

**DEPARTMENT OF
CITY PLANNING**

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DEPUTY DIRECTOR

October 7, 2026

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**APPEAL CASE NO. CPC-2024-2010-GPA-ZC-CU3-SPPC-1A, FOR PROPERTIES LOCATED
AT 128, 133 & 139 E. HURRICANE STREET; 3817 & 3813 S. ESPLANADE; 3913 S.
ESPLANADE WEST, 90292; CF 26-0734-S1**

The project (Venice Auxiliary Pumping Plant ["VAPP"]) involves the construction of a two-story, 2,283 square-foot wastewater pumping plant to supplement the capacity of the existing Venice Pumping Plant ("VPP") for conveyance of wastewater to the Hyperion Treatment Plant and the construction of a surface parking lot, providing three on-site parking spaces and seven off-site parking spaces. The project includes an amendment to the certified Venice Local Coastal Program Land Use Plan ("LUP") map, to redesignate the subject site from Low Medium II Residential to Public Facility and a related text change.

On January 22, 2026, the Los Angeles City Planning Commission ("CPC") found that the project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendums dated October 29, 2021 and June 2024, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for an approval of the project; approved and recommended that the City Council adopt a General Plan Amendment to amend the Venice Community Plan General Plan Land Use Map and the certified Venice Local Coastal Program Land Use Plan (LUP) Map to change the land use designation of the subject site from Low Medium II Residential to Public Facility and a text change to the certified Venice Local Coastal Program Land Use Plan (LUP) to facilitate the proposed project; approved and recommended that the City Council adopt a Zone Change from RW2-1 to PF-1 for the subject site; and approved a Class 3 Conditional Use to allow a pumping plant and a surface parking lot within the PF Zone, and a Project Compliance, for a project located within the Ballona Lagoon West Subarea of the Venice Coastal Zone Specific Plan, related to Case No. CPC-2024-2010-GPA-ZC-CU3-SPPC.

As part of the CPC's approval, Condition No. 7 was modified to require that the proposed public parking lot be locked from sunset to sunrise. On September 10, 2026, the Applicant submitted updated plans to comply with the modified condition. The updated plans are enclosed as "Updated Sheet C-13."

The CPC's recommendation to approve the Zone Change and Amendments to the Venice Community Plan and Venice LUP were referred to the Mayor and City Council under Council File 26-0734. On June 23, 2026, the Planning and Land Use Management (PLUM) Committee recommended approval of the General Plan Amendment and Zone Change for case no. CPC-2024-2010-GPA-ZC-CU3-SPPC. On June 30, 2026, the City Council adopted the General Plan Amendment resolution and Zone Change ordinance.

The CPC's approval of the Conditional Use and Project Compliance is appealable to City Council. On May 27, 2026, the Department of City Planning received a timely appeal of the entire decision, excluding the General Plan Amendment and Zone Change¹.

Below is a summary of the appeal points with a staff response to each appeal point.

APPEAL ANALYSIS

Appeal Point No. 1

Failure to provide adequate residential buffering and land use compatibility.

Staff Response to Appeal Point No. 1

The Appellant contends "the approved project converts residentially designated land into Public Facility zoning immediately adjacent to occupied residential homes without requiring meaningful physical separation, transition protections, or buffering mechanisms."

As provided in Finding No. 10.A.1 of the Decision Letter, the CPC analyzed the project's compatibility with the scale and character of the existing neighborhood and determined the project would not be materially detrimental to adjoining lots or the immediate neighborhood. Finding No. 10.A.1 states:

The existing VPP, proposed VAPP, and parking lot are located within a residential neighborhood, developed with single and multi-family residential structures that are two and three stories in height. There are three two-story, multi-family residential structures on the block of South Esplanade bounded by Hurricane Street, Galleon Street, and Canal Court. Directly across Canal Court from the project is a three-story multi-family structure. Across South Esplanade and the canal are single-family residential structures ranging from two to three stories in height. The proposed two-story structure is designed with a flat roofline and a raised parapet to screen rooftop equipment; the building height varies from 30 to 32 feet. The proposed height and massing are consistent with the existing two and three-story structures adjacent to the Grand Canal. The proposed structure provides an average setback of 15 feet from the Esplanade. A six-foot tall decorative fence encloses the subject site. However, the project provides a 10-foot wide open space area for public use, immediately adjacent to the Esplanade walkway. The proposed surface parking lot is fully landscaped including a new bioswale.

