

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD, SUITE 300  
LONG BEACH, CA 90802-4325  
VOICE (562) 590-5071



**W14a**

**A-5-VEN-23-0044 (Meepos)**

**February 7, 2024**

**CORRESPONDENCE**



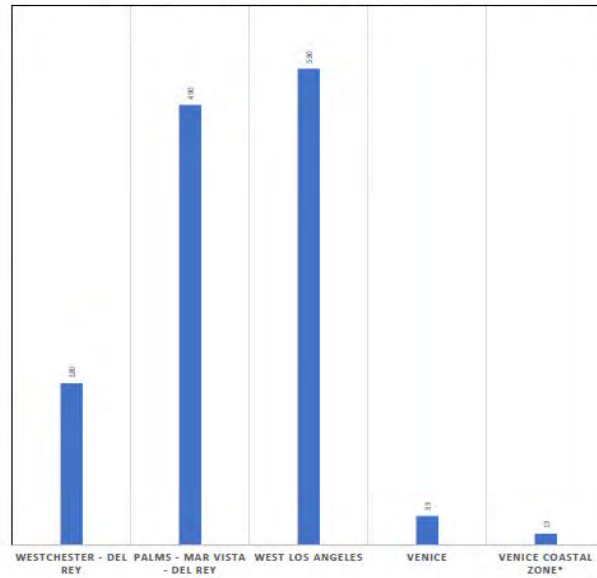
2308 - 2310 Pisani Place  
 CALIFORNIA COASTAL COMMISSION  
 A-5-VEN-23-0044

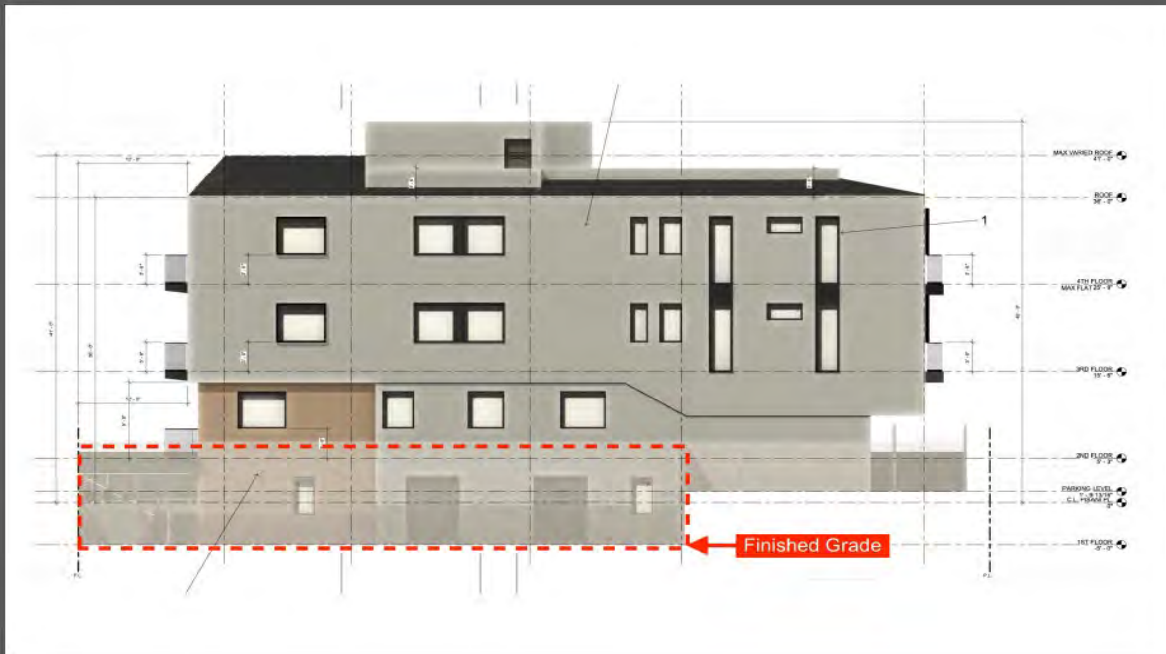
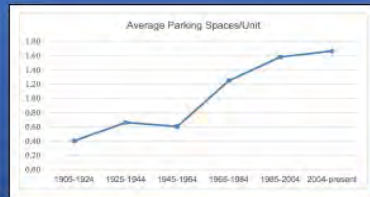
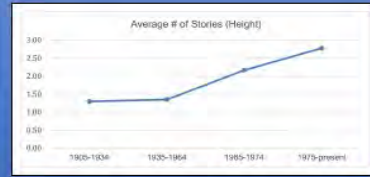
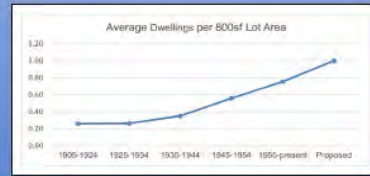
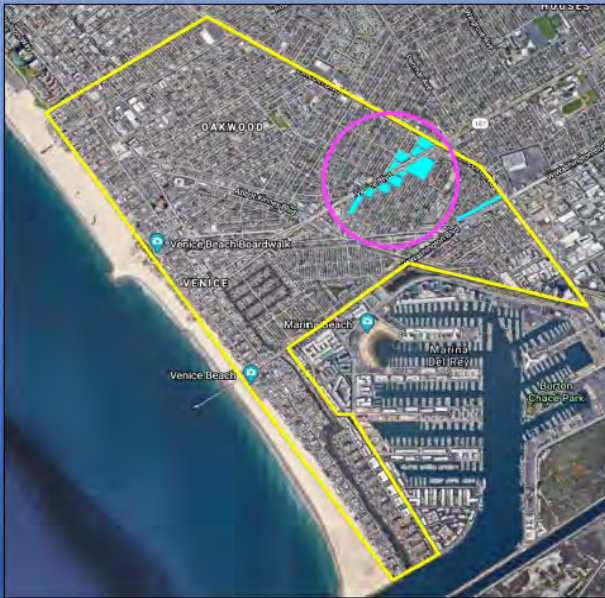
APPLICANT  
 STEVE & MICHELLE MEEPOS  
 2308 PISANI PLACE, LP

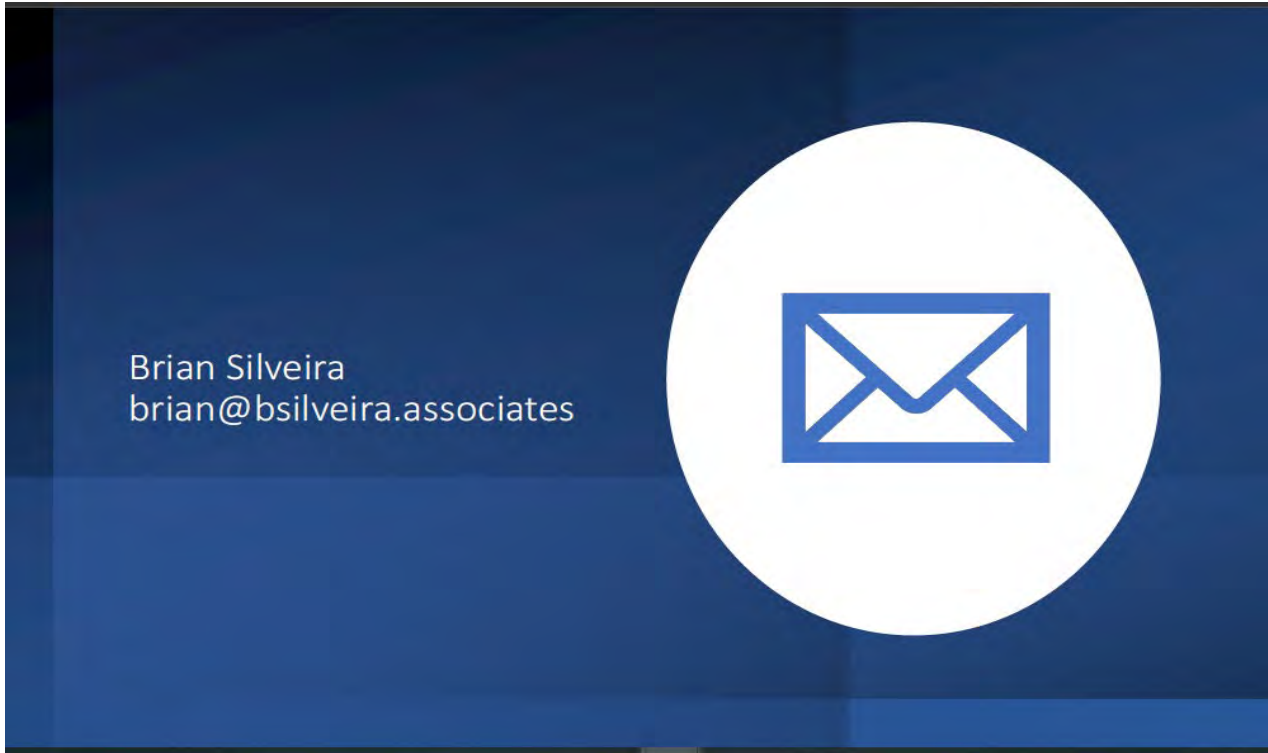
REPRESENTATIVE  
 BRIAN SILVEIRA  
 BRIAN SILVEIRA & ASSOC. LLC



AFFORDABLE UNITS APPROVED (NON AHTF): 2005 - PRESENT







Tue, Jan 30, 2024 at 3:20 PM Brian Silveira <[brian@bsilveira.associates](mailto:brian@bsilveira.associates)> wrote:

Hi Elishebah,

The Staff report states that the replacement affordable units "would be located below grade in the partially subterranean basement level of the structure". This description is factually inaccurate.

