



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto: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](mailto: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](http://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](http://www.venicenc.org).

**DISABILITY POLICY: THE AMERICAN WITH DISABILITIES ACT -** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Melissa Diner, Secretary at (310) 421-8627 or email [secretary@venicenc.org](mailto:secretary@venicenc.org). **PUBLIC ACCESS OF RECORDS:** In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting may be viewed at our website: [www.venicenc.org](http://www.venicenc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Melissa Diner, Secretary, at (310) 421-8627 or email [secretary@venicenc.org](mailto:secretary@venicenc.org).





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BY EMAIL

January 6, 2020

City of Los Angeles

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[john.ainsworth@coastal.ca.gov](mailto:john.ainsworth@coastal.ca.gov)

Re: Denial of Zone Change for the Venice Median from Open Space to Neighborhood Commercial

Dear Mayor Garcetti, City Attorney Feuer, Council Member Bonin, Jack Ainsworth, Steve Hudson, and Jonathan Hershey:

Please be advised that at a regular public meeting of the Venice Neighborhood Council (VNC) Board of Officers held on December 17, 2019 the following Land Use Planning Committee (LUPC) Motion was approved.

**MOTION:**

The Venice Neighborhood Council *strongly recommends* that the City Council and the Coastal Commission DENY CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR requesting amendments to the L.A. General Plan Venice Community Plan, the certified Venice Local Coastal Program Land Use Plan and Venice Coastal Zone Specific -Plan for a Zone Change for the Venice median from Open Space to Neighborhood Commercial. Placed by stakeholder petition

**ACTION:**

It was approved by a vote of 13-6-1.

Respectfully submitted,,

Ira Koslow  
President  
Venice Neighborhood Council



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Cc:

Council District 11:

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Venice Neighborhood Council

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## BY EMAIL

November 10, 2020

LA Department of City Planning  
Ira Brown [ira.brown@lacity.org](mailto:ira.brown@lacity.org)  
Vince Bertoni [vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)

Re: 2102-2120 S Pacific Avenue, 116-302 E North Venice Boulevard, 2016-2116 S Canal Street and 319 E South Venice Boulevard

Case: VTT-82288 CPC-2018-7344-GPAJ-VZCJ-HD-SPP-SPP-CDP-MEL-WDI-SPR-PHP ENV-2018-6667-SE

Project Description: The demolition of an existing surface parking lot containing 196 spaces bisected by Grand Canal, and a two story 4 unit residential structure and the construction, use and maintenance of a 104,140 sq ft mixed use 100 percent affordable housing stories development. A 36,340 sq ft structure west of grand canal, and a 67,800 sq ft structure east of grand canal consisting of 140 residential units, 136 affordable, 4 manager, 685 sq ft of social service office use, 2255 sq ft of retail use, 810 sq ft of restaurant use with 500 sq ft of outdoor service floor area and 3,155 sq ft of community arts center/art studio. The structure west of Grand Canal is 3 stories and 35 in height with a 59-foot-tall campanile located at the Northwest corner of the subject site with a roof access structure resulting in a structure with a maximum 67 feet in height and five stories. The structure east of Grand Canal is 3 stories and 35 ft in height. The project will provide a total of 360 on site automobile parking spaces comprising 61 residential spaces 42 commercial spaces 196 public spaces, 23 beach impact zone spaces and 38 non required spaces and 136 bicycle spaces.

REQUESTED ACTIONS: VTT-82288 The Advisory Agency shall consider:

1. Pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resources Code Section 21080.27(b)(1), that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is statutorily exempt from the California Environmental Quality Act;
2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03, 17.06, and 17.15, a Vesting Tentative Tract Map, VTT No. 82288, for the merger and re-subdivision of 40 existing lots into two master ground lots and seven airspace lots; and
3. Pursuant to Los Angeles Municipal Code Section 17.53-D, a Waiver of Dedication and/or Improvements to waive the requirement to:



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- a. Dedicate 20.5 feet to complete a 43-foot half right-of-way along Pacific Avenue;
- b. Dedicate a 15-foot by 15-foot corner cut at the intersection of South Venice Boulevard and Pacific Avenue;
- c. Dedicate a 15-foot by 15-foot corner cut at the intersection of North Venice Boulevard and Pacific Avenue;
- d. Dedicate a 15-foot by 15-foot corner cut at the intersection of South Venice Boulevard and Dell Avenue; and
- e. Dedicate 10 feet to complete a 30-foot half right-of-way along Dell Avenue.

CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP

On behalf of the City Planning Commission, the Hearing Officer will take public testimony regarding the following:

4. An exemption from CEQA, pursuant to California Public Resources Code (PRC) Section 21080.27(b)(1);
5. Pursuant to Los Angeles City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the:
  - a. Venice Community Plan General Plan Land Use Map to amend the land use designation of the subject site from Open Space and Low Medium II Multiple Family Residential to Neighborhood Commercial;
  - b. Certified Venice Local Coastal Program Land Use Plan (LUP) maps to amend the land use designation of the subject site from Open Space and Low Medium II Multiple Family Residential to Neighborhood Commercial; and
  - c. Certified Venice Local Coastal Program Land Use Plan (LUP) text pertaining to the proposed development;
6. Pursuant to LAMC Section 12.32 F, a Vesting Zone Change and Height District Change from OS-1XL-O to (T)(Q)C2- 1L-O and pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), three Developer Incentives to permit:



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- a. Reduced residential parking pursuant to AB744;
  - b. The required residential parking for the building on the East Site to be located in the building on the West Site; and NOTIFICATION REQUIREMENT TO OWNERS: Within a 500-foot Radius AND OCCUPANTS: Within a 500-foot Radius AND INTERESTED PARTIES
  - c. RAS3 side and rear yard requirements per LAMC 12.10.5 in lieu of the yard requirements in the proposed C2 zone;
7. Pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the Venice Coastal Zone Specific Plan to:
- a. Create a new subarea "Subarea A" to permit a Permanent Supportive Housing project that includes Restricted Affordable housing units with supportive services and establishes Land Use Regulations and Development Standards; and
  - b. Amend the Map Exhibits to add the new subarea and change the zoning from OS-1XL and RD1.5 to C2-1L-O for the new subarea;
8. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan;
9. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a Project located within the Dual Permit Jurisdiction of the California Coastal Zone;
10. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for demolition of four Residential Units and the construction of 140 Residential Units in the Coastal Zone; and
11. Pursuant to LAMC Section 16.05, Site Plan Review for a Project which creates or results in an increase of 50 or more dwelling units.

Dear Ira Brown and Vince Bertoni:

Please be advised that at a regular public meeting of the Venice Neighborhood Council (VNC) Board of Officers held on October 20, 2020 the following Land Use Planning Committee (LUPC) motion was approved.



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## MOTION:

The Venice Neighborhood Council recommends that the above referenced project be subject to a full CEQA review and EIR study due to its close proximity to the coast, sea level rise, the significant impact on the surrounding neighborhood due to the scale, and possible re-zoning from open space to neighborhood commercial.

## ACTION:

The motion was approved by a vote of 18-0-1.

Respectfully submitted,

Ira Koslow  
President  
Venice Neighborhood Council

Cc:

### Council District 11:

Mike Bonin [Mike.Bonin@lacity.org](mailto:Mike.Bonin@lacity.org)  
Len Nguyen, [Len.nguyen@lacity.org](mailto:Len.nguyen@lacity.org)  
Nisa Kove, [nisa.kove@lacity.org](mailto:nisa.kove@lacity.org)  
Jason Douglas, [Jason.p.douglas@lacity.org](mailto:Jason.p.douglas@lacity.org),

### Venice Neighborhood Council

Venice Neighborhood Council, [board@venicenc.org](mailto:board@venicenc.org)

### Representative:

Chris Murray [chris@raa-inc.com](mailto:chris@raa-inc.com)

### Applicant:

Sarah Lett, Hollywood Community Housing [sarah.lett@hh.org](mailto:sarah.lett@hh.org)  
Becky Dennison, Venice Community Housing Corporation [bdennison@vchcorp.org](mailto:bdennison@vchcorp.org)



## Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) / Phone or Fax: 310.606.2015



May 23, ~~2010~~<sup>2021</sup>

### Sent Via E-Mail

Ira Brown [ira.brown@lacity.org](mailto:ira.brown@lacity.org)

Jason Douglas Jason Douglas [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)

Vince Bertoni [vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)