¹ Pursuant to LAMC Section 13B.1.1 G and 13B.1.4 G of Chapter 1A, the decision of the City Planning Commission on the General Plan Amendment and the Zone Change is not appealable.

In short, the proposed VAPP building conforms with all applicable development standards in the Venice Coastal Zone LUP and is similar in height and design to the residential structures located within this neighborhood. As such, the proposed project is compatible in scale and character with the existing neighborhood and will not be detrimental to the adjoining properties or the immediate area.

As described in the Decision Letter, the project is comparatively modest in scale. The proposed project is two stories in height and 2,283 square feet. Many of the surrounding residential structures exceed 4,000 square feet and are built to their maximum allowed building footprint and height. In addition, the project provides a significant buffer between the proposed project and adjacent residential structures that exceed the setback requirements. The project site requires a side yard setback of 7.84 feet, where VAPP is setback 17.38 feet from the northerly property line adjacent to a residential building. Further, electrical equipment is allowed to be placed in the required side yard setback; however, in this case these electrical equipment boxes are placed three to six feet from the side property line adjacent to a residential building. Further, it should be noted those electrical equipment boxes do not emit noise.

The Decision Letter includes the required findings to approve a Project Compliance and a Class 3 Conditional Use and determined that the project would not have an adverse impact on the surrounding residential neighborhood. The Appellant has not provided substantial evidence to demonstrate that the proposed project would have a negative impact on community character. As such, the Appellant's contention is without merit.

Appeal Point No. 2

Failure to impose enforceable construction damage protections.

Staff Response to Appeal Point No. 2

The Appellant contends Condition No. 19 "is impermissibly vague, legally deficient, and unenforceable...The CPC failed to establish what constitutes compensable damage; mandatory reimbursement timelines; independent evaluation procedures; habitability protections; loss-of-use protections; relocation rights; structural crack thresholds; foundation displacement standards; or legally binding compensation mechanisms..." Furthermore, "the CPC failed to require pre-construction structural surveys; real-time vibration monitoring; independent engineering inspections; automatic work stoppage thresholds; foundation monitoring systems; third-party structural review; or mandatory repair obligations enforceable by affected residents."

The demand for a detailed financial compensation fund with timelines and thresholds is beyond the jurisdiction of the CPC and is not required for the requested entitlements. Instead, the CPC supported and amplified existing procedures to protect private property. Condition No. 19 in the CPC's Decision Letter states:

The applicant shall provide an allowance for mitigation of inadvertent damage caused during construction.

This condition supports and amplifies the requirements in the Mitigation Monitoring and Reporting Program (MMRP) for construction-generated vibration impacts. Mitigation Monitoring No. NOI-2 (Ground-borne Vibration Control Measures) states:

To reduce the significant construction vibration impacts, LABOE/Contractor shall implement the following vibration reduction measures during Project construction:

- a) All piles, including sheeting, shall be installed and extracted using vibration-and percussive-free methods.
- b) LABOE and/or Contractor shall retain a qualified structural or geotechnical engineer to conduct pre-construction surveys of adjacent neighboring structures (including photographing and/or videotaping) to document existing building conditions for future comparison if any vibration-related damage is suspected or results from construction-related activities.
- c) If considered appropriate by the structural/geotechnical engineer, monitoring shall be conducted during construction to check for vibration-related damage from equipment during its use. Such monitoring may include vibration measurements obtained inside or outside of the buildings, or other tests and observations deemed necessary.

This mitigation measure will be included in contractor bid documents and will be implemented during the pre-construction phase and during project construction.

The CPC acknowledged that the applicant and the contractor will retain a qualified structural engineer to conduct pre-construction surveys of adjacent neighboring structures to establish a baseline for comparison if any vibration-related damage is suspected and for active monitoring. Further, Condition No. 19 codified the Department of Public Works Bureau of Engineering (BOE) practice of a bid allowance fund for inadvertent damage during construction as a condition of approval. The purpose of CEQA and the CPC's review process is to identify and mitigate physical environmental impacts to the greatest extent feasible, not to evaluate or alleviate financial impacts. As such, the Appellant's contention is without merit.

Appeal Point No. 3

Failure to protect residential habitability and quiet enjoyment.