The three (3) replacement units are located at finished grade, which has been lowered for the entire front portion of the property to accommodate 4-stories of height within the State's ministerial allowance of 11 additional feet of height. Neither Department of City Planning nor the Department of Building & Safety consider the units to be located at a basement level.

The applicant requests that you please update the staff report accordingly.

Thanks,

Brian

**From:** Brian Silveira <[brian@bsilveira.associates](mailto:brian@bsilveira.associates)>  
**Sent:** Thursday, February 1, 2024 8:31 AM  
**To:** Tate-Pulliam, Elishebah@Coastal <[elishebah.tate-pulliam@coastal.ca.gov](mailto:elishebah.tate-pulliam@coastal.ca.gov)>  
**Cc:** Ziff, Dani@Coastal <[dani.ziff@coastal.ca.gov](mailto:dani.ziff@coastal.ca.gov)>; Michelle Meepos <[mameepos@gmail.com](mailto:mameepos@gmail.com)>; steve meepos <[sameepos@gmail.com](mailto:sameepos@gmail.com)>; [takeabowxox@yahoo.com](mailto:takeabowxox@yahoo.com); [debrajtpadilla@gmail.com](mailto:debrajtpadilla@gmail.com); [thelma.waxman@gmail.com](mailto:thelma.waxman@gmail.com); [briana.deanda@longbeach.gov](mailto:briana.deanda@longbeach.gov); [sean.bernhoft@longbeach.gov](mailto:sean.bernhoft@longbeach.gov)  
**Subject:** Re: A-5-VEN-23-0044 \_ meeting follow-up

Hi Elishebah and Dani,

I hope you both are having a nice week. We'd love to chat with you by tomorrow if possible.

Were you able to correct the staff report to clarify that the affordable units are not basement units and that they are situated at finished grade? I think that the characterization of the units as "basement level" may create an unfair bias against the project.

The architect was also able to confirm based on the survey that units belonging to the three existing tenants are closer to 500 sf. We would appreciate it if you would correct that information in the report as well.

Thanks,

Brian  
310-753-1090



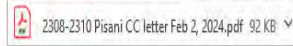
Re: 2308-2310 Pisani A-5-VEN-23-0044



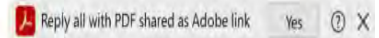
Robin Rudisill <wildrudi@mac.com>

To: SouthCoast@Coastal

Cc: Vaughn, Shannon@Coastal; Ziff, Dani@Coastal; Hudson, Steve@Coastal; Tate-Pulliam, Elishebah@Coastal



Fri 2/2/2024 4:58 PM



Please confirm receipt, thank you.

*For the Love of Los Angeles*

*and our precious Coast,*

*Robin Rudisill*

*(310) 721-2343*



**W-14a**

February 2, 2024

California Coastal Commission  
South Coast District Office  
301 E Ocean Blvd, Suite 300  
Long Beach, CA 90802-4302

Re: 2308-2310 Pisani

A-5-VEN-23-0044

IN SUPPORT OF STAFF RECOMMENDATION OF SUBSTANTIAL ISSUE

Honorable Commissioners and Staff,

We appreciate the excellent work of Staff in their recommendation report.

We are very concerned about the City's actions. They continue to ignore proper consideration of cumulative effects, even after the Commission's Executive Director specifically wrote to the Planning Director in that regard. Here, City Planning not only ignores Coastal Act section 30253(e) and LUP I.E. regarding special communities and social diversity, cumulative effects (Coastal Act sections 30250(a) and 30105.1), and requirements for yards, but also Coastal Act section 30251 with respect to visual compatibility with the surrounding area as well as the policies for density bonus projects. Also, as per Staff, the City's community character analysis did not adequately consider cumulative massing, reductions in yards or social diversity. In addition, ignoring certain key policies of the LUP is resulting in the prejudicing of the LCP, which is a very serious problem. We request that the Commission focus on this problem and put a stop to it.

City Planning continuing to make these errors causes work for the community as well as unneeded work for Coastal Staff and the Commission. You cannot afford to have Staff do the City's work for them, over and over, just because they refuse to do it correctly in spite of your continued guidance. All of these significant errors by the City unnecessarily cause ongoing extra work for the Public and for the Commission.

The City states that its development standards minimize the impacts of building bulk and mass; however, that cannot effectively be done using only height and side yard and articulation requirements and without a FAR limit. As is clearly demonstrated by this project, using height, side yard, and façade articulation alone cannot have an impact in reducing the adverse effects of a building's bulk and mass. Although the first level of the structure is below the street level, this does not change the visual effect to a three-story rather than a four-story structure, as the City found. This only allows for a height reduction from the top of the structure to the midpoint of the fronting street. The entire mass is still visible, and the effect is compounded by the density bonus waiver of the top floor set back.

As Staff states, the intent of Policy I.A.13. is to both replace and encourage new affordable housing. However, there would be a loss of affordable housing as a result of this project due to the errors made by the City in implementing the Mello Act and settlement agreement requirements. We continue to urge the Commission to follow its Environment Justice policy and request that the City's Housing and Planning departments correct the numerous errors in performing the Mello Act Compliance Determination so that the correct amount of affordable units are replaced. It is concerning that the project does not achieve the goal of increasing the supply of affordable housing in the Coastal Zone, which is the Legislature's intent with the Density Bonus law. Not only is the developer not replacing all of the affordable housing, they are also not increasing density (number of units) on the site. If the developer was requesting just a couple of development incentives, this might be palatable, but the developer expects a very long list of six significant "off-menu" development incentives that don't correspond with the benefits being provided by the project – no increase in density and replacing only three of the six affordable units.

Regarding lack of findings for the LUP density bonus policies, Citizens Preserving Venice reminded the City to do this work, including in our July 11, 2023 letter to the City Planning Commission, where we stated LUP Policy I.A.13.e. regarding whether the additional development incentives requested will have any adverse effects on coastal resources was omitted. The City still refused to provide those findings.

In addition, with respect to the size and location of the units in the development, Staff should request that the City change its procedures for those replacement requirements to be considered during the Planning permit approval stage and not be just a condition of the CDP and left to a final review before building permits are issued. That way, all major structural changes are considered during the planning permit process.

Lastly, we believe that trees and green space should not be waived in conjunction with density bonuses.

We trust that you will carefully consider this density bonus project and assure that it does not prejudice the LCP or cause an adverse cumulative effect.

Sincerely,

*Robin Rudisill*

Robin Rudisill, Treasurer  
Citizens Preserving Venice

Citizens Preserving Venice is a 501(c)3 organization with the goals of preserving the character and scale of Venice as a Special Coastal Community, including its history and its social, cultural, racial and economic diversity, and of stabilizing affordable housing in Venice.



-----Original Message-----

From: GARRICK EBBINS <[g.ebbtide@me.com](mailto:g.ebbtide@me.com)>

Sent: Friday, January 26, 2024 11:42 AM

To: SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

Subject: Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

My name is Garrick Ebbins. I'm a long time resident and propriety owner in Venice Ca. I submit this letter of support in favor of this appeal. The ability to purchase propriety is not a right but rather an opportunity . In this case affordable housing must and should be available to all who desire todo so. Venice has always been a mixture of cultures and diversity. I submit my letter of support in hopes that this appeal will be granted. Respectfully , Garrick Ebbins 614 Woodlawn Ave. Venice 90291.

**From:** Jo <[jobernstein@aol.com](mailto:jobernstein@aol.com)>

**Sent:** Saturday, January 27, 2024 8:49 AM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on Feb. 2024 Agenda Item 14A Appeal No. A-5-VEN-23-0044 Steve & Michelle Meepos

12860 Gilmore Ave.  
Los Angeles CA 90066

January 27,2024

To the Officers of the Coastal Commission:

I support the decision of the city of Los Angeles to allow the development of affordable housing on Pisani Place in Venice.

The appeal seems to be based on the height of the building, among other things, stating that this will destroy the character of Venice.

However, Venice, with its 40,000 odd residents, boasts many multi-story dwellings and has done so for more than 30 years. To erect affordable housing in Pisani Place, which is in line with the state of California's desire to provide affordable housing to persons of low and modest income, seems entirely within the character of Venice, a city which has laudable community spirit.

Venice, developed in 1905, is a community comprising those who choose a free-spirited lifestyle, as evidenced by Muscle Beach, the skateboarders, the funky coffee houses and vendors along the boardwalk and Washington and Venice Boulevards, by SPARC, by the Pacific Theater and by the multi-ethnic population of diverse socio-economic backgrounds, from Oakwood to the Venice canals.

To erect affordable condominiums at Pisani Place will allow long-time residents to stay rather than be displaced as so many Angelenos have experienced in the last two decades.

Los Angeles has one of the second largest homeless populations in the country. Why put more Venice residents at risk? Certainly, offering permanent and affordable housing to Venice residents is most certainly within the "character of Venice" that the appellants are concerned about

As a public school teacher who has taught at Venice High, among other area schools, I can say with satisfaction that the character of Venice is clearly about diversity, community consciousness, pride in being forward thinking, and innovation.

The city has approved zoning for this development. Any more delays in beginning the construction will result in increased costs detracting from the many benefits of creating housing which will benefit the spirit of community for which Venice is well-known.

This development is the essence of Venice character and should be approved immediately.

Sincerely,  
Johanna Bernstein, former resident of Venice  
Retired teacher of the Los Angeles Unified School District

**From:** Zach Gassoumis <[zach425@hotmail.com](mailto:zach425@hotmail.com)>

**Sent:** Wednesday, January 31, 2024 1:33 AM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

SUBJECT: Opposition to Appeal No. A-5-VEN-23-0044

Dear California Coastal Commission members,

I am writing to express my opposition to Appeal No. A-5-VEN-23-0044, and my support for the originally approved Permit No. CPC-2022-724-CDP-MEL-SPP-DB-HCA (mis-keyed as -HCS in the Commission's staff report).

