



**Venice Neighbors for Responsible Development\***

**Presenters:**  
*Roger Scadron*  
*& Brian Catalde*

***Opposition to the Planned Construction  
on 17, 19,& 21 Jib St.***

***\*An Unincorporated Association CA  
- Corporate Code 18200 -***

## Strong Neighborhood Opposition

**Presenter:**  
*Roger Scadron*



# More than 300 neighbors signed this petition opposing the plan

In just six weeks during May – June 2025, we obtained signatures from 300+ residents expressing their opposing

Statements claiming community support are wrong

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](mailto:bc@paragoncommunities.com)  
23 Jib Street  
Marina del Rey, CA 90292



17-21 Jib St

**Copies of signatures submitted to LUPC**

## Front Views (from Jib)

Consolidating 3 parcels, the planned building would be the largest mid-block building on the peninsula.

Contrary to developer statements, it is NOT consistent with neighborhood

**Elevations drawn to scale by Talbot Schmidt, AIA – licensed architect**



## Front Views (from Jib)

At 59 feet the building would tower over the neighboring buildings - almost 20 feet **higher**.

The building's height, breadth & massivity would

- Block sunlight
- Diminish natural airflow
- Cause significant noise



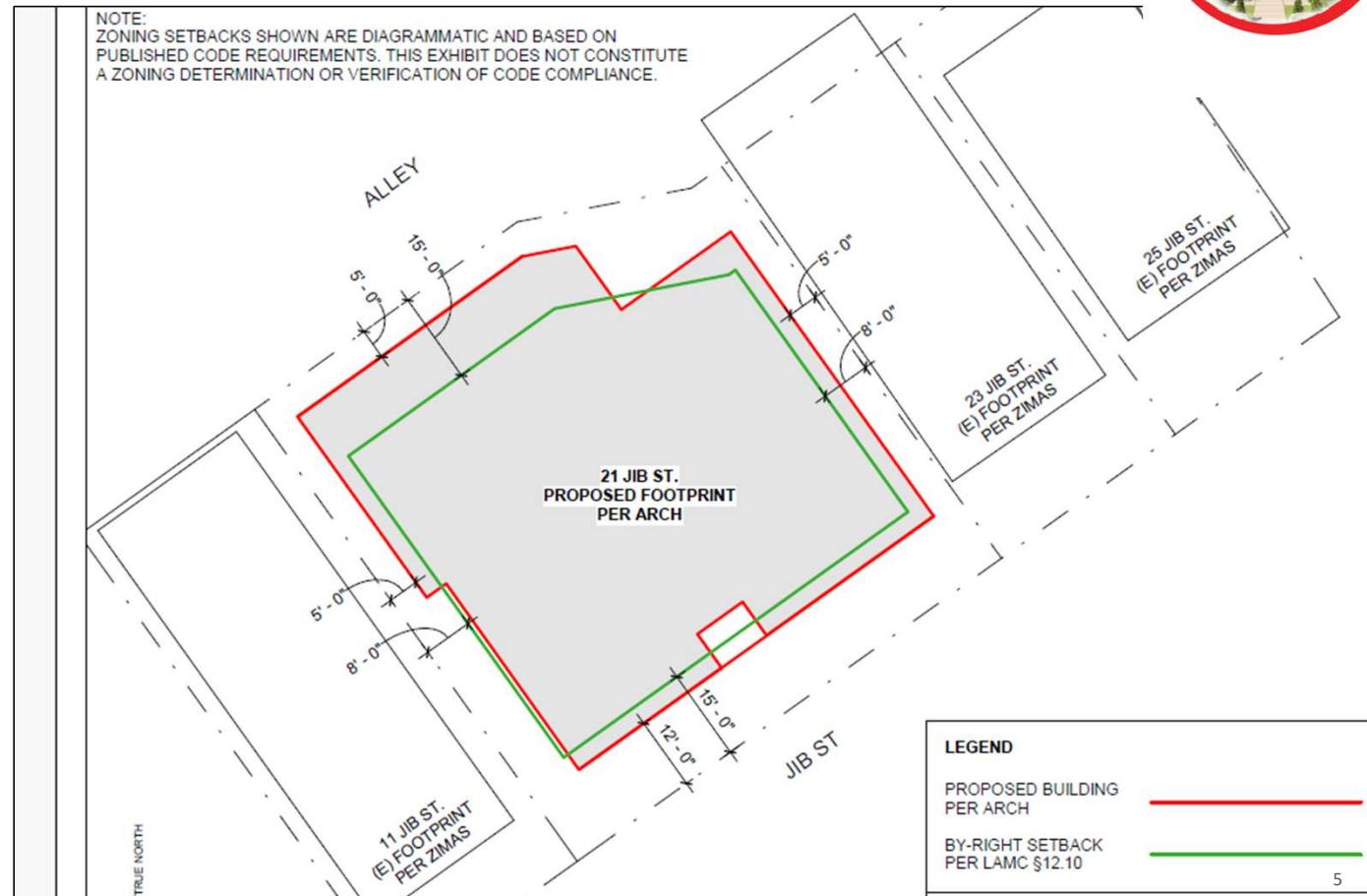
**Elevations  
drawn to  
scale**

## Setbacks reduced on all 4 sides

To build at the proposed size, the developer is requesting decreased setbacks:

The rear is proposed to have a **5' foot setback** vs. 15'... A front setback of **12'** and on each side **5'** vs. 8 feet.

