

Agenda Item IV.B.2. 128 Hurricane St

(at Canal Court/Grand Canal/Ballona Lagoon)
CPC-2024-2010-GPA-ZC-SPPC-CU3-1A (LUPC Vote: 8-0-0)

Project Description:

This is a citizen appeal, dated May 27, 2026, of the January 22, 2026 CPC determination (mailed May 7, 2026) to approve a General Plan Amendment (GPA), Zone Change (ZC) from RW2-1 (Residential Waterways Multi-Family) to PF-1 (Public Facilities), Specific Plan Project Review and Conditional Use for the construction, use, and maintenance of a public parking area in a residential zone.

Motion:

The Venice Neighborhood Council (VNC) continues to recommend **denial** of the project proposed at 128 Hurricane St, supports the citizen appeal of the CPC determination that approved the project, requests that the City Council and PLUM take the VNC recommendation of denial under serious consideration in their review of the appeal, and requests that Councilmember Park strongly support the appeal.

Notes:

- The appeal was filed by VNC Board member Kenya Lee on behalf of herself and members of the community. At the LUPC meeting, the appeal was presented as being brought by both Kenya Lee and members of the community, consistent with the appeal documents submitted, which can be reviewed by clicking on the appeal case number on the agenda, under Initial Submittal Documents.
- The VNC's September 17, 2024 motion called for the City to "**materially and in good faith address the community's serious issues with this project.**"
- The VNC's March 15, 2022 motion called for the City to **address "the issues of concern to the residents in the area."**
- The background materials submitted with the 2024 motion describe numerous community concerns that have still not yet been materially and in good faith addressed.
- The City's final approvals for the GPA and the ZC were granted before the appeal of the Specific Plan and Conditional Use entitlements was heard. The City's GPA and ZC approvals should have been deferred until after the appeal process was completed as approving the GPA and ZC first prejudices the appeal.
- The appeal does **not** oppose the VAPP project itself on its merits. Rather, it challenges procedural and legal issues surrounding the City's approvals. Neither the community nor the VNC has sought to oppose the VAPP project itself.



Venice Neighborhood Council

PO Box 550, Venice, CA 90294

www.VeniceNC.org



16. BUDGET AND FINANCE (3-0-0)

- A. MOTION: The VNC Board approves the August 2024 Monthly Expenditure Report (MER). (See supporting documents)
- B. MOTION: The VNC Board approves funding an NPG in the amount of \$2,500 to The NONSEMBLE/ [24]JAZZ -IS (Fiscal Sponsor-Venice Heritage Foundation) for their November 2nd Jazz Festival. (See supporting documents)

LUPC

17. OPPOSITION TO VENICE AUXILIARY PUMPING PLANT (5-0-0)

(BACKGROUND INFO IN SUPPORTING DOCS)

The Venice Neighborhood Council opposes CPC-2024-2010-GPA-ZC-CU2-SPPC-- allowing the City of Los Angeles to obtain a General Plan Amendment (GPA) and Zone Change (ZC) from RW2-1 to Land Use and Planning Committee – Meeting Agenda Page 6 of 7 Draft Minutes Public Facilities at 133 Hurricane St., a Project Review (SPPC), and a Conditional Use for the construction, use, and maintenance of a public parking area in a residential zone (CU2) for the empty lots located at 128 Hurricane St/3913 Esplanade-- unless LA Public Works (LAPW) materially and in good faith addresses the community's serious issues with this project, including but not limited to:

1. Conformance to the certified Venice LUP (Policies I.A.5, I.C.1, I.C.6, and I.D.1);
2. Adherence to court-mandated ESHA protections in the surrounding lagoon area;
3. Mitigation of EIR issues related to loss of species and habitat, groundwater impact, and potentially significant methane gas release;
4. Mitigation of "significant and unavoidable" issues including ground-borne vibration, which could result in residential building damage, and construction noise that exceeds LA CEQA Thresholds guidelines;
5. Improvement of inadequate emergency access during construction activities;
6. Change to five day/week construction instead of proposed six days/week;
7. Elimination of the proposed parking lot at 128 Hurricane St. for which parking requirements can be fulfilled via restricted street parking around the current Venice Pumping Plant (VPP), a savings of at least \$2.5 million to the city;
8. Modification of project design so that it is compatible with its residentially zoned neighborhood;
9. Protection of residential properties from dirt, dust and other construction impacts;
10. Upgrade of deficient maintenance plan for both the new and existing facility.

A letter will be sent to Council Member Traci Park, City Council President Paul Krekorian, DONE General Manager Carmen Chang, City Attorney Hydee Feldstein Soto, all Public Works board members, City Engineer (Head of Bureau of Engineering) and Coastal Commission Staff.



Venice Neighborhood Council

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

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

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



Venice Neighborhood Council

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(sent via email)

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

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

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

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

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

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

Chloe Seifert, Coastal Program Analyst, California Coastal Commission -

Chloe.Seifert@coastal.ca.gov

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

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

Sincerely,

Brian Averill
President
Venice Neighborhood Council



Venice Neighborhood Council

PO Box 550, Venice, CA 90294
www.VeniceNC.org -- Email: info@VeniceNC.org



May 16, 2022

By email: Steve Bradbury <steve@mycyberstuff.com>

Re: HURRICANE/GRAND CANAL PARKING ISSUE

Dear Mr. Bradbury,

Please be advised that at a regular public meeting of the Venice Neighborhood Council (VNC) Board of Officers held on March 15, 2022, the following motion was approved.

MOTION: The Parking and Transportation Committee requests that the Venice Neighborhood Council send a letter supporting the residents of Hurricane St and VNC's not support for the parking lot project until and unless the city addresses the issues of concern to the residents in the area.

ACTION: The motion was approved by a vote of:
17 Yea / 0 Nay / 0 Abstained / 1 Recusal

Sincerely,

James Murez

James Murez
VNC President
James.Murez@VeniceNC.org

Copy:
secratary@venicenc.org
Robert Thibodeau <robert.thibodeau@venicenc.org>

Hurricane Pumps Neighbor Letters

(Last updated: 3/2/26)

**Re: Venice Auxiliary Pump Plant (VAPP), 128 and 133 Hurricane;
DIR-2017-4167; ZA-2017-3950 (plant); DIR-2017-4173; ZA-2017-3953 (parking lot)**

The following members of our community have expressed their POV on this issue to date. We anticipate additional written responses as this process continues.

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2024 Neighbor Letters

Mike Borassi & Genevieve Morrill-Borassi – (formerly) 3811 Esplanade. (original appellants)

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

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

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

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

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

Please oppose this project and help support the community members.

Thank you,

Genevieve Morrill
Formerly 3801 Esplanade/Grand Corso

Kenya Lee & Joey Jackson – 3811 Esplanade

I am writing to express my deep concerns regarding the ongoing plans for the Venice Auxiliary Pumping Plant (VAPP) project near my home at 3809-3811 Esplanade St in Marina del Rey. For over seven years, our community has diligently attempted to engage with Public Works to address critical concerns related to this project. Unfortunately, our efforts have largely been met with inadequate responses, leaving us feeling overlooked and unsupported.

While I recognize the importance of the VAPP as a critical infrastructure initiative, I am deeply troubled by the substantial and long-term negative impacts the current construction plans will have on my family and our community. Specifically, my primary concerns include:

Exposure to Toxins: The project involves significant excavation directly next to my home, raising serious concerns about potential exposure to hazardous substances that could endanger the health of residents, particularly children.