As a life-long Californian, an 18-year resident of Los Angeles County, and a visitor to the Pisani Place property since the early 1990's, I have a keen interest in the social, geographic, and architectural issues raised in the initial permit and the appeal currently in question. Los Angeles County has long faced opposition to development that has exacerbated our housing crisis and stood as a barrier to the well intentioned policies put in place at the state and local level to encourage development that would alleviate housing burdens. This appeal is yet another example of such a barrier.

A cynical interpretation of the appeal currently under review would call it more of the NIMBYism that has played a large part in our current housing crisis. A more generous interpretation would frame it as a well meaning group trying to maintain their aesthetic goals for their community while advocating for the maximum possible benefit to low-income residents. But even under the latter interpretation, the impact of this appeal would be to let the perfect be the enemy of the good, using intensive policy scrutiny and accusations of errors and abuse of discretion to stand in the way of a development project that would have a real impact on the property's residents and could enhance the aesthetics of the community.

While I appreciate the Commission's desire to ensure the proper execution of all relevant policies, its acceptance of the staff report's finding that the appeal raises a substantial issue will be detrimental to the community. It will waste public funds on unnecessary administrative proceedings, further postpone a development that could help alleviate the area's housing burden, and subject the property's residents to additional uncertainty, delay, and stress. This is not the way to support the Venice community or the long-standing residents of these Pisani Place properties. As such, I urge the Commission to find that the appeal raises no substantial issue.

Regards,  
Zach Gassoumis  
Los Angeles, CA

**From:** Harry Martin <[bajabeancounter@yahoo.com](mailto:bajabeancounter@yahoo.com)>

**Sent:** Monday, January 29, 2024 8:40 AM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I strongly support the building permit request for 2308 & 2310 Pisani Place in Venice, CA. Approving the permit to build a condominium complex at this location would help to provide more affordable housing for low-income residents. This is especially important for those who keep the community functioning, such as teachers, restaurant workers, hospitality employees, and others. The city of Venice is in dire need of more low-income property options, and approving this request for a building permit is a step in the right direction. By building more low-income housing, we can help to create a more equitable society and provide affordable housing options for those who need it most.

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**From:** Suzanne Pitchford <[a1flswup@att.net](mailto:a1flswup@att.net)>

**Sent:** Sunday, January 28, 2024 10:40 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

strongly support the building permit request for 2308 & 2310 Pisani Place in Venice, CA. Approving the permit to build a condominium complex at this location would help to provide more affordable housing for low-income residents. This is especially important for those who keep the community functioning, such as teachers, restaurant workers, hospitality employees, and others. The city of Venice is in dire need of more low-income property options, and approving this request for a building permit is a step in the right direction. By building more low-income housing, we can help to create a more equitable society and provide affordable housing options for those who need it most

Sent from my iPad

**From:** Cassidy Hunt <[cassidyhunt0325@icloud.com](mailto:cassidyhunt0325@icloud.com)>

**Sent:** Sunday, January 28, 2024 10:45 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

The city of Venice is in dire need of more low income property. Approving the request for a building permit to construct new housing that includes 3 low income units is a step in the right direction. The proposed plans for the new building include parking spaces in the structure, which will alleviate the issue of crowded street parking. Additionally, the new building will not impede any surrounding neighbors' views, making it a great addition to the community. I strongly support the building permit request for 2308 & 2310 Pisani Place in Venice, CA.

I strongly support the building permit request for 2308 & 2310 Pisani Place in Venice, CA. Approving the permit to build a condominium complex at this location would help to provide more affordable housing for low-income residents. This is especially important for those who keep the community functioning, such as teachers, restaurant workers, hospitality employees, and others. The city of Venice is in dire need of more low-income property options, and approving this request for a building permit is a step in the right direction. By building more low-income housing, we can help to create a more equitable society and provide affordable housing options for those who need it most.

Venice needs more affordable housing options now! Delaying a project can lead to its denial, which is why it's important to act quickly. The current tenants, Debra, Venetia, and Amy, are counting on these units for their permanent home. It's important to prioritize people over buildings and to preserve the true community character of Venice, which is its long-term residents. Unfortunately, the appellants care more about building height than they do about displacing Venice's long-term residents. These are the first developers to actually build Mello replacement units on-site, which is a step in the right direction. I strongly support the building permit request for 2308 & 2310 Pisani Place in Venice, CA. Best,

Cassidy Hunt (she/her/hers)

**From:** Kellie Guggiana <[kguggiana@hotmail.com](mailto:kguggiana@hotmail.com)>

**Sent:** Sunday, January 28, 2024 6:17 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

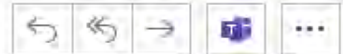
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I strongly support the building permit request for 2308 & 2310 Pisani Place in Venice, CA. Approving the permit to build a condominium complex at this location would help to provide more affordable housing for low-income residents. This is especially important for those who keep the community functioning, such as teachers, restaurant workers, hospitality employees, and others. The city of Venice is in dire need of more low-income property options, and approving this request for a building permit is a step in the right direction. By building more low-income housing, we can help to create a more equitable society and provide affordable housing options for those who need it most.



Karen Rosenhoover <karen@emctwo.com>

To: SouthCoast@Coastal



1/27/2024

We removed extra line breaks from this message.

I am in support of the project and oppose the appeal. I live half a block from the proposed development. I have lived in Venice for 40 years and I've seen a lot of changes. It's become increasingly unaffordable to the average person's income. This development gives home ownership at an affordable price for three long term Venice residents. The appellant is concerned with the building height and putting their aesthetics over people. The true community character of Venice is its people. More affordable housing for low income individuals is more important than contributing to homelessness.

Sincerely,

Karen Rosenhoover

Venice, Ca.

Sent from the iPhone of KR

**From:** Tami Martin <[tamiuclalumni@hotmail.com](mailto:tamiuclalumni@hotmail.com)>

**Sent:** Saturday, January 27, 2024 3:26 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I am in support of the building permit request for 2308 & 2310 Pisani Place in Venice, Ca. Approving the permit to build a condominium complex at this location would help to provide more affordable housing for low-income residents. One of the tenants at 2308 Pisani Place has lived at that location while teaching in the LA School district with low socioeconomic and disadvantaged students since 1990. Over the past 6 years, she has worked at one of the Venice High Schools and has made a huge, positive impact on her students' education while providing a healthy support system. She has been saving her pennies for a number of years and now qualifies for the affordable bracket for this proposed project. Fact of the matter is, if this condominium complex isn't built, she will have to move out of Venice due to the high cost of living and no longer be able to teach in the community in which she had resided in for 34 years.

The city of Venice is in dire need of more low income property. Approving the request for a building permit to construct new housing that includes 3 low income units is a step in the right direction. The proposed plans for the new building include parking spaces in the structure, which will alleviate the issue of crowded street parking. Additionally, the new building will not impede any surrounding neighbors' views, making it a great addition to the community.

Sent from [Mail](#) for Windows



-----Original Message-----

From: [elena.z.phillips@gmail.com](mailto:elena.z.phillips@gmail.com) <[elena.z.phillips@gmail.com](mailto:elena.z.phillips@gmail.com)>

Sent: Tuesday, January 30, 2024 9:08 PM

To: SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

Subject: Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I am writing in support of the Pisani Place development. I oppose the appeal.

As a renter in Los Angeles, I am acutely aware of the need for affordable housing. This project will provide housing to long-term residents of Venice who for decades have contributed to the heart, soul and economy of their community. To unnecessarily displace them would be a travesty.

The project would be replacing a building with no local, state or national historic significance with a building that has aesthetic appeal and, more importantly, an affordability covenant.

Let's put people first.

Thank you,  
Elena Phillips  
Los Angeles, CA

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**From:** Khizer Khaderi <[khizer.khaderi@globalesports.org](mailto:khizer.khaderi@globalesports.org)>

**Sent:** Wednesday, January 31, 2024 10:30 AM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Dear Commissioner,

I am a resident on Pisani Place, which is the street of the proposed construction. I am here to support the project as we need more affordable housing to keep the long-term residents of the Venice Community. This community is very unique and combines the culture and perspective of many different people from various socioeconomic status. To lose out on this project would displace folks who have made this home for over three decades. And these buildings are very old, which requires the updates recommended.

I realize that our street has not had any developments as of yet and my concerned neighbors want to preserve the neighborhood character. This character is not the structures, but the people who reside in these structures.

I should be living in Palo Alto, as I am a professor at Stanford; however, the people in this community are special and it's worth my time to make the commute. I am just as committed to the character of the neighborhood and that character is defined by the people; many of whom would be displaced if we don't have this affordable options.

I support this effort and hope my comments are helpful.

Best,

Dr. Khizer Khaderi

**From:** Alex Nickols <[alxhln@aol.com](mailto:alxhln@aol.com)>  
**Sent:** Wednesday, January 31, 2024 10:37 AM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Dear Commissioners,

I am writing to express my **support of the project at Pisani Place** and opposition to the appeal.

Venice needs more affordable housing. This project would accomplish that and provide a pathway to homeownership at an affordable price. The first of its kind. It is time for the Commission to partner with other government agencies to make this happen. Los Angeles City has done its part, now it is time for you to do yours. Please do not displace three long time Venice residents who are the true character of the community. Deny the appeal.

Helen Nickols

67 year Los Angeles resident

-----Original Message-----

**From:** John Gassoumis <[jdgplumbing@aol.com](mailto:jdgplumbing@aol.com)>

**Sent:** Tuesday, January 30, 2024 9:47 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Cc:** Venetia Phillips <[takeabowxox@yahoo.com](mailto:takeabowxox@yahoo.com)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

We need housing, I have been to this location and there is no impact to the coast .. California Coastal commission as well as other Liberal government entities have created the homeless crisis we have in California. There concerns are a fairy shrimp that may or may not be in a puddle from a rain storm declaring it a wetland. But have no idea what it like to live in the streets wondering where you will go to the bathroom let alone brush your teeth.. Stop the nonsense and build HOUSING ..