Drawn to scale by Talbot Schmidt, AIA – licensed architect



## Almost 2 dozen concessions required for CUP



Despite assertions to the contrary, the Plan **DOES NOT** “substantially comply” with the applicable regulations

Issue	Plan	By-right
1 Lot Consolidation	4 lots/ 3 parcels	2 lots
2 Height Limit	59'	28' max for walk street
3 FAR ratio	3:67	3:1-VCZSP may impose lower
4 FAR area	18,326 SF)	14,975 SF
5 Units	25	11 base + 5 DB
6 Common space	125 SF	100 - 150 SF per unit mostly balconies
<b>Size- by Unit Type</b>		
7 Studio	360-368 SF	If net area excludes closets, mechanical chases, or thickened walls => falls below min. living standard
8 1 BR	452-653 SF	451 SF      In certain units, the Plan barely meets the minimum square footage by-right
<b>Size - by Specific Units</b>		
9 Units 2F,3F,4F	360-368 SF	366 SF
10 Units 2E, 3E, 4E	360-368 SF	360 SF
11 Units 2G, 3G, 4G	452-653 SF	451 SF
12 Units 2D, 3D, 4D	360-368 SF	577 SF
<b>Windows &amp; Light</b>		
13 Studio units 2,3 & 4E	W01, W02 must have more than 5.7 SF opening with min height & width	Windows also barely meet by-right minimums or may fail to meet min size required
14 Bedrooms in 2&3G	Have narrow windows facing light wells or adjacent buildings with reduced setbacks	Same. See above. <b>DRAFT FOR DISCUSSION PURPOSES ONLY</b>
15 North & South façades	Are only 5' from property line given reduced setback	Same. See above.

## Almost 2 dozen concessions required for CUP (continued)



~20 separate concessions required is indicative of over-reach

Issue	Plan	By-right
<b>Egress Paths &amp; Stairwell Configuration</b>		
16 Stairways A-1 & A-2		May not meet width or separation requirements for 5-story R-2 occupancy.
17 2 means of egress		Required
<b>Setbacks &amp; Height Limits</b>		
18 Front Yard	12'	15'
19 Rear Yard	12.5'	15'
20 Side Yards – N&S	5'	9'
<b>Parking Layout &amp; Access</b>		
21 Parking	9 spaces (2 for rental vehicles	57
22 ADA stall dimensions	None	8' wide stall & 5' wide access aisle
23 Tandem parking	Neither ADA nor guest usage	Only allowed in private garage. Neither for ADA nor guest use
24 Compact stall limit		Maximum is 40% of total spaces



## Potential game-changing precedent for Venice & the peninsula

Other properties  
could be  
consolidated to  
**OVERBUILD**

What about the  
character of blocks  
north of Washington  
where property  
values are less?



## Summary of Objections

*Presenter:  
Brian Catalde*



1. 5-story / 59' building proposed – walk street limit by-right = 28'
2. 25 units proposed = 2X's the by-right density
3. 18,000 square feet proposed = 22% more density than by-right
4. Decreased setbacks on all four sides – see prior slide
5. So-called “comps” are buildings on Ocean Front Walk or Pacific – NOT mid-block on walk-streets



## Summary of Objections - continued

6. Lot consolidation on the peninsula would set a precedent that could change Venice, p forever, particularly north of Washington Blvd.
7. 9 parking spaces proposed - vs. 57 spaces by-right is ludicrous when street parking is documented at capacity with low rotation during weekdays ... not to mention summer weekends.
8. Shared cars & other automobile-lite alternatives as planned ... are theories. The Silveira PDMS acknowledges there is no empirical support for effectiveness of any of their proposed mitigation ideas.



## Closing Thoughts

Jib Street Plan is an abuse of well-intentioned CA law that encourages building mixed income housing

1. Many developers responsibly utilize bonus density exemptions...This developer is abusing it and pushing by – right limits beyond reason.
2. The planed 25 units would include 5 covenanted LI & 1 VLI... Ironically, the c.1906 Craftsman (and the oldest building on the Peninsula) proposed for demolition currently houses 5 rent stabilized (RSO), inexpensive units.