Structural Vibrations: Intense vibrations from construction activities could compromise the structural integrity of nearby homes, including my own, potentially leading to costly and irreversible damage.

Extreme Noise Levels: Construction noise will significantly affect my household's quality of life, particularly for my young child, whose well-being and development depend on a quiet and stable living environment. I also work from home and need a conducive environment to conduct my business.

Improvement of inadequate emergency access during construction activities. Having a family residing next to this project concerns us to have an adequate emergency plan, a well thought out plan for emergency services during the time of construction.

Our community has never sought to halt this essential project. Instead, we have consistently requested an open and meaningful dialogue with project stakeholders to ensure fairness and adequate mitigation of these impacts. However, to date, we have seen little action or acknowledgment of our concerns.

The health, safety, and quality of life of our residents must be prioritized as this project moves forward. We are not opposed to progress; we simply seek fairness and the opportunity to live without unnecessary harm or disruption

Thank you for your attention to this matter. I look forward to your prompt response and to working collaboratively toward a solution that benefits both the community and the project's success.

Sincerely,
Kenya Lee
3811 Esplanade, 90292
313-999-0264

Harvey Plotnick – 125 & 127 Hurricane St (property owner)

I own a property on Hurricane Street in Marina del Rey. For over seven years, our community has been trying to collaborate with Public Works to address critical concerns about the planned VAPP Project. All of our efforts have fallen on deaf ears - we've received lip service and nothing more. This total lack of concern for our community is appalling and unacceptable. I acknowledge this is a critical infrastructure project. However, the construction plans as designed will have a painful, material impact on lives for multiple years. My primary concern are:

- * Conformance with the certified Venice LUP Policy 1.C.6 states that hazardous industrial uses shall not be located adjacent to residential areas. Policy 1.C.1 states that the sale and design of industrial facilities must be compatible with adjacent and neighboring uses. Policy 1.A.5 that seeks to preserve and protect stable multifamily neighborhoods. Policy 1.D.1 states the only permit development adjacent to the Grand Canal and Ballona Lagoon shall be habitat restoration, single family homes and parks.

- * Meeting established public Benefit standards including a 10' landscaped irrigated buffer along all property lines. The performance standards applied to this project are applicable to those on a major or secondary highway, not a residential street.

- * Adherence to court-mandated ESHA protections in the Ballona Lagoon/Grand Canal area including no dredging and/or use of heavy equipment both of which are part of the project plan

- * The community that introduced elements of the Grand Canal Restoration Plan (Phase 2) to address some of these issues. It is not an all or nothing

- * Mitigation of other EIR issues related to loss of species and habitat, groundwater impact, and potentially significant methane gas releases. The community has put forth concepts to address some of these issues including the Grand Canal Restoration Plan

- * Mitigation of "significant and unavoidable" construction-related issues including ground borne vibration which could result in residential building damage, and construction noise that exceeds LA CEQA Thresholds guidelines. Section MM-NOI-2 of the mitigation plans does not adequately protect property from potential damage. The current plan is far more reactive than proactive using terms such as "may include," "If considered appropriate," and "as feasible and practical." Also, there is no timely mechanism for issues to be addressed/project to be halted in the event damage is done. Section MM-NO-3 of the mitigation plan is also inadequate. It strains credibility to believe noise control features will "reduce overall operational noise levels from all Project related sources to within 5db of existing ambient noise levels in the surrounding community (53-57db)."

- * Change to five day/week construction and more restricted hours in lieu of six days/week.

- * Alternative parking for up to 25 cars, most owned by residents, that park on Hurricane St daily during non-summer days and weekends year round. Hurricane St parking will cease to exist during construction hours. Where do these cars park?

- * Elimination of the proposed parking lot at 128 Hurricane St. for which parking requirements can be fulfilled via restricted Street parking around the current Venice Pumping Plant (VPP), at

a savings of at least \$3.5 million to the city. The community has proposed a viable alternative that does not require this lot.

* Modification of the project design so that it is compatible with the residentially zoned neighborhood. There was very little, if any, community input during the design process,

*Actionable protection of residential properties from dirt, dust and other construction impacts. The community has offered viable suggestions.

Our community is not looking to stop this project. We've consistently been seeking a meaningful dialogue with someone who has the authority and motivation to address these issues through respectful negotiations. PLEASE support this request for fairness,

Thank you,
Harvey Plotnick

Leslie & Michael Adler – 3601 Esplanade

I live along Esplanade Canal on Eastwind.

We have a few concerns:

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

Thank you
Leslie & Mike Adler
3601 Esplanade

Michael Hoffs – 110 Hurricane St.

As a 20+ resident of 110 Hurricane Street, I am in strong support of the motion. This is a classic case of the city not listening to the boots on the ground describing why the installation of the parking lot is not only not needed but strongly opposed for security reasons. For VAPP personnel, alternative parking on Hurricane has been found in other areas within a half block or less of VAPP. Homeless encampments, drunken disorderly conduct and contempt for Hurricane residents, constant traffic to find parking in the lot, mounting trash and lack of city funds to police the area have not been addressed and frankly will not be before construction.

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

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

Sincerely,

Michael Hoffs
110 Hurricane St

Michael Holt – 127 Hurricane

Greetings,

I live on Hurricane St in Marina Del Rey.

For over seven years, our community has been trying to collaborate with Public Works to address critical concerns about the planned VAPP project. All of our efforts have fallen on deaf ears - we've received lip service and nothing more. This total lack of concern for our community is appalling and unacceptable. I acknowledge this is a critical infrastructure project. However, the construction plans as designed will have a painful, material impact on our lives for multiple years. My primary concerns are

- Mitigation of "significant and unavoidable" construction-related issues including ground-borne vibration which could result in residential building damage, and, construction noise that exceeds LA CEQA Thresholds guidelines.
- Change to five day/week construction and more restricted hours in lieu of six days/week.
- Off-site workspaces for home-based workers
 - The city says it will be managed by the construction company but there have not been any guarantees of location or suitability.
- Actionable protection of residential properties from dirt, dust and other construction impacts.
 - The community has offered viable suggestions.
- Alternative parking for up to 25 cars, most owned by residents, that park on Hurricane St daily during non-summer days and weekends year round
 - Hurricane St parking will cease to exist during construction hours. Where do these cars park?
- Elimination of the proposed parking lot at 128 Hurricane St. for which parking requirements can be fulfilled via restricted street parking around the current Venice Pumping Plant (VPP), at a savings of at least \$2.5 million to the city.

Our community is not looking to stop this project. We've consistently been seeking a meaningful dialogue with someone who has the authority and motivation to address these issues through respectful negotiations.

PLEASE support this request for fairness.

Thank you,

Michael Holt
127 Hurricane Street

Bethany Gorfine – 3950 Via Dolce (owner and condo board president)

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

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

Bethany Gorfine
President, Marina Strand Colony 1.
145 units

Eliane Gans – 3933 Esplanade (property owner)

To the Chairman of LUPC
To LUPC
To Traci Park

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

1. **REGARDING VIBRATION:** This will disturb all residents and as a landlord I do not want any tenant moving as a result of vibration and constriction noise. This will impact my quality of life and my ability to support myself financially.
2. **INADEQUATE EMERGENCY ACCESS DURING CONSTRUCTION:** Children and animals, and elderly residents, **will be in danger** of obstruction in an emergency
4. **PARKING LOT:** The city has already eliminated 6 parking spaces on Hurricane—which was not necessary, and parking is a HUGE issue for residents and their families when visiting. Eliminating another parking lot is NOT A RESPONSIBLE ACTION. WE MOVED TO THIS NEIGHBORHOOD FOR A REASON—AND THIS ENTIRE PROJECT WILL NEGATIVELY IMPACT THE QUALITY OF OUR LIVES. The city should use the \$2.5 million for a more advantageous purpose to actually enhance this community—so that the City could actually get more taxes if our properties were not devalued as a result of this VAAP project.