John Gassoumis..

**From:** Nick A. Nickols <[NickN@NKCommodityBrokers.com](mailto:NickN@NKCommodityBrokers.com)>

**Sent:** Wednesday, January 31, 2024 1:57 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

**Importance:** High

I support this project and oppose the appeal.

This appeal goes against the Mission statement and support they claim on their website (<https://www.citizenspreservingvenice.org/>).

Their Mission is to protect "Affordable" housing.

See their quote from their website:

*"Los Angeles...is suffering from a housing crisis, and the **affordable** housing crisis has reached extreme and epic levels. The Los Angeles rental market is one of the least affordable in the country. Existing affordable housing is under assault. Families are being displaced from their long-time homes and neighborhoods, contributing to homelessness. The problem is particularly acute in coastal areas..." and "The City must do everything it can to ensure that it is protecting affordable*

*housing opportunities.”*

How is this project not creating an affordable living space to the low income tenants currently living there (Debra, Venetia and Amy)?

The current tenants are counting on this project so they can become homeowners and not renters.

There is no historical significance or specific architectural design that would justify preserving them.

Finally the Los Angeles City Planning Commission voted unanimously in favor of this project, as it falls in line with the State of California’s goal of creating more affordable housing for low income tenants.

Sincerely,

Nick A. Nickols

*Nick A. Nickols  
Portfolio Manager  
Zephyrus Livestock Strategy  
Typhon Capital Management  
(818) 917-6124*

-----Original Message-----

From: Jan <[jan@moves-to-improve.com](mailto:jan@moves-to-improve.com)>

Sent: Wednesday, January 31, 2024 5:26 PM

To: SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

Subject: Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I support the housing project at Pisani Place, and oppose the appeal.

This project supports much needed new, and affordable, housing in Los Angeles. It will enable the current tenants to remain there, supporting the preservation of housing for longtime residents of Venice. This project has received the unanimous approval of the LA City Planning Commission, and there is no historical justification for preserving the original building.

There are more pros than cons. In fact I don’t think there are any cons!

Thank you,

Jan Hetherington

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From: Amy Raget <[araget65@gmail.com](mailto:araget65@gmail.com)>

Sent: Wednesday, January 31, 2024 8:29 PM

To: SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

Subject: Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

**I support the project and oppose the appeal.**

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**From:** Connie Paris <[connie.paris@yahoo.com](mailto:connie.paris@yahoo.com)>  
**Sent:** Wednesday, January 31, 2024 9:27 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I support this project and oppose the appeal. The state of California has asked for more housing and more affordable housing. This project satisfies that request and the zoning allows for it (R3-1).  
Therefore, this is a win-win for all. Let's do the right thing and complete this project!

Thank you,  
Connie Paris  
A concerned citizen of CA

Sent from my iPhone

-----Original Message-----

**From:** Anna Wade <[anna.wade@ymail.com](mailto:anna.wade@ymail.com)>  
**Sent:** Wednesday, January 31, 2024 9:30 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I support this project and oppose the appeal. This project is in line with the State of California asking for more housing and more affordable housing. Venice will benefit and so will the community.

I urge you to pass this project!

Sincerely,  
Anna Wade  
Sent from my iPhone

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**From:** DIANA KRAMER <[dianakramer@icloud.com](mailto:dianakramer@icloud.com)>  
**Sent:** Wednesday, January 31, 2024 9:38 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Hello,

I am writing in support of the project and oppose the appeal. Venice needs more housing, especially affordable housing!

California, and especially the greater Los Angeles area are in dire need of affordable housing. This project will help provide low-income housing. Better yet, it provides home ownership for low income, long time Venice residents who have all been priced out of all other avenues in their home town.

The Los Angeles City Planning Commission unanimously approved this project.

- The current tenants, Debra, Venetia, and Amy are counting on these units for their permanent home.
- Preserve people before buildings!
- The true community character of Venice is its long-term residents.
- The character of Venice is about diversity, community consciousness, pride in being forward thinking, and innovation.
- This building has no historical significance or significant architect to justify its preservation.

Sincerely,

Diana Kramer

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**From:** Jess von den Stemmen <[jess@reigniterehab.com](mailto:jess@reigniterehab.com)>

**Sent:** Wednesday, January 31, 2024 10:52 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

To whom it may concern:

As you may know, housing prices along the west side are very high. It makes affordable housing difficult, unless you are in the lucky few that generate astronomical amounts of income. To date, no affordable housing has been built in Venice by the private sector. This would allow for that opportunity to occur. Additionally, the state of California is crying out for additional affordable housing. This project would fulfill that desire. As it is something that has been unanimously approved by the Los Angeles City Planning Commission, it is a simple solution to this problem. This building has no historical significance as it currently stands and would allow for the current tenants: Debra, Venetia and Amy to have an opportunity to have a permanent home in Venice. They are long standing residents and are part of what makes Venice Venice—Diversity! I fully support this project and oppose the appeal. I hope this letter demonstrates that and changes the current state of what is happening!

Thank you very much, from a fellow West-Side resident and business owner.

Jess von den Stemmen, MPT, DPT, OCS  
Doctor of Physical Therapy  
Board Certified Orthopedic Specialist

[jess@reigniterehab.com](mailto:jess@reigniterehab.com)

310-752-5289

[www.reigniterehab.com](http://www.reigniterehab.com)

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-----Original Message-----

**From:** Ria Gassoumis <[ria.maria.rossi@gmail.com](mailto:ria.maria.rossi@gmail.com)>

**Sent:** Thursday, February 1, 2024 12:10 AM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

To Whom It May Concern:

I am writing in my support of the affordable housing program in question in Venice and in opposition of the appeal.

Venice currently lacks affordable housing initiatives from the private sector, and it's imperative to act promptly to rectify this situation. The housing crisis in Los Angeles further underscores the importance of projects like ours, designed to provide affordable housing solutions for low-income tenants.

Our proposed project aligns seamlessly with the State of California's call for increased housing, particularly affordable housing. The unanimous approval from the Los Angeles City Planning Commission



underscores the viability and significance of this initiative.

It's crucial to recognize that the current tenants, Debra, Venetia, and Amy, are depending on these units as their permanent homes. In prioritizing people over buildings, we are contributing to the preservation of the true community character of Venice, which lies in its long-term residents.

Venice's character thrives on diversity, community consciousness, and innovation. This project is a manifestation of these values, aiming to enrich the community and fulfill the growing need for affordable housing.

Importantly, the building in question lacks historical significance or a notable architect, justifying its preservation. Our focus remains on fostering a community that reflects the essence of Venice and meets the current demand for accessible housing.

I appreciate your attention to this matter and look forward to discussing how we can collectively contribute to the well-being and sustainability of our community.

Ria Rossi  
Direct: 925.708.7557  
DRE# 01983595  
[ria.maria.rossi@gmail.com](mailto:ria.maria.rossi@gmail.com)

Sent from my iPhone

**From:** Joe Davis <[joedavis37@hotmail.com](mailto:joedavis37@hotmail.com)>  
**Sent:** Thursday, February 1, 2024 2:57 AM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I oppose this Appeal and I support the approved project on Pisani Place.

This project is more than a mile from the beach and more than a half mile from the beautiful canals that make the heritage of Venice. The project will not detract at all from the quality of the neighborhood and it will provide important needed housing, including a fair portion of it being affordable low income housing.

Thank you,  
Joe Davis.

Sent from [Mail](#) for Windows

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**From:** Angie Nevarez <[angienevarez@mac.com](mailto:angienevarez@mac.com)>  
**Sent:** Thursday, February 1, 2024 6:12 AM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

email.

**I support the project and oppose the appeal.**

Venice needs more affordable covenants now! To date, NO affordable housing has been built in Venice by the private sector.

Angie Nevarez

---

**From:** Catherine Dimanche <[catdimanche@gmail.com](mailto:catdimanche@gmail.com)>

**Sent:** Thursday, February 1, 2024 6:15 AM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

**I support the project and oppose the appeal.**

Venice needs more affordable covenants now! To date, NO affordable housing has been built in Venice by the private sector.

Catherine Dimanche

**From:** Maria Jordan <[maria-jordan@sbcglobal.net](mailto:maria-jordan@sbcglobal.net)>

**Sent:** Thursday, February 1, 2024 7:05 AM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

To whom it may concern;

I am writing to give my full support of the Pisano project and completely oppose the appeal.

Venice is in desperate need of low income housing and this project meets that need. There are no logical reasons for this to not move forward in a timely fashion.

Longtime and current tenants call Venice home and need these project to be completed so they can remain in the city they love.

The LA City Planning commission has already unanimously approved this project so let's get it going!

With regards,

Maria Jordan

[maria-jordan@sbcglobal.net](mailto:maria-jordan@sbcglobal.net)

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**From:** Kazumi Igus <[kazumi.igus@gmail.com](mailto:kazumi.igus@gmail.com)>

**Sent:** Thursday, February 1, 2024 9:15 AM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

To whom it may concern:

As a Venice native that has been priced out of my hometown, I support the project and oppose this appeal.

While I was growing up, many of my friends lived in what we referred to as low-income housing projects in Venice which ensured the diversity of thought, race, and experiences. As gentrification has run rampant in all of Los Angeles, my dream of moving back to my hometown is no longer an option.

As far as I know, there have been no affordable housing units built in Venice, and as all of Los Angeles is in a housing crisis, this project would at least allow some of the longer-staying residents to buy into their

Since the LA City Planning Commission unanimously approved this project, I see no reason why the current tenants Debra, Venetia, and Amy should not be able to count on these new units to be their permanent home.