Staff Response to Appeal Point No. 3

The Appellant contends "the project's extraordinary proximity to occupied residences creates foreseeable nuisance conditions under California Civil Code §3479 and raises substantial concerns regarding inverse condemnation, interference with residential quiet enjoyment, and impairment of residential habitability rights."

The administrative record including the EIR and related MMRP acknowledges that cumulative construction noise and vibration impacts are "significant and unavoidable". As such, the project includes specific measures to mitigate these effects to the greatest extent physically feasible.

Specifically, Mitigation Measure (MM) NOI-1 limits construction hours to 8:00 a.m. to 6:00 p.m., Monday through Saturday, with highly disruptive equipment like pile drivers and jackhammers restricted further to 9:00 a.m. to 3:30 p.m. In addition, the contractor must also erect 20-foot temporary noise barriers and adhere to a Noise Monitoring Plan. MM NOI-2 requires all piles to be installed using vibration-free and percussive-free methods. Best Management Practice (BMP) NOI-1 requires the applicant to identify and secure offsite shared office space for nearby residents working from home during days of heavy construction activity. Lastly, the applicant must hire a Construction Mitigation Coordinator to provide timely communications with the surrounding community regarding the schedule, duration, and progress of construction activities. These

mitigation measures and others provided in the MMRP ensuring that impacts on residents' daily lives are minimized to the maximum extent physically feasible.

The Decision Letter includes the required findings to approve a Project Compliance and a Class 3 Conditional Use and the CPC determined that the project would not have an adverse impact on the surrounding residential neighborhood. The Appellant has not provided any new information that was not analyzed in the EIR to demonstrate a public nuisance will occur from the project construction. As such, the Appellant's contention is without merit.

Appeal Point No. 4

Inadequate methane and environmental safety protections.

Staff Response to Appeal Point No. 4

The Appellant contends that Condition No. 17 "is wholly inadequate for a project involving excavation activities, underground utility infrastructure, contaminated soils, methane exposure concerns, and work adjacent to a formerly active oil field environment." The Appellant claims the CPC erred by failing to mandate a list of specific, highly restrictive safety measures, such as continuous monitoring, independent oversight, and residential indoor air testing, which the community requested.

Condition No. 17 of the Decision Letter sufficiently amplifies and provides increased awareness to residents of the methane protections provided in the EIR and the related MMRP. Condition No. 17 states:

The project shall provide an informational webpage for the benefit of the neighbors and community members. The information webpage shall include, but not limited to, reporting on weekly methane levels, emergency response plan and street closures.

The Appellant equates Condition No. 17 as the project's sole defense against methane and soil contamination. In fact, Condition No. 17 is a supplementary measure designed for neighborhood transparency and communication. Development within a methane zone is subject to existing regulations and safety measures in the LAMC as well as state environmental regulations. In addition to those regulations, the project must comply with the mitigation measures outlined in the MMRP (MMs HAZ-1, HAZ-1b and HAZ-2).

The Appellant claims the CPC "failed to require" emergency thresholds, evacuation procedures, and monitoring. The CPC is not required to invent or duplicate regulatory compliance measures already in place, but instead the project is required to comply with: the MMRP, LAMC Building Code, Division 71 for Methane Mitigation Standards, LAFD Emergency Protocols, and SCAQMD Regulations (Rule 1166).

The CPC's decision is supported by the administrative record, and the project is subject to regulatory compliance measures that render the Appellant's demands inappropriate for the requested entitlements. The Appellant has not provided any substantial evidence that the City's regulatory compliance measures or the MMRP are inadequate. As such, the Appellant's contention is without merit.

Appeal Point No. 5

Inadequate emergency response and relocation protections.

Staff Response to Appeal Point No. 5

The Appellant contends “Condition No. 18 merely requires preparation of an emergency response plan without establishing mandatory implementation standards, resident notification obligations, or enforceable relocation protections.” Furthermore, “the condition fails to establish: mandatory temporary relocation rights; emergency housing accommodations; sewage spill response obligations; relocation compensation standards; indoor contamination response protocols; medically vulnerable resident protections; child safety procedures; emergency evacuation assistance; or enforceable residential protection measures.”

Condition No. 18 of the Decision Letter amplifies existing emergency response requirements and procedures contained in the MMRP by requiring the preparation of an emergency response plan and public notification. Condition No. 18 states:

The applicant shall provide an emergency response plan and provide such plan to property owners and occupants within 100 feet of the subject site (excluding public rights-of-way).