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

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

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

Sincerely,

Robin Rudisill – 3003 Ocean Front Walk

Public Officials,

I live on Ocean Front Walk on the Marina Del Rey Peninsula. For over seven years, our community has been trying to collaborate with Public Works to address critical concerns about the planned VAPP project. All of our efforts have fallen on deaf ears - we've received lip service and nothing more.

This project expands the pumping of sewage down to Dockweiler and is located in the middle of our residential neighborhood as well as in the middle of Environmentally Sensitive Habit Area (ESHA). It is an unacceptable land use for this area and yet it is critical infrastructure, and we understand it must move forward. However, the lack of concern shown regarding finding reasonable mitigations for the impacts on our residential neighborhood and the lack of protection and mitigations for the ESHA is appalling and unacceptable.

The construction plans as designed will have a painful, material impact on this community and surrounding ESHA for decades.

Our primary concerns are:

- **Mitigation measures in order to conform as closely as possible with the certified Venice LUP, the state policy guidance for determining conformance with the Coastal Act.**
 - Policy 1.C.6 states that hazardous industrial uses shall not be located adjacent to residential areas.
 - Policy I.C.1 states that the scale and design of industrial facilities must be compatible with adjacent and neighboring uses.
 - Policy 1.A.5 seeks to preserve and protect stable multifamily neighborhoods.
 - Policy 1.D.1 states the only permitted development adjacent to the Grand Canal and Ballona Lagoon shall be habitat restoration, single family homes and parks.
- **Elimination of the proposed parking lot at 128 Hurricane St.** for which parking requirements can be fulfilled via restricted street parking around the current Venice Pumping Plant (VPP), at a savings of at least \$2.5 million to the city.
- **Modification of the project design** so that it is visually compatible with the residentially zoned neighborhood.

Given that this location is grossly incompatible with this location and never should have been allowed to happen, the City's Bureau of Engineering should be bending over backwards to keep the impacts on the residential neighborhood and surrounding ESHA to a bare minimum.

Our community is not looking to stop this project. We've consistently been seeking a meaningful dialogue with someone who has the authority and motivation to address these issues through reasonable and respectful negotiations in order to minimize impacts on the surrounding ESHA and residential neighborhoods.

PLEASE support this request for fairness. Please work with us to make reasonable changes to the project in order to protect our residential neighborhood and the ESHA.

Ting Chang – 28 Mast

To whom it may concern,

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

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

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

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

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

Thank you for your attention to this matter.

Sincerely,

Ting Chang
3933 Esplanade W.
Marina del Rey, CA 90292
(310) 339-4056

Tom Drucker & Marcia Seligson Drucker – 4 Lighthouse

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

- Mitigation of “significant and unavoidable” issues including ground-borne vibration, which could result in residential building damage.
- Mitigation of construction noise that will exceed LA CEQA Thresholds guidelines.
- Potentially significant methane gas release (read the community feedback to the EIR Mitigation Plans via the website link below - starts on page 44).
- Inadequate emergency access during construction activities.
- Change to five day/week construction instead of proposed six days/week.
- 25 parking spaces that will be eliminated on Hurricane every day of construction. Where will these people park?
- Elimination of the proposed parking lot at 128 Hurricane St. for which parking requirements can be fulfilled via restricted street parking around the current Venice Pumping Plant (VPP), a savings of at least \$2.5 million to the city.
- Conformance to the certified Venice LUP (Policies I.A.5, I.C.1, I.C.6, and I.D.1).
- Adherence to court-mandated ESHA protections in the surrounding Ballona Lagoon and Grand Canal.
- Mitigation of EIR issues related to loss of species and habitat, groundwater impact.
- Modification of project design so that it is compatible with its residentially zoned neighborhood.
- Protection of residential properties from dirt, dust and other construction impacts.
- Upgrade of deficient maintenance plan for both the new and existing facility.
- Compensation for lost property value - During construction, tenants may very well seek reduced rents or move out. Units may have to be re-rented at lower rates, if at all. As a result, property owners may have to sell at reduced valuations. This is not hypothetical. It has already occurred.
- Resident physical/mental issues due to construction.
- Real-time community recourse to on-site construction issues. Without teeth, there can be no enforcement.

Please include this email as part of the public record.

Sincerely,

Tom Drucker and Marcia Seligson Drucker

Jenesa Kurland – 4300 Via Dolce (condo owner)

Hello VNC Board -

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

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

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

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

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

Thank you,
J. Kurland
Via Dolce

Robert DiBiase – 115 ½ Hurricane St (owner)

Oct 10, 2024

To: Los Angeles Planning Commission

Subject: Proposed Pumping Station Addition, 128 Hurricane St & 3813 South Esplanade

Dear Commissioners:

I have lived on Hurricane St since 1977 and witnessed the new construction of the present Pumping Station and it was a vast improvement to the old pumping station. This proposed additional pumping station construction has made many of our local residents angry, because you are not letting us give you our opinions on what we feel are legitimate objections.

1. Why is the project needed anyway. It appears that the present pumping station is doing the job just fine right now.
2. This area is an environmentally protected area. Court mandated ESHA protections in the Ballona Lagoon/Grand Canal area INCLUDE NO DREDGING AND /OR USE OF HEAVY EQUIPMENT -- BOTH OF WHICH ARE PART OF THE PROJECT PLAN. THIS IS NOT ACCEPATABLE.
3. Conversations with my neighbors are telling me that traffic on the street and car parking loss due to construction equipment will be a major problem. The noise and the impact on the canal itself could be devastating.
4. Are the transformers in the new station generating Electromagnetic fields which are known to cause Cancer?
5. Is this project absolutely NECESSARY?
6. Our neighborhood residents demand to have input into this planning process and to negotiate a possible site farther down the coast. This is a residential neighborhood, and the pumping station does not even belong here.

Respectfully submitted
Robert DeBiase
115 ½ Hurricane St

Traci Gay – 310 Washington Blvd.

I strongly oppose Venice Auxiliary pumping plant going forward! I am a resident at 310 Washington Blvd., #604, marina Del Rey 90292

Gary Stromberg – 125 Hurricane St

I live on Hurricane St in Marina Del Rey. For over seven years, our community has been trying to collaborate with Public Works to address critical concerns about the planned VAPP project. All of our efforts have fallen on deaf ears - we've received lip service and nothing more. This total lack of concern for our community is appalling and unacceptable. I acknowledge this is a critical infrastructure project. However, the construction plans as designed will have a painful, material impact on our lives for multiple years.

My primary concerns are safety and mitigation of "significant and unavoidable" construction-related issues. Our community is not looking to stop this project. We've consistently been seeking a meaningful dialogue with someone. PLEASE support this request for fairness. Thank you.

Gary Stromberg
125 Hurricane St.
MDR

Ting Chang – 28 Mast

Hello,

My husband and I are residents of Mast Street in Marina Del Rey. For over seven years, our community has tried to work with Public Works to address significant concerns about the proposed VAPP project. Despite our persistent efforts, we've been met with empty promises and no real action.