Venice has ALWAYS been about the people who live there. It has always been a diverse community that has taken pride in its acceptance, forward-thinking, and innovation. We must try to maintain the people who create what we love about the Venice communities, and not the buildings with no historical significance.

The very nature of this appeal is situated in elitism and NIMBY-ism. Please consider that an appeal such as this one only serves to benefit those who have more privilege than most and those who do not authentically create the Venice that we know and love.

Thank you.

Kazumi Igus

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**From:** Daniel McCluskey <[fancytoothbrush@gmail.com](mailto:fancytoothbrush@gmail.com)>  
**Sent:** Thursday, February 1, 2024 12:45:18 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I believe that this project is positive for Venice and for the residents who are slowly getting edged out due to price hikes.

Please consider this as it helps retain the people who make Venice Venice!

Daniel McCluskey

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**From:** Kalema Fisher <[kalemafisher@gmail.com](mailto:kalemafisher@gmail.com)>  
**Sent:** Thursday, February 1, 2024 12:58:00 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

**My name is Kalema Fisher and I support this project and oppose the appeal.**

**Thank you,  
K. Fisher**

**From:** Presidents Row Neighborhood Association <[prna1@hotmail.com](mailto:prna1@hotmail.com)>  
**Sent:** Thursday, February 1, 2024 12:47 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>; Presidents Row Neighborhood Association <[prna1@hotmail.com](mailto:prna1@hotmail.com)>  
**Subject:** Fw: CPC-2022-724-CDP-MEL-SPP-DB-HCA. 2308 and 2310 South Pisani Place.

The Presidents Row Neighborhood Association requests that the CCC grant this appeal.

I have enclosed a previous email which highlights the reasons for our not approving this project.

Also, it should not be built within the coastal zone, because the negative effects could be detrimental to coastal access.

Sincerely,

Harris J. Levey  
President PRNA.

**From:** Presidents Row Neighborhood Association <[prna1@hotmail.com](mailto:prna1@hotmail.com)>  
**Sent:** Monday, July 3, 2023 4:48 PM  
**To:** [ira.brown@lacity.org](mailto:ira.brown@lacity.org) <[ira.brown@lacity.org](mailto:ira.brown@lacity.org)>; Presidents Row Neighborhood Association <[prna1@hotmail.com](mailto:prna1@hotmail.com)>  
**Subject:** Fw: CPC-2022-724-CDP-MEL-SPP-DB-HCA. 2308 and 2310 South Pisani Place.

Hi Ira,

I just received the notice of the July 13 planning commission hearing on this matter, and I thought I would resubmit the letter sent on March 22.

The project is detrimental to the community, and only benefits the developer. It has a net loss of three affordable units, and is incompatible with the adjacent residential neighborhood. It does not qualify for a height and density bonus, and should not be approved.

Sincerely,

Harris Levey  
President PRNA.  
(310) 822-9067.

---

**From:** Presidents Row Neighborhood Association  
**Sent:** Wednesday, March 22, 2023 10:46 AM  
**To:** [ira.brown@lacity.org](mailto:ira.brown@lacity.org) <[ira.brown@lacity.org](mailto:ira.brown@lacity.org)>; [prna1@hotmail.com](mailto:prna1@hotmail.com) <[prna1@hotmail.com](mailto:prna1@hotmail.com)>  
**Subject:** Re: CPC-2022-724-CDP-MEL-SPP-DB-HCA. 2308 and 2310 South Pisani Place.

The Presidents Row Neighborhood Association is the longest standing neighborhood association in Venice, representing residents of the area bounded by Lincoln on the East, Abbot Kinney on the West, Venice on the North, and Washington on the South.

We were not aware of this project until Monday of this week. We received no advance notice from the developer or the VNC. Yesterday we were given renderings of the proposed project. We have not been given sufficient time to weigh in on the details of the proposal.

However, we feel that the 41 ft height is out of scale with the adjacent neighborhood of one and 2 story buildings with a maximum height of 30ft. It would set a precedent for additional development which would negatively affect the residential neighborhood.

The Density Bonus Affordable Housing Incentive Program should not apply to this project. It has not been applied to projects in an exclusively residential area, but in commercial zones or properties on transportation corridors. Also, the density bonus applies to those projects which provide additional housing. This project would demolish 6 units of affordable rent-controlled units with long-standing tenants, and replace them with 5 market rate units and 3 units of low-income housing. Thus, approval of this project would remove 3 affordable units from the market.

The Presidents Row Neighborhood Association strongly recommends that this application be denied.

Sincerely,

Harris J. Levey  
President PRNA.

**From:** Justin Cohen <[justin.cohen77@outlook.com](mailto:justin.cohen77@outlook.com)>  
**Sent:** Thursday, February 1, 2024 7:11 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Dear Commission:

**I support the project and oppose the appeal.**

As a LA Native and an educator for almost twenty years within the scope Afro-American Studies, this project speaks to me. As you know, Venice was the only Westside community, which allowed Black Folks to reside. Venice was once called the derogatory name "the ghetto by the sea." As Venice transformed away from this derogatory moniker, it became a diverse Westside Community that prized equity, uniqueness, and inclusivity. To maintain a diverse and inclusive community, community members must not be priced out of their own community. It is imperative to support programs like this one to ensure that a heterogeneous population will thrive in Venice.

Please support this project and keep NIMBY-ism out of Venice. Venice was built on diversity, some chosen and some not. But in the end, Venice thrives on this diversity. It needs this diversity and it deserves this diversity. The current tenants Amy, Debra, and Venetia deserve to make this their permanent homes.

Thank you,

Justin Cohen

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**From:** Frosene Maniatis <[frosene@icloud.com](mailto:frosene@icloud.com)>  
**Sent:** Thursday, February 1, 2024 8:10 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

**I support this project and oppose this heartless shortsighted appeal!!!**

California is calling for more housing, specifically more affordable housing, and the LA City Planning Commission UNANIMOUSLY APPROVED this project which is completely in line with the State's request. The Coastal Commission is focused on a property that is a mile away from the coast and near Lincoln Blvd, without an ocean in sight! The Commission is threatening the opportunity for affordable home ownership for its established Venice community residents, Venetia and Debra. Please preserve the "people" not the buildings.

Thank you,  
Frosene Maniatis

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**From:** Thelma Waxman <[thelma.waxman@gmail.com](mailto:thelma.waxman@gmail.com)>  
**Sent:** Thursday, February 1, 2024 5:50 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** PLEASE READ Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Dear Commissioners,

I write to voice my **strong support** for the project proposed at Pisani Place in Venice and to urge the Commissioners to deny the appeal.

**The Character of Venice**

Venice is a unique community. If you were to ask its 40,000+ residents what they love about Venice, I am pretty sure the first answer would NOT be the mass and scale of the houses. It would be the performers on the boardwalk. Or Muscle Beach, the birthplace of the fitness craze. The great food you can find at a small mom and pop restaurant or the amazing food at Felix. The bike



path along the beach or the 10-minute walk to see the sunset at the beach.

Many community members have lived in Venice for decades, like Venetia Phillips and Debra Padilla—the tenants at Pisani Place who qualify for the affordable units. 34 years ago, Venetia moved to Venice to start her career as an LAUSD music teacher. Debra arrived 31 years ago to continue her work as an arts leader in the community. Venice offered them, and still offers them, a vibrant arts community, affordable rents and close proximity to work.

This life is now in jeopardy because of the height of a building.

#### **Affordable Housing Belongs in the Coastal Area**

Last July, the LA City Planning Commission UNANIMOUSLY approved the project at Pisani Place. The City Planning Commissioners applauded the project for “its work to create a path for people who would potentially be displaced to move toward homeownership” (Commissioner Mack) and “to see affordable units for sale in our coastal zone...and to increasing residential access to our coastal zone where the climate is most temperate” (Commission Chair Millman).

All levels of government have recognized the need for not only more housing but affordable housing. This project is exactly what the State and City intended to happen—the use of incentives to build more housing, more affordable housing, and more mixed-income housing. The importance of protecting affordable housing is also a mandate for the Coastal Commission, as evidenced by Section 30604 of the Coastal Act:

(g) The Legislature finds and declares that it is important for the commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone. [emphasis added]

(h) When acting on a coastal development permit, the issuing agency, or the commission on appeal, may consider environmental justice, or the equitable distribution of environmental benefits throughout the state.

This project would utilize the City’s density bonus to provide affordable homeownership. Yet the Commission would take away this incentive and work against the City in its effort to provide affordable housing because of the height of the building.

#### **People Before Buildings**

The Staff Report puts the size of a building before the needs of its residents, the true character of the community. In determining that the mass and scale is out of character with its surrounding, Staff fails to consider that community is a time and place. Like people, communities evolve. It is illogical to think that a building in 2024 should resemble a house built in 1920. What you are allowed to build should not depend on what your neighbor’s house looks like.

Granting the appeal and finding substantial issue with the project, would NOT protect special communities and neighborhoods. It would not ensure that California’s coast is accessible to all Californians, regardless of their ethnicity, gender, socioeconomic status or place of residence. It would be putting buildings before people.

In considering the merits of this project, I urge you to give more weight to the Commission’s Environmental Justice Policy and Coastal Act policies related to the protection, and encouragement, of affordable housing and equitable distribution of environmental benefits in the I urge you to provide three deserving Venice residents with first time homeownership at an affordable price in a place they call home.

Thelma Waxman  
Third generation Los Angeles Resident

-----Original Message-----

From: Stewart Oscars <[stewart.oscars@gmail.com](mailto:stewart.oscars@gmail.com)>

Sent: Friday, February 2, 2024 8:53 AM

To: SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

Cc: [stewart.oscars@gmail.com](mailto:stewart.oscars@gmail.com); stewart oscars <[s\\_oscars@hotmail.com](mailto:s_oscars@hotmail.com)>

Subject: Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Dear Commissioners:

Please support Appeal No. A-5-VEN-23-0044, 2308-2310 South Pisani Place, Venice; and deny building permits requested.

