



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



Board of Officers Special Meeting Minutes

Westminster Elementary School (Auditorium)
1010 Abbot Kinney Blvd, Venice, 90291
Tuesday, January 15, 2018 at 7:00 PM

1. Call to Order and Roll Call (7:00 PM)

Michelle Meepos, Michael Greco, John Reed, James Murez, Melissa Diner, Ira Koslow, George Francisco, Sunny Bak, Ilana Morosi, Jamie Paige, Alex Neiman, Matt Royce (12)

Joslyn William and Brad Aarons Arrive 7:12PM

2. Pledge Of Allegiance (7:01PM -- 1 minute)

3. Approval of the Agenda (7:02PM – 1 minute)

4. Declaration of Ex Parte Communications or Conflicts-Of-Interest (7:03PM -- 1 minute)

All Board members shall declare any ex parte communications or conflicts-of interest relating to items on this meeting's agenda.

5. Announcements and Public Comment on items not on the Agenda (7:04PM - 10 minutes)

[No more than 1 minute per person – no Board member announcements permitted]

CERT Basic Training for Battalion #4

Fire Station #5

8900 Emerson Ave. Westchester, CA 90045

Register on Eventbrite ---All training by LAFD firefighters is FREE!

Hollie Stenson Arrives 7:20PM

6. New Business (7:14PM - 60 minutes)

[Discussion and possible action]

MOTION: The Venice Neighborhood Council shall issue a letter to Mayor Eric Garcetti, Councilman Mike Bonin, Vince Berto, Kevin Keller, Johnny Le, and the Los Angeles Planning Commission that urges full and formal attention paid to the following areas in preparation of an Environmental Impact Report (EIR) for the proposed development on the Venice Median (aka Reese-Davidson 'Community'):



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1. Current area for proposed development is a great open space and community area for kids, dogs, walking, and biking.
2. Too much density in the current project.
3. Analyze diverse types of physical housing solutions for diverse income groups.
4. **Diversity of housing, not just for the homeless but for the working class as well. Concerns people that work regular jobs, i.e. constituents, son who works as a car salesman and others deserve a home in the area as well that is affordable.**
5. Study and present results on success of housing developments that are only for low-income tenants vs. housing developments that include diverse types of housing, housing prices, and people.
6. Ensure we explore alternative affordable housing solutions such as ADUs.
7. Look at market-based solutions and subsidies because current costs estimated at \$500,000 per unit are too high and study how and where that money could be maximized.
8. Ensure there is proper support for all tenants that will occupy units from social workers and other support services.
9. Ensure there is proper infrastructure to support a project of this scope and the surrounding neighbors/neighborhoods/businesses simultaneously.
10. Demonstrate replacement areas for open space being developed.
11. Inspect all numbers and financials carefully. Ensure they can build low income and affordable housing for all Venice residents (not just low income) given they are getting the property for free.
12. Beautification of the canal boat launch and waters.
13. How does the project affect the Mass & Scale of the neighborhood? The community would like to see a project that is more respectful to the neighbors and the community.
14. Would like to see a project that fits into the neighborhood architecturally.
15. Ensure all staff, management, and those in positions of authority in developing and operating the facility are vetted using stringent guidelines, and that when there is a issue with staff there are serious consequences.
16. Minimize all noise pollution, pre, during, post construction, and once occupied by residents. Ensure all noise ordinances are complied with during all stages of the project.
17. Minimize air pollution and provide plan as to how this will be mitigated.
18. Plan for trees in the current development area. What will happen with current trees are? Will new trees be planted? The community would like to see more trees, greenery, and beautified community space on the proposed development site.



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19. Ensure the water that is already polluted in the canals is improved and that no further contamination to surrounding waterways. Provide short and long term clean water initiative.
20. Study the area as a flood zone and present plan to mitigate future potential hazards given it is a current sea rise area as outlined in the Venice coastal zone plan.
21. Revisit the study on the high tide release and conduct a new study on high tide release and effects on development and Venice as a whole.
23. Study parking, traffic, traffic congestion, and transportation issues due to the proposed development including during holiday, summer, and weekend high traffic.
24. Study the effects on beach access to the public and plan to support beach access in development.
25. Why is Hollywood Community Housing Corporation the lead developer in this project? What other developers have proposals on this parcel if any?
26. Confirm any current violations of law now and moving forward with this development.
27. Study sewer, electric, gas, and all other utility capacity to support this development.
28. Ensure letter from Christian Wrede is included in EIR support mentioned by multiple community members of this letter.
29. Ensure no corners are cut. Ensure exemptions are equally extended to all members of the community or not granted at all. Ensure CEQA guidelines are followed.
30. Explore developments with alternatives to cars.
31. Ensure electromagnetic waves impact will not cause health issues from this project.
32. EIR must show that there is no exposure of any kind that could affect the health of residents.
33. Ensure we have explored all kinds of developments that would promote new, green, alternatives and incentives to eliminate cars from this area, development, our streets and congestion from our neighborhood.
34. Study economic impacts to businesses, property values, and aesthetics. Cost and Schedule Analyses for each alternative list below including costs and timeline to mitigate expected impacts, to determine if the proposed action can be completed at an acceptable cost and within a reasonable amount of time.
35. Ensure there is not any negative declaration, meaning they must produce study on issue submitted.
36. What is the impact on the tourism industry from the project?
37. Ensure that developing the median doesn't hinder our exist path in case of an emergency.