This lack of consideration for our community's well-being is deeply disappointing. While I recognize the importance of this infrastructure project, the current construction plans, as proposed, will significantly and adversely impact our lives for years to come.

My main concerns are conformance with the certified Venice LUP (as homeowners we are held to the LUP and it is only fair that city projects are as well) and the upgrade of a deficient maintenance plan for both the new and existing facility (currently garbage is all over the canal and it looks like there has not been any efforts to maintain the sidewalk area).

We are not asking to halt the project but rather to engage in a meaningful dialogue with someone who has the authority and willingness to address these concerns through respectful and fair negotiations. Your support in ensuring this request for fairness is honored would be greatly appreciated.

Thank you for your attention.

Regards,

Ting Chang

Jenesa Kurland – 4300 Via Dolce (condo owner)

Dear City Representatives -

For over seven years our community has been **trying** to **collaborate** with Public Works to address critical concerns about the planned VAPP project. Though our efforts fall on deaf ears. We receive lip service and nothing more. This total lack of concern for our community is unacceptable.

Our community acknowledges this is a critical infrastructure project even if is a hazardous industrial facility located within our residential area. However, the construction plans as designed will have a painful, material impact on our lives for multiple years.

+ Change to five day/week construction and more restricted hours in lieu of six days/week.

+ Mitigation of other EIR issues related to loss of species and habitat, groundwater impact, and potentially significant methane gas release.

- The community has put forth concepts to address some of these issues including the Grand Canal Restoration Plan.

+ Mitigation of “significant and unavoidable” construction-related issues including ground-borne vibration which could result in residential building damage, and, construction noise that exceeds LA CEQA Thresholds guidelines

- Section MM-NOI-2 of the mitigation plans does not adequately protect property from potential damage. The current plan is far more reactive than proactive using terms such as “may include,” “if considered appropriate,” and “as feasible and practical.” Also, there is no timely mechanism for issues to be addressed/project to be halted in the event damage is done.

Section MM-NOI-3 of the mitigation plan is also inadequate. It strains credibility to believe noise control features will “reduce overall operational noise levels from all Project related sources to within 5 dB of existing ambient noise levels in the surrounding community (53-57 db).”

+ Modification of the project design so that it is compatible with the residentially zoned neighborhood.

+ Upgrade of a deficient maintenance plan for both the new and existing facility.

- The existing VPP is **not** maintained in any meaningful way. There are environmental and safety issues. Garbage is strewn along the Grand Canal side of the structure which can readily fall into this ESHA. The sidewalk around the structure is in a constant state of disrepair to the point of being dangerous.

Our community is not looking to stop this project. We’ve consistently been seeking a meaningful dialogue with AHJ and motivation to address these issues through respectful negotiations. PLEASE support this request for fairness. ***Imagine how you would feel in a similar situation!?***

Thank you,
J. Kurland
Via Dolce, Marina del Rey

Perry Rod – 3818 Pacific Ave

To Whom It May Concern,

My 3-unit residential building is at 3818 Pacific Avenue in Marina Del Rey. We have been trying to collaborate with Public Works to address critical concerns about the planned VAPP project. Although the industrial project is for critical infrastructure, the construction plans as designed require much more compatibility and dialogue with the immediately surrounding residentially zoned neighborhood. There was very little, if any, community input during the design process and this must change.

Thank you,

Perry Rod
Chief Investment Officer
Rod Capital Management

Mary-Dorothy Line – 125 Privateer Mall

I live on Privateer Mall in Marina Del Rey. For over seven years, our community has been trying to collaborate with Public Works to address critical concerns about the planned VAPP project.

All of our efforts have fallen on deaf ears - we've received lip service and nothing more. This total lack of concern for our community is appalling and unacceptable. I acknowledge this is a critical infrastructure project. However, the construction plans as designed will have a painful, material impact on our lives for multiple years.

Our community is not looking to stop this project. We've consistently been seeking a meaningful dialogue with someone who has the authority and motivation to address these issues through respectful negotiations. PLEASE support this request for fairness.

Thank you.

Michael Hoffs – 110 Hurricane St.

As a 20+ resident of 110 Hurricane Street, I'm pleading with you to take a closer look at how the VAPP Project on Hurricane Street will affect the local neighborhood if our concerns are not faithfully considered. I am not alone on feeling the city is not listening to the boots on the ground describing why the installation of the parking lot is not only not needed but strongly opposed for security reasons. For VAPP personnel, alternative parking on Hurricane has been found in other areas within a half block or less of VAPP. Homeless encampments, drunken disorderly conduct and contempt for Hurricane residents, constant traffic to find parking in the lot, mounting trash and lack of city funds to police the area have not been addressed and frankly will not be before construction.

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

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

Sincerely,

Michael Hoffs

2022-23 Neighbor Letters

Mary Laing – 115 Hurricane St



Mary Laing <mblaing1@aol.com>

Hurricane Street Auxiliary Pumping Plant Project

To: Steve Bradbury <steve@mycyberstuff.com>

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

Steve,

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

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

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

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

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

Best,

Mary Laing
115 Hurricane St
MDR 90292

Steve & Karen Bradbury – 109 Hurricane St (owners)

July 27, 2022

My wife and I own 109 Hurricane St. We have lived here since 2007. During that time, we have experienced several city-led construction projects. None have effectively managed the impact on the community without our voices rising to generate awareness. The city's track record is dismal at best.

Now the city intends to build an auxiliary pumping station at the end of Hurricane St. While we understand the critical nature of this project, the fact there has been no meaningful community engagement since preliminary plans were shared in 2016 is abhorrent. It appears the project design has changed over that time including the addition of a sewage command and control center for entire city of Los Angeles. We thought this was simply an auxiliary pumping station to support the aging current plant.

The city cannot simply ramrod an industrial project down the throats of a neighborhood without incorporating our input. City employees work for the residents, not the other way around.

We understand one element of the plan is to create a public parking lot at 128 Hurricane. Why???? There are no other public lots on any MDR residential street. If there is truly a need for that much employee parking (which has never been adequately justified), it should be a 100% secure lot only accessible by pumping station workers. **No** public car spaces, **no** bike racks, **no** art installation, **no** use by beachgoers, **no** opportunity for homeless to camp out.

There have been recent suggestions the parking lot was incorporated into the plan to satisfy the coastal commission. Did the city ever convey this information to residents during the process? Did the city take a position that this would impact residents and push back? Does the city even care? We do.

We attended both community meetings (Zoom and in-person) conducted by Public Works. These were little more than sham, window-dressing efforts. The city representatives showed NO willingness to modify ANY aspect of the project to align with the interests of the community. This arrogance is unacceptable behavior by people whose job is to serve the community.

Our neighbors have spoken about many other issues with this project. We support them and request you reconsider all approvals for this project until the community has been given a meaningful opportunity to engage. We can work together. There's no reason to antagonize the community.

Thank you,

Steve & Karen Bradbury
109 Hurricane St., MDR

Adam Goldberg – 110 Hurricane St.

To Whom It May Concern/VNC:

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

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

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

Thank you for your time and assistance with this matter.