This neighborhood is basically small 1 story single family homes.

2308 and 2310 are presently composed of 2 one story duplexes and one 2 story combination of a duplex and garage. Small buildings with, as I understand, 6 dwelling units of varied cost.

The Developer would demolish the established buildings and build a 4 story 41 foot high condominium with 5 market rate units above grade and 3 low cost units below grade.

This proposed development would in no way relate to the existing neighborhood mass, scale, or character. There are no 4 story residences anywhere nearby.

To do this project the Developer wants:

- 1) the front yard setback reduced to 11/11 from the standard of 15 feet. This will push the mass of the building closer to the front sidewalk which will magnify the building's pressure on pedestrians.
- 2) there would be no stepback of the front second story wall from the front first floor wall. This would further increase the building's pressure on pedestrians and the neighborhood.
- 3) the sidewalls lack articulation. Those wall are 81 feet long and 41 feet high with no breaks in mass nor scale.
- 4) the roof decks are immense. How would noise be contained? And Roof Access Structures add to the building height and mass.

Questions about the effectiveness of the tandem parking plan exist along with questions of the location and operation of the mechanical equipment required and the attendant noise.

This proposed development does not fit the neighborhood. I believe it would set a negative precedent.

Thank you,  
Stewart Oscars  
Angelus Place,  
Venice

Sent from my iPad

From: nucci nuccisolazzo.com <[nucci@nuccisolazzo.com](mailto:nucci@nuccisolazzo.com)>  
Sent: Friday, February 2, 2024 9:46 AM  
To: SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
Subject: Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I support the project and oppose the appeal. - Venice needs more affordable covenants now!  
The long-term tenants affected by this project have each lived in Venice for 30 years or more. They will be displaced from their neighborhood if this project is denied. This project will provide them a home at an affordable rate. Let's not add to our homelessness crisis. Support home ownership.

Regarding the "character" of Venice, all of the tenants work lives are connected to the Arts and they have given back to the community. It is the PEOPLE of Venice who make Venice the unique place that it is, not the buildings. This appeal is missing that aspect.

To date, NO affordable housing has been built in Venice by the private sector.

Please support the development at Pisani Place.

Sincerely, Stephan Solazzo

Sent from my iPhone

**From:** Michelle Zoolalian <[michelle.zoolalian@compass.com](mailto:michelle.zoolalian@compass.com)>  
**Sent:** Friday, February 2, 2024 9:55 AM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

To whom it may concern:

I Support this project and oppose the appeal!

Venice urgently requires an increase in affordable covenants! Unfortunately, the private sector has not yet taken any steps to develop affordable housing in Venice. The housing crisis in Los Angeles demands immediate action, and this project aims to address the issue by providing affordable housing options.

The State of California has emphasized the need for more housing, particularly affordable housing, and this project aligns perfectly with that objective. The approval of this project by the Los Angeles City Planning Commission was unanimous, highlighting its positive impact and potential.

Wouldn't it make more sense to allow the current occupants, Debra, Venetia, and Amy, an opportunity to realize homeownership in a neighborhood they've contributed to and helped shape, and yet have been priced out of. We are talking about good citizens here, including a public school educator. Our priority should be prioritizing their wellbeing.

Please help make this happen.

Best,  
Michelle

Michelle Zoolalian ([zoo.lay.lee.in](http://zoo.lay.lee.in))  
Team Lead | Residential Sales Compass  
BRE #01370099  
m: 310.902.5397  
a: 2115 Main Street Santa Monica, CA 90405  
e: [michelle.zoolalian@compass.com](mailto:michelle.zoolalian@compass.com)

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**From:** Patricia Prokopidis <[missprokopidis@gmail.com](mailto:missprokopidis@gmail.com)>  
**Sent:** Friday, February 2, 2024 1:05 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Good Afternoon,

**I support the project and oppose the appeal.**  
Venice needs more affordable covenants now! To date, NO affordable housing has been built in Venice by the private sector.

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Patricia Prokopidis

**From:** Ildiko Tabori <[drtabori@mac.com](mailto:drtabori@mac.com)>  
**Sent:** Friday, February 2, 2024 2:04 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I support the project and oppose the appeal.

Venice needs affordable housing and it is important not to displace the residents already living there. The appellates are more concerned about presentation than personhood and they don't seem to realize that human beings will be displaced if this project does not move forward.

I request that you consider denying the appeal for the benefit of the residents, as well as those individuals and families who would greatly benefit from affordable housing.



**Ildiko Tabori, PhD**  
Clinical Psychologist | She/Her



-----Original Message-----

**From:** Ann Patterson <[annpatt@me.com](mailto:annpatt@me.com)>  
**Sent:** Friday, February 2, 2024 4:13 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I have been a property owner in this neighborhood for 40 years, observing the sometimes positive, sometimes negative results of development in Venice. I believe the benefits of this project to the neighborhood, especially in preserving affordable housing and adding units, far outweigh the objections raised. Preserving long time Venice residents helps preserve the diverse character of our neighborhood. The project, though larger than the immediate structures can be designed in such a way as to blend in with the surrounding area. However, I agree that the affordable units should be distributed throughout the project.

Ann Patterson  
644 Woodlawn Ave  
Venice

**From:** csaenz1 <[csaenz1@sbcglobal.net](mailto:csaenz1@sbcglobal.net)>  
**Sent:** Friday, February 2, 2024 4:49 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

**I SUPPORT the project and OPPOSE the appeal!**

**This is the last chance for my sister Debra J.T. Padilla to stay in Venice another 30 years.**

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone

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**From:** Yvonne Chacon <[ychacon@sbcglobal.net](mailto:ychacon@sbcglobal.net)>  
**Sent:** Friday, February 2, 2024 4:50 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

**I SUPPORT the project and OPPOSE the appeal!**

**This is the last chance for my sister Debra J.T. Padilla to stay in Venice another 30 years.**

**Yvonne Padilla Chacón**

Sent from my iPhone

**From:** Gloria Padilla de Garcia <[padilladegarcia@harperhofer.com](mailto:padilladegarcia@harperhofer.com)>  
**Sent:** Friday, February 2, 2024 4:47 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

**I SUPPORT the project and OPPOSE the appeal!**

**This is the last chance for my sister Debra J.T. Padilla to stay in Venice another 30 years.**

Subject: Support for Affordable Housing Project in Venice

To Whom It May Concern,

I hope this email finds you well. I am writing to express my wholehearted support for this Project and to voice my opposition to the appeal that has been raised against it.

Venice is in desperate need of more affordable housing, and it is disheartening to note that, to date, no affordable housing has been constructed by the private sector. The current housing crisis in Los Angeles demands urgent and effective solutions, and this project represents a significant step in providing affordable housing for low-income tenants.

The State of California has emphasized the need for increased housing, especially affordable housing, and supporting projects like this aligns with this crucial statewide initiative. The unanimous approval of this project by the Los Angeles City Planning Commission further underscores its merit and positive impact on the community.

It's essential to consider the well-being of the current tenants, including Debra and Venetia, who are eagerly anticipating these units as their permanent homes. Preserving people before buildings should be at the forefront of our priorities.

The true character of Venice lies in its long-term residents, and this project is an opportunity to prioritize their needs and contribute to a more diverse and community-conscious neighborhood. Venice is renowned for its forward-thinking attitude, innovation, and pride in fostering a sense of community.



It's important to note that the building in question holds no historical significance or notable architectural value that justifies its preservation. In prioritizing the needs of the community and addressing the urgent demand for affordable housing, supporting projects like this is a step towards maintaining the true character of Venice.

I urge you to consider these points and support this Project to ensure a brighter and more inclusive future for Venice.

Thank you for your time and consideration.

Sincerely,

Alexis Lagios

Sent from Mail for Windows

**From:** Ann Kates <[annkates1@gmail.com](mailto:annkates1@gmail.com)>

**Sent:** Friday, January 26, 2024 1:36 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Dear Commissioners.

I have been a resident of Los Angeles for most of my life and lived in Venice for several years in the 1990's. It was a wonderful place to live and I enjoyed the diversity and access to nearby locales.

As friends have shared with me, there is less affordable housing available for those in need and I support keeping Venice a unique place in LA and to continue the ability to have available and affordable housing. My good friend, Venetia, and the other tenants, would very much like have the ability to purchase a condo and make that their permanent home. There are so many people who have been there a long time and the displacement of them would have long term detrimental effects.

I am in support of affordable covenants and the avoidance of further delays. My good friend, Venetia, and the other tenants living there, deserve the ability to remain there and count on these units for their permanent housing. Of course, additional building height is appropriate, especially to main thoroughfares.

Sincerely,

Ann Kates

-----Original Message-----

**From:** Judy R Reicher <[judyrreicher@gmail.com](mailto:judyrreicher@gmail.com)>

**Sent:** Friday, January 26, 2024 9:21 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Hello,

I am in favor of the Pisani Place development because I believe that we should not displace Venice's long-term residents. The current tenants there ....Debra, Venetia and Amy....are counting on these units as their permanent homes. Let's not let them down!

Thank you,  
Judy Reicher

**From:** orlando padilla <[obond@att.net](mailto:obond@att.net)>  
**Sent:** Friday, February 2, 2024 4:55 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I support the project and oppose the appeal.

This is the last chance for my sister Debra J T Padilla to seat in Venice another 30 years.  
Best Regards,

Orlando Padilla  
President & CEO  
Padilla NetWorks LLC  
2068 Estancia Place  
Las Cruces, New Mexico 88005  
[575-647-4028](tel:575-647-4028) (office)  
[248-736-9865](tel:248-736-9865) (mobile)  
[obond@att.net](mailto:obond@att.net)

**From:** Dina Platias <[platiastortillas@yahoo.com](mailto:platiastortillas@yahoo.com)>  
**Sent:** Tuesday, January 30, 2024 11:47 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I support the project and oppose the appeal.