The Appellant mischaracterizes the purpose of Condition No. 18 and conflates a supplemental community-outreach condition with the project’s environmental mitigation requirements.

As acknowledged by the CPC and contained in the administrative record including the EIR and the related MMRP, the emergency response protocols are required by the project’s EIR and MMRP.

The MMRP (MM Construction TRANS-3) states:

Construction-related activities have the potential to result in temporary and periodic inadequate emergency access. To reduce the potential construction traffic impacts associated with the proposed Project, MM TRANS-2 would be implemented. This would serve to reduce the construction-related traffic impacts to the maximum extent feasible.

MM TRANS-2 requires coordination with local emergency service providers, including police, fire, ambulance, and paramedic services. The project is required to provide advance notice regarding any lane closures, construction hours, and changes to local access, and must identify alternative routes where appropriate.

Further, the California Coastal Commission (CCC)-issued Coastal Development Permit requires a Tsunami Evacuation and Safety Plan (Special Condition 11) and Project-Specific Oil Spill Prevention and Response Plan (Special Condition 9).

Residential relocation protections, temporary rehousing assistance, and financial compensation fall outside the scope of environmental clearances and land use entitlements. CEQA requires lead agencies to evaluate and mitigate physical changes to the environment. Under CEQA Guidelines Section 15131, the economic and social effects of a project – such as inconvenience or financial hardship caused by construction – are not by themselves treated as significant environmental effects. Aside from a bare allegation, Appellants have not demonstrated that such economic and social effects would cause a change in the physical environment. CEQA is limited to the physical environment; as such, the mitigation measures it requires must also be physical or operational.

The demand for a detailed financial compensation fund with timelines and thresholds is beyond the jurisdiction of the CPC and is not supported by substantial evidence. As such, the Appellant's contention is without merit.

Appeal Point No. 6

Improper spot zoning and unlawful land use reclassification.

Staff Response to Appeal Point No. 6

The Appellant contends "the proposed amendment to the certified Venice LUP and associated zoning modifications constitute an impermissible form of spot zoning inconsistent with established California land use law principles, the broader public purposes underlying the Venice Coastal zone planning framework, and core Coastal Act consistency requirements...This selective redesignation benefits a singular infrastructure objective at the direct expense of adjacent residential occupants and established community planning protections."

On September 11, 2025, the CCC reviewed and approved the project under a de novo Coastal Development Permit (Application No. 5-24-0123). The CCC imposed Special Condition No. 2, requiring the applicant to obtain certification of a Venice LUP amendment to change the land use designation of the subject properties to Public Facility. The redesignation is a CCC requirement to ensure the project conforms with Chapter 3 policies of the California Coastal Act and the certified Venice LUP for a public infrastructure project.

On January 22, 2026, the CPC approved and recommended that the City Council adopt a General Plan Amendment to amend the Venice Community Plan General Plan Land Use Map and the certified Venice Local Coastal Program LUP Map to change the land use designation of the subject site from Low Medium II Residential to Public Facility and a text change to the certified Venice Local Coastal Program LUP to facilitate the proposed project and approved and recommended that the City Council adopt a Zone Change from RW2-1 to PF-1 for the subject site. Pursuant to LAMC Section 13B.1.1 G and 13B.1.4 G of Chapter 1A, the decision of the City Planning Commission on the General Plan Amendment and the Zone Change is not appealable.

On June 23, 2026, the PLUM Committee recommended approval of the General Plan Amendment and Zone Change for case no. CPC-2024-2010-GPA-ZC-CU3-SPPC and referred the matter to the City Council for their consideration. On June 30, 2026, the City Council adopted the General Plan Amendment resolution and Zone Change ordinance. (CF 26-0734)

As provided in Finding Nos. 1 - 6 of the Decision Letter, the CPC provided a detailed justification to support the General Plan Amendment and Zone Change. As can be conferred in this detailed justification, the subject parcels directly abut or sit immediately across the street from the existing Venice Pumping Plant (VPP) at 140 Hurricane Street, which has a Public Facility land use designation. The proposed VAPP and the existing VPP will function as a single facility, rather than creating an isolated "spot" of industrial use. The reclassification logically expands an existing regional public utility facility. The zone change is driven by an imperative public safety need rather than private interest. Unlawful "spot zoning" generally refers to singling out a small, isolated parcel for inconsistent treatment that conflicts with surrounding uses. As such, the Appellant's contention is without merit.