Best,
Adam M Goldberg
110 Hurricane St

Robert DiBiase – 115 ½ Hurricane St (owner)

HELLO STEVE: MY OPINION IS THAT THE PARKING LOT BE USED EXCLUSIVELY FOR THE PUMPING STATION EMPLOYEES AND THE HURRICANE ST RESIDENTS. IF THE LOT IS OPEN TO PEOPLE GOING TO THE BEACH THAT WOULD BE A NO-NO FOR ME, SINCE THEY ARE ALREADY PARKING ON THE STREET WHERE RESIDENTS USUALLY PARK.

BEST REGARDS

BOB DEBIASE

115 ½ HURRICANE ST

MARINA DEL REY, CA 90292

Muriel Blake & John Larkin – 110 Hurricane St.

RE: 128 Hurricane & 3813So. Esplanade, ZA 2017-3950-ZAA-1A;DIR-2017-4173-CDP-SPP-1A
DIR-2017-4167-PUD-CDP-SPP; ZA 2017-3953-CU2

Sent

Muriel Blake murielblake@wealthbuildersinc.com

To: cpc@lacity.org, elizabeth.gallard@lacity.org

Cc: mike.bonin@lacity.org

Fri, Mar 4 at 5:30 PM

Dear Commissioners,

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

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

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

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

next to this lot?

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

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

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

Sincerely,
Muriel Blake
John Larkin
110 Hurricane St.
Marina del Rey, CA 90292

Muriel A. Blake, CFP®
WEALTHBUILDERS, INC.
11600 Washington Place #116D
Los Angeles, CA 90066
(310) 391-3921- phone
(310) 398-9859- fax

Gary Stromberg – 125 Hurricane

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

Regards,

Gary Stromberg
125 Hurricane St.
(203) 984-4836

Mike Borassi & Genevieve Morrill-Borassi – 3801 Esplanade

(Note: On 2/28/22, Gen and Mike filed an appeal with the LA City Planning Commission. The following material has been taken from that appeal)

The goal of this appeal is to require Public Works to work with the community on a better design for this project which will fit within our community and will provide protection for adjoining residential neighbors from the impacts of this industrial-style facility on privacy, safety, noise and aesthetics.

- Public Works last presented this project to the community in 2017. The case has been on hold for almost 5 years. No additional information or contacts with the community were held during this time despite prior promises to work on design and mitigation. We have repeatedly asked for a new presentation of the project since changes were clearly made since the last City public hearings in 2017.
- The EIR for the project and prior presentations misrepresented the location of the project, which is in fact 10 -15 feet closer to the nearest residential structure than previously represented.
- The project is poorly designed to fit within its residentially zoned neighborhood. Noisy and dangerous equipment is located very close to two neighboring residential areas. However, on the other side, the project site is adjacent to a dead-end street and the exiting pump plant, and all noisy and dangerous equipment should be located nearer to this facility and away from residents.
- The project aesthetic design, proposed landscaping and “public art” has never been presented to the community and the simple elevation of the structure presented does not adequately show how this will fit into a 100% residential neighborhood.
- Public Works has a history at this location of poor maintenance of the existing facility and landscaping, as well as noisy and intrusive construction for years during the recent Dual Force Main project at this location. The community simply does not trust Public Works to fulfill its promises to keep this facility and the parking lot safe and attractive.
- The facility is adjacent to a sensitive wetland area and no effort is made to mitigate impacts or improve existing conditions.
- The proposed parking lot will be an attractive nuisance in this residential area and will not be secured or patrolled. City parking should continue to be on the street and the additional lot should be used for open space to buffer the facilities.
- The project approval and conditions do not properly include all required mitigation measures so that the community knows what must be done and enforced. The EIR, Addendum and MMRP plan are only found on an obscure Bureau of Engineering link and were not available to the neighbors.

The Venice Pump Plant has existed in this area for a long time. It is not well maintained. It has no landscaping or attractive fencing. It is never upgraded, cleaned, and graffiti is often left for months before painting. The existing plant is stark, abuts directly onto a sensitive waterway, is littered with trash and graffiti, with weeds poking through the scant gravel setbacks. Over the last five years, the site has been used as a staging area for the Hyperion Dual Force Main project, so the neighbors have endured constant construction traffic, noise, dust and equipment.

In order to build a safe and beneficial project here, Public Works must be required to include the following measures in the project:

- The project needs to mitigate its impact on the sensitive canal and lagoon. The existing pump plant has no vegetation whatsoever and the canal banks are not appropriately landscaped with native materials. Additional landscaping should be added to the existing facility including vines to cover walls which are frequently graffitied.
- Upgrades should be required to the aesthetics of the existing plant including painting, consideration of a mural, and additional planting in currently empty and trash filled planters and side yards.
- The new facility must be designed and landscaped in keeping with the residential area and sensitive lagoon.
- Provide a buffer of landscaping and walls between the new facilities and the directly adjacent residential buildings, including a minimum 6-foot block wall and 10 feet of landscaping between both the parking lot and the new facility and the nearest adjoining residential property to the north and west.
- Include an on-going obligation to clean and maintain the existing and new facilities when they are complete.

Adopt binding conditions of approval that clearly spell out all obligations in the future so that neighbors can monitor and enforce, including each requirement of the approvals and the MMRP.

For all of the above reasons, this project should not be approved, but should be sent back to the drawing board so that Public Works can design a compatible facility. To place this facility in a residential neighborhood in a sensitive wetland location requires careful consideration and strict conditions.

Kristy Canon - 3809 Esplanade (building owner)

From: **Cannon Enterprises, Inc.** <cannonenterprisesinc@gmail.com>

Date: Thu, Apr 14, 2022 at 8:16 AM

Subject: Auxiliary Pumping Plant in Venice

To: <cpc@lacity.org>, Elizabeth Gallardo <elizabeth.gallardo@lacity.org>, <mike.bonin@lacity.org>

To Whom it may concern,

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

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

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

Thank you,
Kristy Cannon

--

Cannon Enterprises
8405 Pershing Dr. #500
Playa Del Rey, CA 90293
Phone: (310) 823-2082
Fax: (310) 823-2085

Robert & Lucia Williams – 3805 Esplanade

From: Lucia Williams <luciaw2012@gmail.com>
To: cpc@lacity.org, elizabeth.gallardo@lacity.org
Cc: mike.bonin@lacity.org

Mon. Feb 28. 2022 at 1:35 PM

Dear Commissioners:

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

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

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

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

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

Sincerely,
Robert and Lucia Williams
3805 Esplanade
Marina del Rey, CA 90292

Eliane Gans – 3933 Esplanade (property owner)

From: Eliane Gans <elianegans@gmail.com>

Subject: Venice Axilliary Pumping Plant

Date: April 8, 2022 at 11:22:56 AM PDT

To: cpc@lacity.org, elizabeth.gallard@lacity.org, mike.bonin@lacity.org

To All of you, and to whom it may concern:

I have been a resident of my property at 3933 South Esplanade W. For over 35 years. I have endured cracked streets and lack parking for many years. And the pumping plant that reduces the value of my property.

I am writing to you today to voice my concerns and to object to the proposed Auxiliary Pumping Plant at the end of my street. At 133 East Hurricane and the adjacent lot at 3813 South Esplanade w. My property/residence will be impacted by this construction, and it will affect the future value or all of our properties.