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38. Ensure that the proposed development is the best use of the property given its high value and that use of the property reflects the uniqueness of this median property the surrounding Venice community.
39. Ensure the aesthetics of the structure are in line with the community and not offensive to any ethnic groups. Community member stressed that current design was offensive to her ethnically.
40. Developer should not be able to bypass the EIR.
41. Ensure this project does not contradict previous supported uses for open space on this land area.
42. Ensure this project is the best type of density in the area.
43. How are large developments like this planning for future environmental and climate issues, mainly the rising water table?
44. Ensure we have explored using median as a viable transportation hub for the growing metro link and alternative transportation.
45. The cost associated with emergency personnel services as a result of a 100% low income housing development.
46. Ensure all items mentioned and impacts are evaluated for both pre-construction, construction as well as post construction.
47. Request for permit parking for adjacent areas or how the adjacent areas will be affected at all stages of development.
48. Exposure to traffic and exhaust.
49. Highlight less need for cars long term
50. More public spaces, seriously explore this avenue in EIR.
51. Study developments that can transcend automobiles/parking when parking areas are no longer required.
52. How do we mitigate the loss of the parking that is provided by the lots on the median during construction?
53. How to eliminate traffic, gridlock and transportation issues with the development we support on this parcel?
54. Stress the Study of air quality and impact from this project.
55. Study Impact on adjacent library and library parking lot.
56. Focus on vehicular problems and on the specific lot, adjacent streets and adjacent neighbors and neighborhoods during all stages of development.
57. Study Cabrini Green and parallels to proposed development.
58. Study alternative designs.



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59. Historic bridge and boat launching ramp preservation. Federal & City Historical Registry.
60. Study and provide explanation as to why the Mariposa maintenance lot was removed and how it has affected the services they provide.
61. Study entitlements.
62. Impact of project on emergency personnel, associated costs, response time, and other emergency impacts.
63. Explore site alternatives: Westchester, Airport Dunes, Golf Course, Emerson, and others
64. Study to ensure Venice is not being given an disproportionate number of homeless service developments. E.g., MTA lot, Thatcher, and Median.
65. Study the effects of methane hazards, liquefaction, and high water levels.
66. Study the effect of Tsunami Zone & Santa Monica Earthquake Fault
67. Pedestrian access to the beach, lack of bike paths, and sidewalks in substandard conditions.
68. De-watering impact and the impact on the historic canals. Where is the water going to go when they are dewatering to build their foundations.
69. Study of the coastal zone and the impacts of homelessness and homeless housing solutions vs other coastal zones.
70. Study the lack of parking and revisit studies by the city from the past on present state.
71. Study the storm drain system and how the rise and flow of water affect this project and surrounding areas.
72. Study the effects of removing parkway trees and setbacks from the street.
73. Plan for construction cycle especially during holidays and summer months.
74. Develop haul route during pre, during, and post construction/occupancy.
75. Impact of privacy rights of adjacent neighbors.
76. Shade Impact study that the project will have on the surrounding area.
77. Study of effect on mobility as a whole and alternative mobility (scooters, bikes etc.) on Venice Blvd.
- 78. Study the cumulative impact with respect to the project, homelessness, and how it compares to other beach communities.**
79. Study alternative open space proposals, mass and scale and historical significance of the area.
80. Diversification of low income units across many developments with different income brackets rather than 140+ low income units with no diversification.