Venetia has lived at 2308 Pisani Place for over 30 years. Venice is her home. If she is displaced she'll have no chance of continuing to live in Venice on a teacher's salary unless she can live in an affordable housing unit.

Please consider the residents in this matter. Not the height of a building.

Thank you,  
Dina Platias

Sent from DNA with an i...phone

**From:** Darius Logan <[darryloganiii@gmail.com](mailto:darryloganiii@gmail.com)>  
**Sent:** Tuesday, January 30, 2024 11:47 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I support this project but not the appeal. There must be a way to create affordable housing without longtime renters being caught in the middle. The people living there now, Venetia, Amy and Debra, shouldn't be penalized because of a height restriction. Please keep these tenants in mind as you work to achieve a consensus.

Thank you,  
D. Logan  
Los Angeles

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**From:** Nancy Reeves <[tootsmcreeves@hotmail.com](mailto:tootsmcreeves@hotmail.com)>  
**Sent:** Wednesday, January 31, 2024 9:28 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

I support the project. - The current tenants, Debra, Venetia, and Amy are counting on these units for their permanent home. There is such a housing crisis in Los Angeles. Please let this project go ahead to help out these tenants.

Nancy Reeves

Sent from my iPhone

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**From:** venetia phillips <[takeabowxox@yahoo.com](mailto:takeabowxox@yahoo.com)>  
**Sent:** Monday, January 29, 2024 5:23 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

January 29, 2023

To the Officers of the Coastal Commission:

I support the project at 2308-2310 Pisani Place and oppose the appeal.

I am one of the three tenants that qualifies for one of the low-income units, having lived on the site for the last 32 years. I am a 34 year veteran of Los Angeles City Schools. I am a LAUSD music teacher at a nearby high school and have contributed to Venice's artistic fabric as a performer for many years. This proposal guarantees me a livable mortgage payment, allows me to stay in Venice - my home at heart - and not be displaced from my neighborhood of 34 years. It would be an unfortunate and shortsighted action were I to lose this great opportunity to own a home in Venice.

Your support of this development is vital.

- It replaces a very old and unsafe building
- It provides home ownership in an affordable setting, which is rare
- California has mandated for more housing and more affordable units
- It is zoned for multi-family units
- To date, NO affordable housing has been built in Venice by the private sector
- It is a beautiful, creative space, and not a "box" as the appellants fear it is
- The true community character of Venice is its long-term residents

The owner, Steve Meepos, inherited a worn-down structure beyond repair with units in need of replacement. From plumbing inadequacies to electrical and earthquake safety, I know first-hand as the longest tenant on the property, that it is time to rebuild. It will improve the quality of life for all three low income tenants. Community members that insist on maintaining the original 1947 design have no idea of the state within. Citizens Preserving Venice, the appellant, is nothing more than aesthetic police. They care more about building height than they do about displacing long-term Venice residents. It is the people of Venice that give the city its true flavor and this appeal is forgetting that fact.

As a Venice resident himself, Steve Meepos is actually CONTRIBUTING to his local community and its residents with this project. He is community minded and is not the "evil" developer who is solely in it for profit. From the beginning, he offered me an opportunity to own a home at an affordable price. This is visionary since he is the

first developer in Venice to actually build Mello replacement units on-site. The project is a blessing and an opportunity I would never have without him. It should be a model for future development.

It is safe to assume that you are well aware of Los Angeles' housing shortage crisis. It makes no civic sense to deny this project, especially when it is zoned R3-1 and by law can build up. Multi-family structures are expected at the state and city level. LA City Planning Commissioner Chair Millman stated at the Pisani property City Planning hearing that she was thrilled to see this kind of project in our coastal zone. She further stated that a pathway needed to be created so that the process is not so arduous for folks who are coming to build density bonus mixed income projects in the area. As State Senator Scott Weiner stated in his SB10 Fact Sheet, "California has descended into a suffocating housing crisis... Nowhere is this crisis more deeply felt than in Los Angeles." The Coastal Commission has the opportunity to create real and lasting change. The project takes advantage of the city's incentives to create affordable housing and the Coastal Commission should support it.

What I find most disconcerting is the attempt to derail a really fantastic project. Venice has changed. Pisani Place has changed. What once used to be a street that was a small community is now a very transitory place. Out of the other five structures, three have plans to rebuild and three are currently AirBnB. Debra J.T. Padilla (my neighbor) and I are the only long-term residents left on the block. This eight unit condominium project proposed by Steve Meepos would bring some of that community back. It will also replace a dilapidated structure with a new, contemporary, and tastefully designed building and improve the look of the neighborhood. It is a creative project that protects and works with long-term local residents, much in the spirit of Venice.

I urge you to deny this appeal. I am in favor of this project and I am asking for your support.

Sincerely,

Venetia Phillips  
2308 Pisani Place  
Venice, Ca. 90291

-----Original Message-----

From: venetia phillips <[takeabowxox@yahoo.com](mailto:takeabowxox@yahoo.com)>

Sent: Thursday, February 1, 2024 8:20 PM

To: SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

Subject: Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

February 1, 2024

Dear Commissioners,

I am writing to express my strong support for the project proposed at Pisani Place in Venice and to urge the Commissions to deny the appeal.

I am one of the three tenants that qualify for one of the low-income units, having lived on the site for the last 32 years. I am a 34 year veteran of Los Angeles City Schools. I am a LAUSD music teacher at a nearby high school and have contributed to Venice's artistic fabric as a performer for many years. This proposal guarantees me a livable mortgage payment, allows me to stay in Venice - my home at heart - and not be displaced from my neighborhood of 34 years. It would be an unfortunate and shortsighted action were I to lose this great opportunity to own a home in Venice.

Your support of this development is vital.

- It replaces a very old and unsafe building
- It provides home ownership in an affordable setting, which is rare
- California has mandated for more housing and more affordable units
- It is zoned for multi-family units
- To date, NO affordable housing has been built in Venice by the private sector
- It is a beautiful, creative space, and not a "box" as the appellants fear it is
- The true community of Venice is its long-term residents

The property owner, Steve Meepos, inherited a worn-down structure beyond repair with units in need of replacement. From plumbing inadequacies to electrical and earthquake safety, I know first-hand as the longest tenant on the property, that it is time to rebuild. It will improve the quality of life for all three low income tenants. Community members that insist on maintaining the original 1947 design have no idea of

the state within. Citizens Preserving Venice, the appellant, is nothing more than aesthetic police. They care more about building height than they do about displacing long-term Venice residents. It is the people of Venice that give the city its true flavor and this appeal is forgetting that fact.

As a Venice resident himself, Steve Meepos is actually CONTRIBUTING to his local community and its residents with this project. He is community minded and is not the "evil" developer who is solely in it for profit as the appellant would like to paint. From the beginning, he offered me an opportunity to own a home at an affordable price. This is visionary since he is the FIRST developer in Venice to actually build Mello replacement units on-site. The project is a blessing and an opportunity I would never have without him. It should be a model for future development in Los Angeles.

It is safe to assume that you are well aware of Los Angeles' housing shortage crisis. It makes no civic sense to deny this project, especially when it is zoned R3-1, and by law can build up. Multi-family structures are expected at the state and city level. LA Planning Commissioner Chair Millman stated at the Pisani property City Planning hearing that she was thrilled to see this kind of project in our coastal zone. She further stated that a pathway needed to be created so that the process is not so arduous for folks who are coming to build density bonus mixed-income projects in the area. As State Senator Scott Weiner stated in his SB10 Fact Sheet, "California has descended into a suffocating housing crisis...Nowhere is this crisis more deeply felt than in Los Angeles." THE COASTAL COMMISSION HAS THE OPPORTUNITY TO CREATE REAL AND LASTING CHANGE. This project takes advantage of the city's incentives to create affordable housing and the Coastal Commission's support is imperative.

What I find most disconcerting is Citizens Preserving Venice's attempt to derail a fantastic project. VENICE HAS CHANGED. PISANI PLACE HAS CHANGED. What once used to be a street that was a small community is now a very transitory place. Out of the other five structures, three have plans to rebuild and three are currently AirBnB. Debra J.T. Padilla (my neighbor) and I are the only long-term residents left on the block. This eight unit condominium project proposed by Steve Meepos would bring community back to our street. It will also replace a dilapidated structure with a new, contemporary, and tastefully design building and improve the look of the neighborhood. I am excited at the prospect. It is a creative project that protects and works with long-term local residents, much in the spirit of Venice.

This project is life changing for me. I appreciate your time and compassion for my circumstances and perspective.

Please deny this appeal. I am firmly in favor of this project and I am asking for your support.