- There has not been adequate community or resident communication
- The design has not been approved or reviewed by the residents or is not in keeping with the current neighborhood.
- The design should have a residential look and materials to blend with the residences and environment of the Lagoon.
- Residents should be given a chance veto review the design and comment and request any changes that are deemed necessary
- The proposed Pumping plant buttes right up against residential property—this is NOT OK.
- There are environmental and health concerns about the electronics, transformers and electromagnetic fields that will impact the residents
- Noise and equipment will destroy our wetland peace and quiet,,,,, and create parking and vehicle access problems. and in general create more congestion in an already contested neighborhood
- The unsecured parking lot will invite homeless people and will not create any additional parking and will even block any parking that might be accessible.
- There should be buffers between the parking and the residences.
- How will the parking lot be managed. And WHY are there only 2 public spaces, when parking is an issue already in this area
- There are no studies that I have seen, that address any environmental impact on our sensitive lagoon—which is why we all live here!!!
- Previous construction of this Public Works with the existing facility has had a bad track record for noise, debris, obstructions of the street and other problems.
- Past Public Works projects in our neighborhood have caused a barrage of constructions. Issues over 7 weeks causing discomfort to all neighbors and a lack of peace!

Lastly, what are the benefits to us, the residents? YOU do not live here, and have no knowledge about the very special residential area that this is, and why we have chosen to live here.

I AM STRONGLY OPPOSED TO THIS PROJECT—YOU HAVE NO RIGHT TO IMPACT OUR HOMES AND THE VALUES OF THIS NEIGHBORHOOD, AND OUR SAFETY AND HEALTH.

Thank you for reading this letter.... I hope that you will consider my concerns and dither concerns of all my neighbors—and or the entire Marina Peninsula!

Sincerely,

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

WE ARE ALL TENANTS OF 3933 South Esplanade W. and STRONGLY OPPOSE THIS PROJECT, AND WE DO NOT WISH TO MOVE AWAY AS A RESULT OF THIS PROJECT.

Hans Brofeldt
Wil Mavronicolas
Shawn Groshans
Kate Stone

ARTfully,
Eliane Gans
LONNY GANS & ASSOCIATES
Fine Art

Tanya Spero – 113 ½ Hurricane St



Tanya Spero <tanya1040@aol.com>

VNC Parking & Transport March 12, 2022 at 2:35 PM

Re: Hurricane St Auxiliary Pumping Plant Project - It's A Mess



To: Rick <chucksteak897@yahoo.com>, Steve Bradbury <steve@mycyberstuff.com>

Hi Steve

I was forwarded the emails and I definitely would appreciate your representation. I allow you to represent me for this issue regarding the employee parking lot. I agree that the parking lot should not be built. It will bring more traffic and we have enough as it is on the weekends.

Thanks so much,

Tanya Spero

Sent from my iPhone

Larry Lesser, MD & Claude Lesser – 3609 Esplanade (owner)

From: Lawrence Lesser lessermd@mac.com

Date: Wed, Feb 23, 2022 at 5:03 PM

Subject: 128 Hurricane & So. Esplanade

To: <cpc@lacity.org>, <elizabeth.gallard@lacity.org>

Cc: mike.bonin@lacity.org

Dear commissioners:

We are neighbors writing to share our concerns regarding the Venice Pumping Plan project proposed at East Hurricane and the adjacent lot at 3813 South Esplanade. Our residence is located near the proposed new plant. The last time this project was presented to the community was in 2017, five years ago. It is impossible to determine from the notice provided what the final design is or if there was any response to the community concerns as we were never shown a final architectural design or landscape plan.

This is an industrial facility in a residential neighborhood abutting a sensitive wetland area, and more care should be taken to buffer the use from existing homes and resources. The project needs to be designed with a residential look and materials to help blend in with the area. Buffers are needed between the industrial and parking uses and the adjoining homes. The community should be given an opportunity to review final plans showing how the look of the facility will be compatible with the adjoining neighborhood in terms of privacy, landscaping, and aesthetics.

We are concerned that the parking lot will create an unsafe environment near homes, and additionally providing only 2 spaces to the public. How will this be managed and controlled? What is the design? And how will it be secured at night. We understand that project is essential for the area, however we wane on trust due to past promised form Public Works and constant barrage of construction in the same location for over seven (7) years with unkept promises and very little community engagement of communication.

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

We have been living in the area for 20 years, and never saw any attempt to fix the unpaved road abutting the proposed project. It is very unsafe to walk and a real eyesore.

Sincerely

Larry Lesser, MD, and Claude Lesser
Homeowner 3609 Esplanade. Marina del Rey 90292

Jeff Lee – 3701 Esplanade (owner)

From: Jeff Lee ilee@laurbanhomes.com

Date: Sun, Feb 27, 2022 at 12:11 PM

Subject: Venice Auxiliary Pump plant, March 10 hearing, Case ZA 2017-3950-ZAA-1A and related cases

To: <elizabeth.gallardo@lacity.org>

CC: cpc@lacity.org

Dear Planning Commission:

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

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

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

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

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

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

Sincerely

Jeff Lee
3701 Esplanade

Clare Bronowski – 3701 Esplanade (owner)



Clare Bronowski <clareb1050@gmail.com>

VNC Parking & Transport March 12, 2022 at 4:39 PM

Hurricane Pump Plant and Parking lot

To: Robert Thibodeau <robert.thibodeau@venicenc.org>, Jonathan Deer <virtualjonny@gmail.com>, Cc: Steve Bradbury <steve@mycyberstuff.com>

[Details](#)

We live two blocks from the Venice Pump Plant, and we write to support the VNC Transportation Committee motion opposing the current plan for the Auxiliary pump plant and parking lot.

We are concerned that the current plan does not protect the nearby residences from noise, privacy and industrial type activities. Public Works needs to rethink the plan and include buffers, privacy walls, landscaping, security measures and long term maintenance to protect the neighborhood and the sensitive canal and lagoon area. The parking lot must be locked and secured when not in use by Public Works employees. The entire area must be well maintained, not allowed to be full of weeds, trash and graffiti as it currently is.

Thank you.

Clare Bronowski and Jeff Lee

Leslie & Michael Adler – 3601 Esplanade

April 24, 2022

To: Los Angeles Planning Commission

Re: 128 Hurricane & 3813 So. Esplanade
ZA2017-3950-ZAA-1A; DIR-2017-4173-CDP-SPP-1A | DIR-2017-4167-PUB-CDP-SPP;
ZA2017-3953-
CU

Email: cpc@lacity.org; elizabeth.gallardo@lacity.org cc: mike.bonin@lacity.org

Dear Commissioners:

We are neighbors writing to share our concerns regarding the Venice Pumping Plant project proposed at 133 East Hurricane and the adjacent lot at 3813 South Esplanade. Our residence is located near the proposed new plant. The last time this project was presented to the community was in 2017, five years ago. It is impossible to determine from the notice provided what the final design is or if there was any response to community concerns as we were never shown a final architectural design or landscape plan.

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

The project needs to be designed with a residential look and materials to help blend in with the area. Buffers are needed between the industrial and parking uses and the adjoining homes. The community should be given an opportunity to review final plans showing how the look of the facility will be compatible with the adjoining neighborhood in terms of privacy, landscaping, and aesthetics. Additionally, the transformers proposed within the new location generate an electromagnetic field (EMF) known to cause cancer and we believe to be a risk to our health and the community at large. We are concerned that the parking lot will create an unsafe environment near homes, and additionally provide only 2 spaces to the public. How will this be managed and controlled? What is the design? And how will it be secured at night?

We understand that the project is essential for the area, however we wane on trust due to past promises from Public Works and a constant barrage of construction in the same location for over seven (7) years with unkept promises and very little community engagement or communication.

