

To: The Council

Date: 5/15/2026

From: Mayor

Council District(s): 11

A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON A
PROPERTY LOCATED AT 128, 133 & 139 E. HURRICANE STREET; 3817 & 3813 S.
ESPLANADE; 3913 S. ESPLANADE WEST, WITHIN THE VENICE COMMUNITY
PLAN

I herewith approve the City Planning Commission's action and
transmit this matter for your consideration.



KAREN BASS
Mayor

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

May 7, 2026

The Honorable Karen Bass
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 303
Los Angeles, California 90012

Dear Mayor Bass:

PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON A PROPERTY LOCATED AT 128, 133 & 139 E. HURRICANE STREET; 3817 & 3813 S. ESPLANADE; 3913 S. ESPLANADE WEST, WITHIN THE VENICE COMMUNITY PLAN.

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the January 22, 2026 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Low Medium II Residential to Public Facility within the Venice Community Plan ("Community Plan") and the certified Venice Local Coastal Program Land Use Plan (Venice LUP). Further, the City Planning Commission recommended the approval of text amendments to the certified Venice LUP. The City Planning Commission recommended approval of a concurrent Zone Change from RW2-1 to PF. The proposed General Plan Amendment is to facilitate the construction of a two-story, 2,283 square-foot wastewater pumping plant (VAPP) to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant and a surface parking lot, providing three on-site parking spaces and seven off-site parking spaces.

The proposed amendments to the General Plan and certified Venice LUP are submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Chapter 1A Section 13B.1.1 of the Los Angeles Municipal Code.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and changes to the certified Venice LUP will conform to the City's General Plan, and will be compatible with adjacent land uses, and is appropriate for the site.

Your action is requested on the proposed plan amendment as specified by Chapter 1A Section 13B.1.1 of the Los Angeles Municipal Code. The Zone Change will be transmitted to you following the City Council's action.

The amendments to the Venice LUP will not be certified until the City Council by resolution: 1) adopts the amendments to the Venice LUP, 2) transmits the amendments to the California Coastal Commission, and 3) the California Coastal Commission approves and certifies the amendments to the Venice LUP.

RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendment for the subject property;
2. Recommend that the City Council Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment;
3. Recommend that the City Council Adopt, by Resolution, the Plan Amendment to the Venice Community Plan, as shown in the attached exhibit;
4. Recommend that the City Council Adopt, by Resolution, the Plan Amendment to the Certified Venice LUP text and maps, as shown in the attached exhibit;
5. Recommend that the City Council Adopt, by Resolution, directing staff to submit the Plan Amendment to the certified Venice LUP to the California Coastal Commission for certification; and
6. Recommend that the City Council direct staff to revise the Community Plan and the certified Venice LUP in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning


Juliet Oh
Senior City Planner

VPB:JO:IB

cc: Ira Brown

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
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DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

May 7, 2026

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON A PROPERTY LOCATED AT 128, 133 & 139 E. HURRICANE STREET; 3817 & 3813 S. ESPLANADE; 3913 S. ESPLANADE WEST, WITHIN THE VENICE COMMUNITY PLAN.

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the January 22, 2026 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Low Medium II Residential to Public Facility within the Venice Community Plan ("Community Plan") and the certified Venice Local Coastal Program Land Use Plan (Venice LUP). Further, the City Planning Commission recommended the approval of text amendments to the certified Venice LUP. The City Planning Commission recommended approval of a concurrent Zone Change from RW2-1 and PF. The proposed General Plan Amendment is to facilitate the construction of a two-story, 2,283 square-foot wastewater pumping plant (VAPP) to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant and a surface parking lot, providing three on-site parking spaces and seven off-site parking spaces.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zoning district will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed amendment to the General Plan and Venice LUP was submitted to the Mayor whose recommendation will be forwarded to you as specified by Chapter 1A Section 13B.1.1. of the Los Angeles Municipal Code.

The amendments to the Venice LUP will not be certified until the City Council by resolution:

- 1) Adopts the amendments to the Venice LUP,
- 2) Transmits the amendments to the California Coastal Commission, and

- 3) The California Coastal Commission approves and certifies the amendments to the Venice LUP.

RECOMMENDATION

That the City Council:

1. Find, based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report for the Venice Auxiliary Pumping Plant Project SCH 2015111038; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the Addendums dated October 29, 2021 and June 2024, no major revisions are required to the EIR and no subsequent EIR is required for an approval of the project; and
2. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property; and
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the amendment to the certified Venice LUP for the subject property; and
4. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Zone Change for the subject property; and
5. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
6. Adopt by Resolution, the proposed Plan Amendment to the Venice Community Plan and certified Venice LUP as set forth in the attached exhibit; and
7. Adopt, by Resolution, directing staff to submit the Plan Amendment to the Certified Venice LUP to the California Coastal Commission for certification; and
8. Adopt the ordinance changing the zone from RW2-1 to PF, as set forth in the attached exhibit; and
9. Direct staff to revise the Venice Community Plan and certified Venice LUP in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning


Juliet Oh
Senior City Planner

VPB:FR:JO:IB

cc: Ira Brown