

To: **Los Angeles City Planning Commission**
200 N Spring St, Suite 525
Los Angeles, CA 90012; and
Councilmember Traci Park
200 N Spring St, Suite 410
Los Angeles, CA 90012

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

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

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

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

Background

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

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

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

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

Concerns

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

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

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

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

Concerned Neighbors.org / April 16, 2025

Contact

Brian Catalde / bc@paragoncommunities.com

23Jib Street

Marina del Rey, CA 90292



17-21 Jib St