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

Sincerely,

Leslie and Michael Adler
Neighbor
3601 Esplanade MDR-Home Owner

Jennifer Kelton – 3615 Esplanade

On Mon, Apr 25, 2022 at 8:43 AM Nomad1800 <nomad1800@aol.com> wrote:

Dear Commissioners:

We are neighbors writing to share our concerns regarding the Venice Pumping Plant project proposed at 133 East Hurricane and the adjacent lot at 3813 South Esplanade.

Please note that one of my main concerns is the public parking lot. I am not sure why it is needed? And it will only create problems - as you also are very aware of, and also based on the current state of homeless and transients in our area.

Jennifer Kelton
3615 Esplanade
MDR, CA 90292

Melly Liburd – 120 ½ Galleon (owner)

Wed, Apr 13, 2022 at 3:04 PM

Melly Liburd mellyliburd@yahoo.com

April 8, 2022

To: Los Angeles Planning Commission

Re: 128 Hurricane & 3813 So. Esplanade

ZA2017-3950-ZAA-1A; DIR-2017-4173-CDP-SPP.1A | DIR-2017-4167-PUB-CDP-SPP:

ZA2017-3953-CU

Dear Commissioners:

We are neighbors writing to share our concerns regarding the Venice Pumping Plant project proposed at 133 East Hurricane and the adjacent lot at 3813 South Esplanade. Our residence is located near the proposed new plant. The last time this project was presented to the community was in 2017, five years ago. It is impossible to determine from the notice provided what the final design is or if there was any response to community concerns as we were never shown a final architectural design or landscape plan.

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

The project needs to be designed with a residential look and materials to help blend in with the area. Buffers are needed between the industrial and parking uses and the adjoining homes. The community should be given an opportunity to review final plans showing how the look of the facility will be compatible with the adjoining neighborhood in terms of privacy, landscaping, and aesthetics. Additionally, the transformers proposed within the new location, generate electromagnetic field (EMF) known to cause cancer and we believe to be a risk to our health and the community at large.

We are concerned that the parking lot will create an unsafe environment near homes, and additionally providing only 2 spaces to the public. How will this be managed and controlled? What is the design? And how will it be secured at night?

We understand that project is essential for the area, however we wane on trust due to past promises from Public Works and a constant barrage of construction in the same location for over seven (7) years with unkept promises and very little community engagement or communication.

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

Sincerely,

Melanie Liburd

120 1/2 Galleon Street, Marina Del Rey, CA 90292

Homeowner

Andrew Freedman – 20 Ironsides

April 13, 2022

To: Los Angeles Planning Commission

Re: Proposed Venice Auxiliary Pumping Plant (VAPP) 3813 S. Esplanade, 3817 S. Esplanade and 3913 S. Esplanade W. (128 E. Hurricane Street)
ZA 2017-3950-ZAA-1A; DIR-2017-4173-CDP-SPP-1A; DIR-2017-4167-PUB-CDP-SPP; ZA 2017-3953-CU

Via Email: cpc@lacity.org; elizabeth.gallardo@lacity.org cc: mike.bonin@lacity.org

Dear Commissioners:

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

General

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

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

The front yards of the two City lots of the proposed VAPP both face the Esplanade (Grand Canal). The rear yards of these two City lots face Canal Court. Hurricane Street is located along the side yard of only one of the parcels. The use of 133 and 139 Hurricane Street as the project address is both inaccurate and misleading. All references to 133 and 139 Hurricane Street for this project should be changed to 3813 and 3817 South Esplanade, respectively.

Design Issues

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

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

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

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

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

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

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

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

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

Parking Lot/Green Space

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

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

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

Sincerely,

Andrew Freedman
20 Ironsides #18, Venice, CA 90292

Steve Freedman
732 Howard St., Venice, CA 90292

Marilyn Mikos – 115 Eastwind St (owner)

To Whom It May Concern:

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

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

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

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

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

Sincerely,

Marilyn Mikos (owner)
115 Eastwind
MdR 90292
marilyn.mikos@gmail.com

Arianne Flemming & Justin Wasser – 3812 Pacific

To Whom it May Concern,

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

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

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

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

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

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

Sincerely,

Arianne Flemming and Justin Wasser

3812 Pacific Ave Marina Del Rey 90292

Susan Afriat & Steve Hyman – 4000 Pacific

Susan Afriat afriats@gmail.com

To: elizabeth.gallardo@lacity.org

Dear Commissioner:

Thu, Mar 3, 2022 at 8:49 AM

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

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

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

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

Thank you for listening to our concerns.

Susan Afriat and Steve Hyman
4000 Pacific Avenue
310-893-4616

Bethany Gorfine – 3950 Via Dolce (owner and condo board president)

On Mar 15, 2022, at 8:53 PM, Bethany Gorfine <Bethany@federalhill.tv> wrote:

Sent from Bethany's iPhone

I live at 3950 Via Dolce, Our 145 unit condo complex (of which I'm HOA president) faces the lagoon and pumping plant site.

I don't appreciate when a design and proposal has been approved and then changed without notifications to the community including the VNC.

Size does matter, construction matters especially to homeowners on via Dolce as well as surrounding Hurricane.

It was hard enough to live through the past 5 years of construction and now more years across from us where sound really travels over the lagoon.

We just lived through 4 apartment complexes 2 hotels, and the sewer project.
It's relentless.

We understand the need for an additional plant for the community but keep it simple, small, and no public parking which will turn it into a hangout- luring outsiders into the community.

Adding bicycle racks? An art exhibit? We don't want folks congregating on Hurricane - especially on weekends. It's a huge liability to our community on the Strand that is already experiencing massive intrusions and thefts.

Thank you.

Jonathan Tillman – 3719 Via Dolce

April 13, 2022

To: Los Angeles Planning Commission

Re: 128 Hurricane & 3813 So. Esplanade

ZA 2017-3950-ZAA-1A; DIR-2017-4173-CDP-SPP-1A | DIR-2017-4167-PUB-CDP-SPP; ZA 2017-3953- CU

cpc@lacity.org; elizabeth.gallardo@lacity.org cc: mike.bonin@lacity.org

Dear Commissioners:

We are neighbors writing to share our concerns regarding the Venice Pumping Plant project proposed at 133 East Hurricane and the adjacent lot at 3813 South Esplanade. Our residence is located near the proposed new plant. The last time this project was presented to the community was in 2017, five years ago. It is impossible to determine from the notice provided what the final design is or if there was any response to community concerns as we were never shown a final architectural design or landscape plan.

This is an industrial facility in a residential neighborhood abutting a sensitive wetland area, and more care should be taken to buffer the use from existing homes and resources. The project needs to be designed with a residential look and materials to help blend in with the area. Buffers are needed between the industrial and parking uses and the adjoining homes. The community should be given an opportunity to review final plans showing how the look of the facility will be compatible with the adjoining neighborhood in terms of privacy, landscaping, and aesthetics. **Moreover, a licensed architect should be hired to design the structure's exterior and its landscaping.**

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

We are concerned that the parking lot will create an unsafe environment near homes, and additionally providing only 2 spaces to the public. How will this be managed and controlled? What is the design? And how will it be secured at night?

We understand that project is essential for the area, however we wane on trust due to past promises from Public Works and a constant barrage of construction in the same location for over seven (7) years with unkept promises and very little community engagement or communication. **One such promise was to repair Via Dolce and Marquesas Way to the extent they were damaged due to construction activity. The applicant, however, left portions of those roads with deep ruts and broken pavement until the community complained to their local representatives. Therefore, continuing community oversight is essential to make sure there is compliance with applicant's obligations in this project.**

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

Jonathan Tillman
3719 Via Dolce
Marina del Rey, CA 90292

P.S. If the location of the power boxes endanger the residents of the adjoining property, the city may be liable for inverse condemnation.

