

Six (6) emails received from residents addressed to LA City, CD 11, and the MVCC with the following message:

Subject: OBJECTION: Case No. EAR-2026-852-AH-VHCA

As a resident, I urge the City to REJECT the ministerial application for [11848 W. Venice Blvd.](#) This project is ineligible for ED1 streamlining due to its location in a Historic District and the objective fire-safety hazard created by 81 units with zero parking on a narrow one-way street. Deny this application and require a full public review.

Other emails:

Subject: Please oppose hi-rise development at 11848 Venice Blvd. in Zone 5

Message: Please oppose the proposed development of a five story 81 single unit “affordable” apartment structure at 11848 Venice Blvd. 90066 with no parking for any vehicles. It would be adjacent to the north side of the unprotected historic Mar Vista Oval originally named Palm Place in 1912. A tower of five stories adjacent to a single family neighborhood with no transition height is unacceptable even in a transit oriented corridor. No parking for 81 units is magical thinking that no proposed residents desire to acquire vehicles which would result in 24-7 parking in the surrounding area. Please reach out to City Planning to lower the height and require underground parking for any development on the south side of Venice Blvd. Between Marcasel Avenue and East Boulevard.

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CD 11 Response:

Thank you for reaching out and for sharing your concerns regarding the proposed project at 11848 Venice Blvd (Case No. EAR-2026-852-AH-VHCA). We understand that projects of this scale can raise real questions for adjacent neighbors, particularly around privacy, light, traffic, and parking.

Based on our understanding, this proposal is being processed through a ministerial approval pathway under state housing law, which means the City is required to review the application for compliance with objective zoning and development standards. When a project meets those standards, the City does not have discretionary authority to approve or deny the project based on policy considerations, including issues such as neighborhood character, traffic, or parking demand.

That said, we do appreciate hearing from neighbors and want to make sure your concerns are heard by the appropriate parties. While the City cannot intervene in the approval of a

ministerial project, developers are often willing to hear feedback from adjacent property owners, particularly regarding design details or construction considerations that could affect nearby homes.

If you're open to it, I would be happy to connect you with the project applicant so they are aware of the concerns you've raised, especially regarding privacy, building interface with neighboring properties, and construction impacts. Please feel free to reach out if you would like help connecting with the applicant or if you have any additional questions about the review process.

Best Regards,

Matt



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park ★ 11th District

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