2102-2120 S Pacific Avenue, 116-302 E North Venice Boulevard, 2016-2116 S Canal Street and 319 E South Venice Boulevard

Case: VTT-82288 CPC-2018-7344-GPAJ-VZCJ-HD-SPP-SPP-CDP-MEL-WDISPRPHP ENV-2018-6667-SE

### Project Description

The demolition of an existing surface parking lot containing 196 spaces bisected by Grand Canal, and a two story 4 unit residential structure and the construction, use and maintenance of a 104,140 sq ft mixed use 100 percent affordable housing stories development. A 36,340 sq ft structure west of grand canal, and a 67,800 sq t structure east of grand canal consisting of 140 residential units, 136 affordable, 4 manager, 685 sq ft of social service office use, 2255 sq ft of retail use, 810 sq ft of restaurant use with 500 sq ft of outdoor service floor area and 3,155 sq ft of community arts center/art studio. The structure west of grand canal is 3 stories and 35 in height with a 59-foot-tall campanile located at the Norwest corner of the subject site with a roof access structure resulting in a structure with a maximum 67 feet in height and five stories. The structure east of Grand Canal is 3 stories and 35 ft in height. The project will provide a total of 360 on site automobile parking spaces comprising of 61 residential spaces 42 commercial spaces 196 public spaces, 23 beach impact zone spaces and 38 non required spaces and 136 bicycle spaces.



## Venice Neighborhood Council

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Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) / Phone or Fax: 310.606.2015



Dear Ira Brown, Jason Douglas and Vince Bertoni

Please be advised that at a regular public meeting of the Venice Neighborhood Council (VNC) Board of Officers meeting held on May 18, 2021, the following Land Use Planning Committee motion was approved.

### MOTION

The VNC recommend denial of the project as presented due to the following

1. Failure to Comply with General Plan, Coastal Plan, LAMC and Venice Specific Plan The project does not comply with the General Plan, Specific Plan, or Coastal Plan. The VNC has already submitted a CIS recommending denial of the General Plan Amendment and rezoning request for the Specific Plan amendment, all which would be required for this project. Applicant has not demonstrated hardships warranting the ZAA and waiver requests. Waivers include but are not limited to in lieu fees for use of Linnie Park.
2. Sea Level Rise Housing a vulnerable population of residents in a known high risk flood zone due to sea level rise is extremely irresponsible and dangerous, analogous to building public housing in the lowest parts of New Orleans when a future hurricane storm surge is obviously inevitable. Moreover, this project relies heavily if not exclusively on public funding, meaning the taxpayer is underwriting the developer's unsuitable site selection and resulting flood risk
3. Mass Scale and Character The mass scale and character does not conform to the metrics in the Specific Plan.
4. Abuse of Taxpayer Funding The estimated cost of this project is staggeringly over \$100 million to create 136 low income units-a price tag of nearly \$750,000 per unit. At this rate, it would cost our city over \$22 trillion to house 30,000 people When taxpayers authorized various tax increases and bond measures to solve the homeless crisis, this was





## Venice Neighborhood Council

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surely not what they had in mind. Taxpayers deserve responsible spending of finite resources to alleviate this crisis. Next the underlying land for this project (currently owned by the city,) is proposed to be donated to the developers, depriving Venice from large swaths of open space and an extremely high value asset, sale of which could directly benefit the community. Abuse of Taxpayer Funding

In sum, the project exemplifies a gross waste of taxpayer dollars that will not alleviate the immediate needs of relief for our unhoused. Per Judge David O Carter's recent ruling in federal court, these funds could and should be used for immediate shelter of unhoused residents. The humanitarian crisis on the streets of Venice is neither alleviated nor changed for those who can't afford to wait for enough expensive housing to be built years late and millions of dollars over budget.

### 5. The Project Perpetuates an Unhoused Containment Policy

The City of Los Angeles has systematically created a containment zone of homeless housing service providers and service infrastructure all within the Venice area, akin to a "Skid Row West." This crush of homeless services and housing has served as a magnet for more homelessness and crime to proliferate in this community disparately from others in the district. Clearly this policy is unlawfully discriminatory, unfair to Venetian residents, and exacerbates a humanitarian disaster rather than solve it.

### Action

The motion to **deny** the project was approved by a vote of 16-0-1.