Sincerely,

Venetia Phillips  
2308 Pisani Place  
Venice, Ca. 90291

**From:** Debra J.T. Padilla <[debrajtpadilla@gmail.com](mailto:debrajtpadilla@gmail.com)>

**Sent:** Friday, February 2, 2024 4:41 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

My main points:

**SUPPORT the project and OPPOSE the appeal!**  
**The appellant is working against the community.**

*Hello CA Coastal Commissioners,*

*I have lived at 2310 ½ Pisani Place in Venice, CA, for 30 years. I was sad when this new development started because I loved my apartment. But I couldn't believe it when the developer stated he would offer me and my neighbor (separately) an opportunity to purchase a condo at an affordable rate. Never did I imagine in my lifetime, I could own my own home.*

*I worked for a Venice non-profit for 25 years, the Social and Public Art Resource Center (SPARC), founded by Judy Baca as Executive Director. I earned less than the market rate, and the organization didn't provide a pension that would have provided me the only opportunity towards home ownership.*



*From the beginning, the developer and his team have been working creatively to ensure I have access to a replacement unit at a price I can afford.*

*As I stated in my testimony before the LA City Planning Commission, here are points to consider: Venice's current land use policies discriminate against the middle and lower class - it's impossible to build affordable units if the developer doesn't offer development concessions as they do everywhere else in the City.*

*This project will not set a precedent for larger projects in Venice because only a tiny portion of Venice allows for medium-density development.*

*How some people interpret mass, character, and scale leads to gentrification by limiting developments to lower density, i.e., single-family homes and duplexes; this keeps housing expensive.*

*This project will make it possible for a few long-time Venice residents to own a unit, which is the whole purpose of the Mello Act.*

*The essence of low-income housing is exemplified in this project, and it has been done with integrity. I appreciate your consideration of approving this project. It would mean I can continue to call Venice home for another 30 years!*

*Debra J.T. Padilla  
310-428-3719*

Major points for the CA Coastal Commission to consider:

- Venice needs more affordable housing now. It is time for the Commission to partner with other government agencies to make this happen. This project would accomplish just that: deny the appeal.
- People before buildings. Three long-time Venice residents are counting on these units for their permanent homes. Do not protect old and outdated buildings at the expense of longtime residents. The true community character of Venice is its long-term residents. Stand with the residents and deny the appeal.
- The appellants care more about building height than Venice's residents. Some buildings with additional height are appropriate - especially this close to Venice Blvd and Lincoln Blvd. We need additional building height to get affordable units - it's a fair trade. Support the City's incentives and deny the appeal.
- City Planning Commission Chair Millman recognizes the few affordable units in our coastal zones. She and her fellow commissioners were thrilled to see this kind of project in the coastal zone, especially with affordable for-sale units in the coastal zone. As we continue to endure climate change in CA, we must increase residential access to our coastal zone where the climate is the most temperate. Please show your support for this project and deny the appeal.
- These are the first developers actually to build Mello replacement units on-site. This should be a model for future development that leads to affordable homeownership. Support this type of development; do not punish it. Deny the appeal.
- The Coastal Commission's mission is to protect our coast and ocean through intergovernmental coordination. Finding substantial issues with a project that was unanimously approved at the City level and provides housing for the most at risk in Venice shows the Commission has abandoned its mission of protecting
- This project is right for its location in Venice because it is
  - zoned for multi-family units
  - situated within .5 miles of a major transit area ((closer to the major boulevards in Venice than the coast or the ocean)
  - providing much-needed affordable housing
  - not displacing long-time Venice residents
  - allowing access to the coastal area to low-income residents who otherwise would be forced out
  - located in a neighborhood where zoning and recent state laws will allow three-story buildings on every lot
  - unanimously approved by the LA City Planning Commission

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Debra J.T. Padilla, Principal  
Padilla Consulting/pARTners  
Senior advisor, strategic thought partner, compassionate & creative leadership

[debrajtpadilla@gmail.com](mailto:debrajtpadilla@gmail.com)

310-428-3719 (cell)

Venice, CA

**From:** Rafa Sonnenfeld <[rafa@yimbyaction.org](mailto:rafa@yimbyaction.org)>

**Sent:** Friday, February 2, 2024 3:47 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on February 2024 Agenda Item 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Good afternoon,

Please find our organization's comment letter in opposition to the appeal and in support of the project attached. We respectfully request that the commission find no substantial issue and reject the appeal.

Thank you,

**Rafa Sonnenfeld** he/him Policy Director



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YIMBY Action advocates for welcoming communities where everyone can thrive.  
[yimbyaction.org](http://yimbyaction.org)

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California Coastal Commission, South Coast District  
301 E. Ocean Blvd, Suite 300,  
Long Beach, CA, 90802

*February 2, 2024*

**RE: Opposition to Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)**

Dear Coastal Commissioners:

YIMBY Action is pleased to support the proposed project at 2308 & 2310 Pisani Place in the Venice neighborhood of Los Angeles. We respectfully request that you do not take jurisdiction over this matter in raising a substantial issue and deny the appeal. Appeals like this one are what prevent housing projects that include affordable units like this from being built, contributing to the housing crisis, especially in the Venice area.

This project would replace a single family home and a duplex with a four-story, eight-unit condo project, with three of the eight condos deed-restricted as affordable. The intent of the developers of this project is to provide priority access to the three new affordable condos to the three low-income tenants that currently reside on the site. This project will help address our statewide housing shortage and

in particular, our need for more affordable homes in communities like Venice, that offer proximity to job centers and are well connected to public transit.

The only “substantial issue” the staff report raises is the height of the proposed four-story project. As noted in the staff report, this project is entitled to use of the state’s density bonus law incentive to promote affordable housing production. Nearly 40% of the units in this project will be deed-restricted affordable homes, a very high ratio of affordability that is practically unheard of for market-rate, for profit developments. At 41 feet of height, the proposed project is only 11 feet taller than other buildings in the neighborhood, but that extra height is necessary in order to keep from displacing the existing residents in the project, because it allows it to be built with three deed-restricted affordable units. The project would not be possible to be built at that level of affordability without the additional 11 feet requested.

In Density bonus law, Government Code section 65915(m), reads in part, “Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and Division 20 (commencing with Section 30000) of the Public Resources Code.” This language was added to the statute by AB 2797(Bloom), in which the legislature stated, “It is the intent of the Legislature in amending subdivision (m) of Section 65915 of the Government Code to address the holding and dicta in *Kalnel Gardens, LLC v. City of Los Angeles* (2016) 3 Cal.App.5th 927 regarding the relationship between Section 65915 and the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).



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[yimbyaction.org](http://yimbyaction.org)

The Legislature’s intent is that the two statutes be harmonized so as to achieve the goal of increasing the supply of affordable housing in the coastal zone while also protecting coastal resources and coastal access.”

The above language is a mandate for the Coastal Commission to “harmonize” the Coastal Act and Density Bonus law; it is not an endorsement of a policy which would allow the Coastal Commission to reject, or modify any and all coastal density bonus projects which take advantage of density bonus waivers or incentives to provide for affordable housing when those projects allegedly change the “visual character” of a community.

In the case of this project, Venice is a neighborhood renowned for its eclectic mix of architecture styles, including homes of various heights. A project which is only one story taller than other buildings in the vicinity is not inconsistent with Venice’s eclectic visual character. Furthermore, the project does not impact views of or along the ocean or any scenic area, and will improve upon the visually degraded condition of the buildings on the site. This project does not raise a substantial issue that needs to be addressed by the Commission, and even if it did, if the Commission were to require the project to be built at three stories instead of four, the project could not be redesigned to feasibly provide the three affordable units that have been proposed.



Either fewer affordable units would have to be provided, or fewer units overall. Reducing the height from the proposed four stories could lead to displacement of the current tenants rather than giving them the opportunity to become owners of affordable homes in the new four-story project, or a reduction in the new housing supply in Venice, which is desperately needed.



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If the Commission is serious about its role in “harmonizing” the Coastal Act and Density Bonus law, it cannot continue to cause affordable housing projects such as this one to be delayed indefinitely whenever there is an allegation that it could change the visual character of the community; that is not harmony, that is discord that defeats the purpose of the density bonus incentives for affordable housing.

YIMBY Action is a network of pro-housing activists fighting for more inclusive housing policies. Our vision is an integrated society where every person has access to a safe, affordable home near jobs, services, and opportunity.

Los Angeles’ severe housing shortage is causing skyrocketing homelessness and poverty, crippling our economy, and leading to debilitating commutes that exacerbate our global climate crisis. These impacts fall disproportionately on our low-income workers and families, and disproportionately deny communities of color access to opportunity. If we strive to be a society that advances racial and class justice, we must do more to ensure abundant housing in our region. This project will help address the housing shortage and ensure a more welcoming Venice where everyone can thrive.

Best regards,  
Rafa Sonnenfeld  
YIMBY Action, Policy Director



YIMBY Action advocates for welcoming communities where everyone can thrive.  
yimbyaction.org

4

**From:** nancy Okada <[nxxokada@gmail.com](mailto:nxxokada@gmail.com)>  
**Sent:** Friday, February 2, 2024 4:30 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>; ExecutiveStaff@Coastal <[ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov)>; Hudson, Steve@Coastal <[Steve.Hudson@coastal.ca.gov](mailto:Steve.Hudson@coastal.ca.gov)>  
**Cc:** [citizenspreservingvenice@gmail.com](mailto:citizenspreservingvenice@gmail.com)  
**Subject:** Public Comment on February 2024 Agenda Item Wednesday 14a - Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice)

Hello,  
Please send proof of receipt.  
Have a nice weekend.  
Thanks,  
Nancy Okada



February 2, 2024  
To: California Coastal Commission  
From: Sierra Club California, Coastal Commission Sub-committee  
Re: Appeal No. A-5-VEN-23-0044 (Steve and Michelle Meepos, Venice) W14a-2-2024.

We are in support of the appeal filed by Citizens Protecting Venice for the following reasons:

1. The project is not consistent with the character of Venice as a "Special Coastal Community" under the certified Venice LUP.
2. The proposed "affordable units" will be smaller than existing units and located partially below ground in the basement! The unequal distribution of the affordable units raises environmental justice and equity concerns and appears to violate the Affordable Housing Guidelines used by the City.
3. The project is not "the most protective of coastal resources" and does not meet the criteria for a density bonus.
4. The project's size, height, reduced setbacks and yard space are inconsistent with existing community development and raise substantial concerns regarding the preservation of coastal resources and community.

We appreciate that staff is asking for a finding of "Substantial Issue" and are in agreement with this recommendation.

Respectfully,

Nancy Okada, Chair, Sierra Club California, Coastal Commission Sub-committee