Appeal Point No. 7

Inconsistency with the certified Venice Land Use Plan and Coastal Act policies.

Staff Response to Appeal Point No. 7

The Appellant contends “the project approval fundamentally alters longstanding residential land use protections by redesignating residential land to Public Facility use while weakening previously established coastal and residential compatibility standards. The CPC specifically amended policies to newly permit public facilities adjacent to the canals, Ballona Lagoon, environmentally sensitive coastal areas, and surrounding residential properties.”

As previously stated, on September 11, 2025, the CCC reviewed and approved the project under a De Novo Coastal Development Permit (Application No. 5-24-0123). The CCC specifically imposed Special Condition No. 2, requiring the City to obtain certification of a Venice LUP amendment to change the land use designation of the subject properties to Public Facility. The redesignation is a CCC-requirement to ensure the project conforms with Chapter 3 policies of the California Coastal Act and the certified Venice LUP for a public infrastructure project. The necessary LUP Amendment was filed under Case No. CPC-2024-2010-GPA-ZC-CU3-SPPC and was adopted by City Council on June 30, 2026.

The Coastal Act protects wetlands and Environmentally Sensitive Habitat Areas (ESHA), but it includes specific provisions for necessary public utilities. Under Coastal Act Section 30233(a)(4), the dredging and filling of wetlands is legally permitted for "incidental public service purposes," such as burying pipes and maintaining utility lines, provided there is no feasible, less environmentally damaging alternative. The VAPP diversion structure qualifies as an incidental public service because it provides essential redundancy for the existing Venice Pumping Plant to prevent raw sewage spills into the Grand Canal, Ballona Lagoon, and the Pacific Ocean. The Coastal Commission and the EIR evaluated alternatives (such as the "No Project" alternative or different locations) and determined that no feasible, less environmentally damaging alternative exists that still accomplishes the critical goal of preventing sewage overflows. There are no other nearby sites available to support the public facility because the wastewater flows and infrastructure are physically located at this exact junction.

As further discussed in Appeal Response No.1 and 8, the VAPP has been designed and further conditioned by the CPC to comply with the objective residential development standards of the Venice LUP to preserve community character. As such, the Appellant's claim is without merit.

Appeal Point No. 8

Disproportionate infrastructure scale and residential impacts.

Staff Response to Appeal Point No. 8

The Appellant contends “the proposed VAPP represents an unusually large-scale and intensive infrastructure deployment within immediate residential adjacency compared to similarly situated utility infrastructure throughout Los Angeles...Unlike many municipal utility facilities that are buffered from residential occupancy through industrial zoning transitions, substantial setbacks, landscaped screening, or separation corridors, the proposed project places expanded wastewater infrastructure directly adjacent to occupied homes within a sensitive coastal residential environment.” Further, the Appellant contends “the City failed to adequately analyze whether: less impactful siting alternatives; expanded setbacks; alternative facility configurations; enhanced buffering; or modified operational approaches.”

As further discussed in Appeal Response Nos.1 and 7, the VAPP has been designed and further conditioned by the CPC to comply with the objective residential development standards of the

Venice LUP to preserve community character. The VAPP is comparatively modest in scale, where the appeal characterizes the project as a massive industrial development. The proposed VAPP building is two stories tall and encompasses only 2,283 square feet, where many surrounding residential structures exceed 4,000 square feet and are built out to their maximum allowed extent.

An "intensive" industrial facility typically brings heavy daily traffic, large crews, and constant exterior activity. The VAPP does not fit this characterization. Both the existing pumping plant and the proposed VAPP require very minimal staffing, typically only two employees per shift. The VAPP's specific purpose is to provide critical redundancy for the existing Venice Pumping Plant and to connect directly to the existing 66-inch Coastal Interceptor Sewer buried beneath the Grand Canal. There are no other nearby sites available to support this public facility because the wastewater flows and infrastructure are physically located at this exact junction.

The Decision Letter includes the required findings to approve a Project Compliance and a Class 3 Conditional Use and the CPC determined that the project would not have an adverse impact on the surrounding residential neighborhood. As such, the Appellant's contention is without merit.

Appeal Point No. 9

Inadequate CEQA review and failure to prepare sufficient environmental analysis.

Staff Response to Appeal Point No. 9

The Appellant argues, without setting forth any substantial evidence, that "the City improperly relies upon prior environmental review documents and addenda while failing to adequately evaluate the current site-specific impacts associated with placing industrial-scale wastewater infrastructure immediately adjacent to occupied residential homes."

