kacey Singer	25 Yawal St		Kacey Singer	
12. Tina Bellino	24 George St #1		Tina Bellino	
13. Mike Sizemore	24 Vayake St #1		Mike Sizemore	
14. Monica Sinyer	912 Elkhorn		Monica Sinyer	
15.				
16.				
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13 to far				

* Check mark in final column to add name/address to the City's Interested Parties List to receive their notices/announces regarding this proposed project

PETITION AGAINST PROPOSED JIB STREET DEVELOPMENT

Print Name	Address	Optional Email/Phone	Signature	✓ for mailing list*
1. Michael Ferriero	25 Eastwind Street			
2. Wong	West Hollywood			
3. Werner	Wetzel St.			
4. Barbara Boettcher	15 Outrigger			
5. Sam S.	4 lighthouse			
6. Ann Gordon	25 Winter St			
7. Peter Holman	34 Calleon			
8. Annie Tung	34 Calleon			
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* Check mark in final column to add name/address to the City's Interested Parties List to receive their notices/announces regarding this proposed project

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