Robin Rudisill

April 27, 2022

Los Angeles Planning Commission

Re: 128 Hurricane & 3813 So. Esplanade
ZA2017-3950-ZAA-1A; DIR-2017-4173-CDP-SPP-1A
DIR-2017-4167-PUB-CDP-SPP; ZA2017-3953-CU

Honorable City Planning Commissioners:

I live in the area surrounding this project. The last time this project was presented to the community was in 2017, five years ago, and I participated in the hearing down at the Corinth hearing room at that time, expressing numerous concerns. I am deeply concerned that as an "interested party" (I filled out a speaker card and signed a list to be emailed all determinations, as I do at every hearing I attend) I was not notified of any hearings or determinations since that time. I only found out about this hearing because someone asked me how I felt about it. I do not understand why so much time has passed. This should be explained to the community.

This is a sensitive wetland area, surrounded by ESHA, in the Dual Permit Jurisdiction Coastal Zone. I cannot think of a more sensitive area in the Los Angeles Coastal Zone. See attached certified Venice Land Use Plan map. Aesthetics in such a sensitive area should be paramount, and the project must be designed to be compatible with the surrounding residential neighborhood.

This is an industrial facility in a residential neighborhood and as such buffers must be provided between the industrial and parking uses and the adjoining homes. The surrounding community must be given an opportunity to review the architectural design or landscape plans showing how the look of the facility will be compatible with the adjoining neighborhood in terms of privacy, landscaping, and aesthetics.

I am also concerned that the parking lot will create an unsafe environment near homes and that only two spaces would be provided to the public. Please inform us re. the design, how the lot will be managed and controlled, and how will it be secured at night. Please put the project on hold until all of these concerns are addressed.

Sincerely,

For the Love of Los Angeles
and our precious Coast,
Robin Rudisill
(310) 721-2343

Adam Rose – MDR Peninsula

I live on the Peninsula a few blocks away. That's why I opened my questions/comments by noting that precedence with concerns should go to closer residents (who will deal with this around-the-clock). That said, my girlfriend and I walk a loop around Grand Canal (at least to Lighthouse Bridge) almost daily, so we must pass this site on foot at least 300 times per year. We also help out with local cat rescues, and over the years there have been a number who've lived and/or been caught along the canal. We're night owls and tend to walk around midnight, so we also try to keep an eye out for issues at odd hours (hence why I got them to adjust the new lights on the old plant a few months ago).

From what you just sent me, it seems there are a lot of issues they need to address. I'm a bit fatalistic about this project in the sense that it's reasonable they'll eventually need more capacity (the alternative seems terrible!) It's a big question about how they get there, so I support your pushback on multiple fronts because it needs to be reasonable for those closest. In terms of more ancillary things that my girlfriend and I were thinking about:

- We're still wary of the new plant's noise and vibrations under normal operation (i.e., after construction is done). I was relieved they said the motors will be underground and with more modern technology. However, I'd love to see some sort of engineering report that confirms the noise/vibration projections.
- If this project is going to happen, they should ensure it adds to the community in other ways, including aesthetics. Instead of the harsh floodlights like the older building, maybe decorative street lamps or sconces with proper shading so they don't shine on other people's property or glare across the canal (possibly interrupting wildlife). Some greenery on the walls would be nice (bougainvillea, jasmine or some kind of ivy so it grows up the walls). Alternately, I like the idea of the art project or at least some fun but not garish colors. I think our most "controversial" suggestion may be benches, as I can imagine some folks are wary of them attracting long-term homeless to stay. These could be smaller size, or maybe a series of chair-width seats. With this being such a popular walking area, it never ceases to amaze me that the only benches on the whole peninsula seem to be in the kids park on Via Dolce.
- I worry that EIRs only focus on certain types of wildlife and may not be accommodating for "common" waterfowl like ducks. Those fledglings bring a lot of joy to the community each spring! Unless the noise/vibrations are in issue, it might be nice if that flat area over the "pool" could have some bushes as a protective habitat for mothers and their young. I'd love to make sure the design considers potential places they might fall and get trapped, too, and holes big enough to get in and out of (but not so big people can get through, as the mentioned a security concern).

Robert Nau – 4250 Via Dolce

I am a concerned resident and a condo owner at 4250 Via Dolce. Thank you!

Felicia Glade & Mike Pelletier – 116 Galleon St.

Hi, as a resident living close to the hurricane pumps, I am very concerned about this project.

Please eliminate the parking lot, and instead use parking on the pump plant property or street. Having an unsecured lot will invite security issues that will affect our children who play outside around there and who we take walks with along the canals. Please have security Patrol planned for this residential area as this lot will attract unhoused people to a peaceful quiet and currently safe neighborhood.

Please adopt written recorded conditions of approval that clearly spell out all obligations in the future so that neighbors can monitor and enforce, including each requirement of the approvals and the MMRP, and mitigations during construction years.

Thank you for reading. I hope you protect nearby residents and our children.

Felicia

Eliane Gans – 3933 Esplanade (owner)

Aug 10, 2022

To President Millman and Honorable Commissioners
City Planning Commission

I am a resident on Pacific Court/ South Esplanade West- 1/2 block from the pumping station.

I have been a resident and own the three Unit property, where I reside, for the past 38 years. I feel that the residents of this community- especially the residents who live on the Canal, are being invaded, disrespected and disregarded.

We have moved to this community and this special area for reasons that the City Planning Commission may not understand. It is a peaceful, and non-commercial area with beautiful residences, lovely landscaping, water and peace.

Now we are being invaded with a design of the pumping station that is horrible, not in keeping with any structures in the neighborhood and will be an eye sore to any adjacent residences. The design, the noise from the transformers and other equipment will impact any neighboring homes and even visitors. The equipment may also be dangerous to the environment and to those of us who live here.

The City Planning Commission DOES NOT LIVE HERE. And We do! This is a matter of our well-being and our daily lives!

The parking lot is not necessary, and in addition -WHY HAVE YOU REMOVED 4 PARKING SPACES necessary to the residents on Hurricane?? This area already has limited parking! This is not necessary, and another invasion and destruction of our quality of life in our neighborhood.

Lastly, and importantly, all of our property values will be diminished. Who would want to live near a Pumping station that makes noise, spews chemicals into the air and looks ugly, and an eye sore to the neighborhood...

I respectfully request that you re-design the new facility and review the recommendations that you have received. I also request that you landscape the entire area. And, of course, protect the neighboring residences.

With a plea of hope for your consideration and revisions, as requested by all of us who are residents; and the requests made by Genevieve and Mile Morrill-Borassi. And Kristy Swanson.

These requests are truly from all of us in the neighborhood, and I respectfully ask for your assistance and re-consideration of the current plan.

Sincerely,

Eliane Gans

Property owner: 3933 Esplanade West, Marina del Rey, CA 90292

Jenesa Kurland – 4300 Via Dolce (condo owner)

Whatever City says they're going to do to mitigate or their useless report says regarding noise, vibration, home damage, etc. is all BS rhetoric: City takes no responsibility and homeowner is helpless. Their preconstruction survey of one's home carries as much weight as blank pieces of paper.