The appellant argues that the project improperly relies on an outdated 2017 Environmental Impact Report (EIR) and should have prepared a Subsequent or Supplemental EIR to address current, site-specific impacts. The original VAPP EIR (SCH No. 2015111038) was certified in August 2017. The City thoroughly evaluated project modifications – including the oil well abandonment, soil remediation, parking lot adjustments, and grading reductions – in two formal Addendums dated October 29, 2021 and June 2024.

The decision-makers concluded, based on substantial evidence in light of the whole of the administrative record, that these changes did not require major revisions to the original EIR that would require a subsequent EIR under CEQA Guidelines Section 15162 or a subsequent EIR under section 15163. Therefore, the Addendums were legally sufficient, and a subsequent/supplemental EIR was not required. The appeal claims that the City improperly deferred critical mitigation obligations to "future consultants," "future studies," and "undefined protocols," which it argues violates CEQA. Appellants mischaracterize the Project's Mitigation Monitoring and Reporting Program, which establishes a binding framework, and in cases where future submissions and approval of detailed technical plans are required prior to construction, these include a commitment by the City to such mitigation and adopts specific performance standards for the mitigation – which is a legally valid CEQA practice. (CEQA Guidelines Section 15126.4(a)(1)(B).) All environmental protections are embedded in the MMRP, which ensures that mitigation measures are properly implemented, scheduled, and maintained throughout the life of the project.

In short, CPC and the City Council have determined that the environmental analysis for the VAPP fully complies with the legal requirements of the CEQA. As such, the Appellant's claim is without merit.

Appeal Point No. 10

Material contradictions within the administrative record.

Staff Response to Appeal Point No. 10

The Appellant contends "as detailed below the administrative record demonstrates repeated contradictions between community-requested protections; acknowledged impacts; commissioner concerns; project admissions; unresolved mitigation deficiencies; and the ultimate findings adopted by the CPC. These contradictions further demonstrate that substantial concerns raised during the public hearing process were acknowledged yet materially minimized within the final project findings and conditions of approval."

Further, the Appellant contends that the administrative record demonstrates "material contradictions" because the final project findings and conditions of approval do not incorporate specific community requests regarding methane monitoring including 24-hour active monitoring, public reporting, emergency thresholds, and automatic shutdown protections.

The Appellant's claim mischaracterizes the nature of the administrative record and the land-use entitlement process. CPC's decision to include conditions of approval that differ from specific community requests does not constitute a "material contradiction." Instead, it reflects CPC's obligation to base its findings on expert evidence, established building codes, and standard environmental practices. The administrative record shows that the CPC listened to the community's concerns, reviewed the environmental documents, and acknowledged the presence of methane on-site.

Acknowledging community concern and then addressing it via standard, regulatory compliance measures rather than creating new technical procedures and thresholds is the standard function of the CPC. There is no contradiction between hearing a request and respectfully declining to adopt it based on expert evidence.

The Appellant has not provided substantial technical evidence to refute the administrative record or that the City's standardized procedures are inadequate. As such, the Appellant's claim is without merit.

CONCLUSION

Planning staff recommend that the PLUM Committee and City Council deny the appeal under Case No. CPC-2024-2010-GPA-ZC-CU3-SPPC-1A, sustain and adopt the action of the CPC, including the Findings of the CPC, which found that the project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendums dated October 29, 2021 and June 2024, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for an approval of the project, and approved a Class 3 Conditional Use and a Project Compliance. Upon in-depth review and analysis of the issues raised by the Appellant, no substantial evidence exists of errors or abuse of discretion committed by the City Planning Commission in regard to the appeal points raised. The appeal cannot be substantiated and therefore should be denied.

PLUM Committee
CF 26-0734-S1
Page 11

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read "Ira Brown". The signature is stylized with a large, looped "B" and a horizontal line extending from the end.