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81. Study Subsidizing affordable units in single family homes vs putting all affordable units in one development or other options like collaborative housing/shared units.
82. Study the trip count of the new construction on high impact days by residents, visitors, service providers, customers & vendors.
83. Vehicular egress and ingress study for a 2 mile radius surrounding the project.
84. Study all parking and transportation motions from VNC board December 2018 meeting by Jim Murez in EIR. (see attachments)
85. Study the matters included in letter from Christian Wrede in EIR. (see attachments)
86. What will be done with the boat launch and 7 space parking spot that is adjacent to it?
87. Any consideration of Art for the development must consult the VNC Arts Committee to mitigate any EIR issues and go through the proper local channels.
88. With the consideration for reducing Venice Blvd. to one lane, not the parking and ride share impact on the area, development and surrounding neighbors.
89. With Climate change how will the rising temperatures affect the surrounding area, neighborhood and the development?
90. How will Zimas affect this proposal? What if any zoning changes or exemptions will the proposal receive?
91. How will the community that uses the median as an access to the beach be affected?
92. How will changing technology affect the use of this land as a possible transportation hub in Venice ?
93. How could any exemptions from the specific plan negatively affect this project and the community?
94. Study of the social environmental ramifications of the rising negative tensions within the homeless population in Venice due to the density and quantity of the homeless facilities? Turning Venice into a homeless destination via multiple facilities, escalates, drug trafficking, and negativity, as well as, fatal behaviors.
95. Ensure the EIR examines the historic railroad bridge. Ensure all plans include the railroad bridge is highlighted in a historic context and that is is properly framed.
96. The treatment of the canals part of this proposed project to be treated the same the entire area of the canals.
97. The developer would not be allowed to choose and recommend a noise and traffic consultant, rather the community would be able to select these two consultants.
98. Investigate the issue of amending the Venice Coastal Zone Specific Plan for the construction of this project.
99. Serious concerns made to the clock tower and walls aesthetics, height and design.



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100. What will the effects of hundreds of possibly substance dependent individuals living in a condensed area be given the quantity of liquor licensed establishments and marijuana dispensaries within walking distance be?

101. What will the 8,200 square feet of commercial space to be used for and who will manage the commercial component of the development?

102. What is the exact funding breakdown of the project regarding grants, developers etc.

103. What happens to this project after 50 years?

104. What is impact of reduced sidewalks and roadways? Can we study how to add walkways not remove them?

105. As Councilman Bonin stated, the RFP process intended to show all applications and have the community decide on the Applicant. To date that has not happened. We request that all public requests for information regarding the RFP and all RFPs submitted are made public.

106. How does this project compare architecturally to other projects of similar use and scale.

107. Impact on residents of the project, surrounding neighbors and parking lot patrons.

108. Compare other Alternative Sites:

- 3rd ave between Rose & Sunset (property line to property line where street currently exists)
- Rose & Lincoln

Both would include:

- 3 stories of parking
- Affordable residential on a 4th story
- Commercial on abutting commercial streets.

And be joint developments between the city and the developer.

109. Evaluate impact of the following Alternative Uses:

- No use/No change
- Parking and Beautification Proposal presented by Jim Murez
- Structure consistent with Councilman Mike Bonin statement and motion calling for RFP dated 4/13/16 to develop median to “increase public access to parking, consistent with the Venice Coastal Zone Specific Plan, insure elements to include neighborhood compatibility etc.”



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- Lack of parks in Venice, create a park.

Recommended by Parking & Transportation Committee 3-0-0; LUPC 5-1-0; Neighborhood Committee 8-0-0 at a Joint Committee Meeting on January 8, 2019

GF, MM (14, 0, 1)

FAVOR: Michelle Meepos, Michael Greco, John Reed, James Murez, Melissa Diner, George Francisco, Sunny Bak, Ilana Morosi, Jamie Paige, Alex Neiman, Matt Royce, Joslyn William, Brad Aarons, Hollie Stenson (14)

OPPOSED:

ABSTAIN: Ira Koslow,

7. **Board Member Comments on subject matters within the VNC jurisdiction (8:14PM - 5 minutes)**
8. **Adjourn (approx. 8:19PM)**

BOARD MEETINGS: The Venice Neighborhood Council holds its regular meetings on the third Tuesday of the month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. All are welcome to attend.

TRANSLATION Services: Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina 213.473.5391.

PUBLIC ACCESS OF RECORDS: In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact communications@venicenc.org. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at: www.lacity.org/your-government/government-information/subscribe-meetings-agendas-and-documents/neighborhood

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a "Speaker Card" to address the Neighborhood Committee on any agenda item before the Neighborhood Committee takes action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Neighborhood Committee jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Neighborhood Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Neighborhood Committee meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer.

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RECONSIDERATION AND GRIEVANCE PROCESS: For information on the VNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the VNC Bylaws. The Bylaws are available at our Board meetings and our website www.venicenc.org.

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