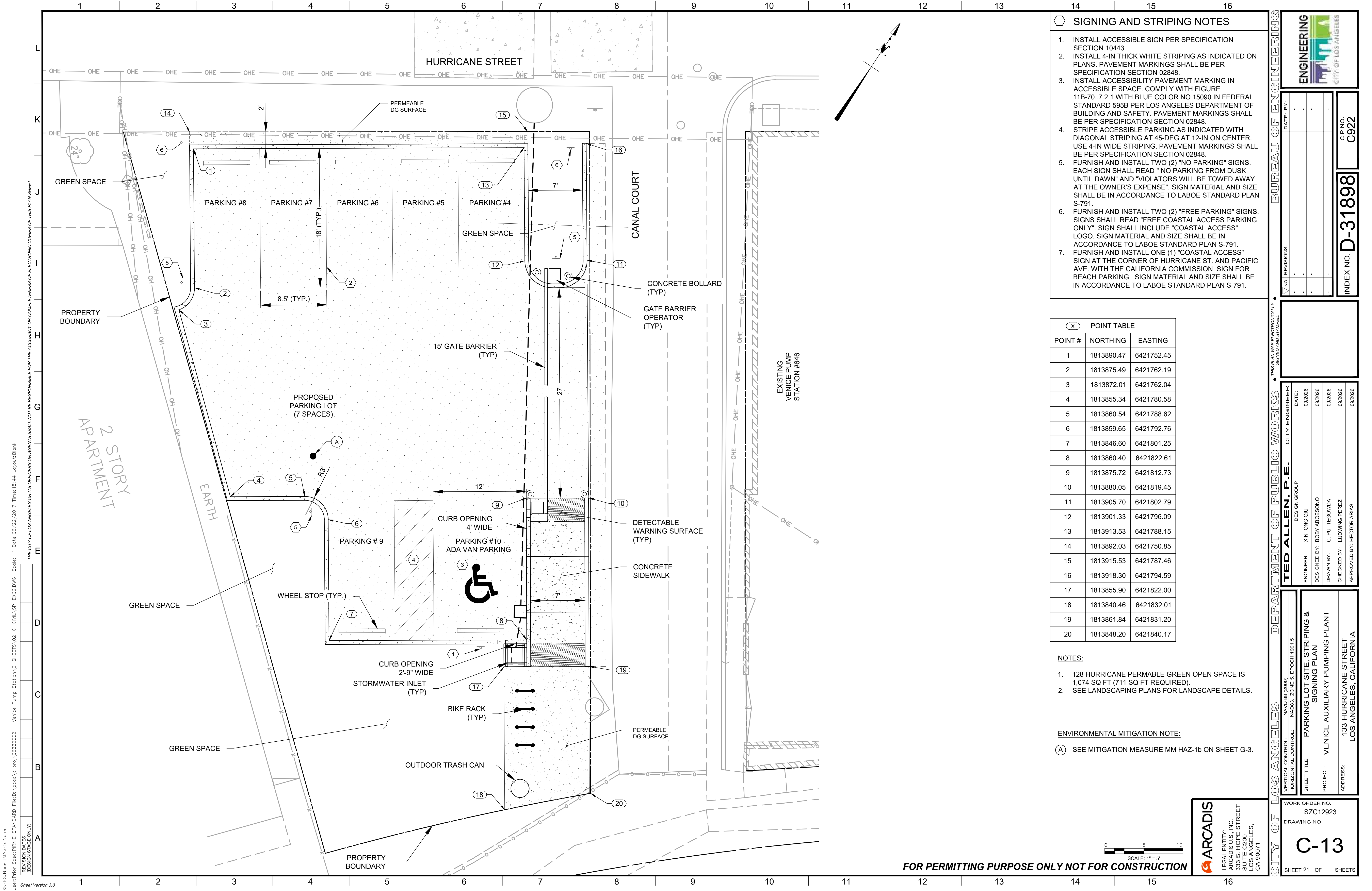
Ira Brown
City Planner

VPB:SMP:JO:IB

Enclosure:
Updated Exhibit A, Sheet C-13

CF 26-0734-S1

Exhibit A: Sheet C-13



- ### SIGNING AND STRIPING NOTES
1. INSTALL ACCESSIBLE SIGN PER SPECIFICATION SECTION 10443.
 2. INSTALL 4-IN THICK WHITE STRIPING AS INDICATED ON PLANS. PAVEMENT MARKINGS SHALL BE PER SPECIFICATION SECTION 02848.
 3. INSTALL ACCESSIBILITY PAVEMENT MARKING IN ACCESSIBLE SPACE. COMPLY WITH FIGURE 11B-70.7.2.1 WITH BLUE COLOR NO 15090 IN FEDERAL STANDARD 595B PER LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY. PAVEMENT MARKINGS SHALL BE PER SPECIFICATION SECTION 02848.
 4. STRIPE ACCESSIBLE PARKING AS INDICATED WITH DIAGONAL STRIPING AT 45-DEG AT 12-IN ON CENTER. USE 4-IN WIDE STRIPING. PAVEMENT MARKINGS SHALL BE PER SPECIFICATION SECTION 02848.
 5. FURNISH AND INSTALL TWO (2) "NO PARKING" SIGNS. EACH SIGN SHALL READ "NO PARKING FROM DUSK UNTIL DAWN" AND "VIOLATORS WILL BE TOWED AWAY AT THE OWNER'S EXPENSE". SIGN MATERIAL AND SIZE SHALL BE IN ACCORDANCE TO LABOE STANDARD PLAN S-791.
 6. FURNISH AND INSTALL TWO (2) "FREE PARKING" SIGNS. SIGNS SHALL READ "FREE COASTAL ACCESS PARKING ONLY". SIGN SHALL INCLUDE "COASTAL ACCESS" LOGO. SIGN MATERIAL AND SIZE SHALL BE IN ACCORDANCE TO LABOE STANDARD PLAN S-791.
 7. FURNISH AND INSTALL ONE (1) "COASTAL ACCESS" SIGN AT THE CORNER OF HURRICANE ST. AND PACIFIC AVE. WITH THE CALIFORNIA COMMISSION SIGN FOR BEACH PARKING. SIGN MATERIAL AND SIZE SHALL BE IN ACCORDANCE TO LABOE STANDARD PLAN S-791.

(X)	POINT TABLE	
POINT #	NORTHING	EASTING
1	1813890.47	6421752.45
2	1813875.49	6421762.19
3	1813872.01	6421762.04
4	1813855.34	6421780.58
5	1813860.54	6421788.62
6	1813859.65	6421792.76
7	1813846.60	6421801.25
8	1813860.40	6421822.61
9	1813875.72	6421812.73
10	1813880.05	6421819.45
11	1813905.70	6421802.79
12	1813901.33	6421796.09
13	1813913.53	6421788.15
14	1813892.03	6421750.85
15	1813915.53	6421787.46
16	1813918.30	6421794.59
17	1813855.90	6421822.00
18	1813840.46	6421832.01
19	1813861.84	6421831.20
20	1813848.20	6421840.17

- ### NOTES:
1. 128 HURRICANE PERMEABLE GREEN OPEN SPACE IS 1,074 SQ FT (711 SQ FT REQUIRED).
 2. SEE LANDSCAPING PLANS FOR LANDSCAPE DETAILS.
- ### ENVIRONMENTAL MITIGATION NOTE:
- (A) SEE MITIGATION MEASURE MM HAZ-1b ON SHEET G-3.

ARCADIS
LEGAL ENTITY:
ARCADIS U.S. INC.
333 S. HOPE STREET
SUITE C200
LOS ANGELES,
CA 90071

ENGINEERING
CITY OF LOS ANGELES

DATE: BY:

NO. REVISIONS:

INDEX NO. **D-31898** CIP NO. **C922**

DEPARTMENT OF PUBLIC WORKS

TED ALLEN, P.E. CITY ENGINEER

DESIGN GROUP

ENGINEER: XINTONG QIU DATE: 09/2026

DESIGNED BY: BOBY ABESONO DATE: 09/2026

DRAWN BY: C. PUTTEGOWDA DATE: 09/2026

CHECKED BY: LUDWING PEREZ DATE: 09/2026

APPROVED BY: HECTOR ARIAS DATE: 09/2026

VERTICAL CONTROL: NAVD 88 (2000)
HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

SHEET TITLE: **PARKING LOT SITE, STRIPING & SIGNING PLAN**

PROJECT: **VENICE AUXILIARY PUMP PLANT**

ADDRESS: **133 HURRICANE STREET
LOS ANGELES, CALIFORNIA**

WORK ORDER NO. **SZC12923**

DRAWING NO. **C-13**

SHEET 21 OF SHEETS

Sheet Version 3.0

REVISION DATES (DESIGN STAGE ONLY)

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User: Prior Spec: PINE STANDARD File D: \vacod\p\proj\06332002 - Venice Pump Station\2-SHEETS\02-C-CIVIL\SP-EX02.DWG Scale: 1:1 Date: 06/22/2017 Time: 15:44 Layout: Blank