## Venice Neighborhood Council

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Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) / Phone or Fax: 310.606.2015



Respectfully submitted,

Ira Koslow  
President  
Venice Neighborhood Council

Cc

CD 11

Councilmember Bonin [councilmember.bonin@lacity.org](mailto:councilmember.bonin@lacity.org)

Len Nguyen [len.nguyen@lacity.org](mailto:len.nguyen@lacity.org)

Tricia Keane [tricia.keane@lacity.org](mailto:tricia.keane@lacity.org)

Applicant

Sarah Lett Hollywood Community Housing Corporation,  
Becky Dennison Venice Community Housing Corporation

Chris Murray, Rosenheim and Associates



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294  
www.VeniceNC.org Email: info@VeniceNC.org



October 31, 2021

Re: 2102-2120 S Pacific Avenue,  
116-302 E North Venice Boulevard,  
2016-2116 S Canal Street  
319 E South Venice Boulevard

AKA: Reese Davidson Project

Council File: 21-0829 and 21-0829 s1

Case: VTT-82288  
CPC-2018-7344-GPAJ-VZCJ-HD-SPP-SPP-CDP-MEL-WDI-SPRPHP  
ENV-2018-6667-SE

Applicant: Sarah Lett Hollywood Community Housing Corporation  
Becky Dennison Venice Community Housing Corporation

Representative: Chris Murray Rosenheim and Associates

VNC Land Use and Planning Committee Members

Matthew Royce  
Carlos Zubieta  
Michael Jensen

By Email: Mike.Bonin@lacity.org  
Vince.Bertoni@lacity.org  
Ira.Brown@lacity.org  
Len.Nguyen@lacity.org  
Jason.Douglas@lacity.org  
Armando.Bencomo@lacity.org  
bdennison@vchcorp.org  
slett@hchcorp.org

To whom it may concern:

Below is a development project description followed by a Venice Neighborhood Council, Board of Officers motion that was passed in the May 18, 2021 General Board Meeting. The entire project was reviewed by the community in our Land Use and Planning Committee (LUPC) before it was represented to the Board of Officers. Please consider the time and energy the community and the VNC has dedicated to this project before taking action and making our recommendation to you all, our City officials.

**Case Description:** The demolition of an existing surface parking lot containing 196 spaces bisected by Grand Canal, and a two story 4 unit residential structure and the construction, use and maintenance of a 104,140 Sq. Ft. mixed use 100 percent affordable housing development.

A 36,340 Sq Ft structure west of Grand Canal, and a 67,800 Sq Ft structure east of Grand Canal consisting of 140 residential units, 136 affordable, 4 manager units, 685 Sq. Ft. of social service office uses, 2255 Sq. Ft. of retail uses, 810 Sq. Ft. of restaurant use with 500 Sq. Ft. of outdoor Service Floor Area and 3,155 Sq. Ft. of community arts center/art studio. The structure west of Grand Canal is 3 stories and 35 in height with a 59 foot tall campanile located at the Northwest corner of the subject site with a roof access structure resulting in a structure with a maximum 67 feet in height and five stories. The structure east of Grand Canal is 3 stories and 35 ft in height. The project will provide a total of 360 on site automobile parking spaces comprising of 61 residential spaces 42 commercial spaces 196 (replacement) public spaces, 23 beach impact zone spaces and 38 non required spaces and 136 bicycle spaces.

Requested Actions: VTT-82288 The Advisory Agency shall consider:

1. Pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resources Code Section 21080.27(b)(1), that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is statutorily exempt from the California Environmental Quality Act;
2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03, 17.06, and 17.15, a Vesting Tentative Tract Map, VTT No. 82288, for the merger and re-subdivision of 40 existing lots into two master ground lots and seven airspace lots; and
3. Pursuant to Los Angeles Municipal Code Section 17.53-D, a Waiver of Dedication and/or Improvements to waive the requirement to:
  - a. Dedicate 20.5 feet to complete a 43-foot half right-of-way along Pacific Avenue;
  - b. Dedicate a 15-foot by 15-foot corner cut at the intersection of South Venice Boulevard and Pacific Avenue;
  - c. Dedicate a 15-foot by 15-foot corner cut at the intersection of North Venice Boulevard and Pacific Avenue;
  - d. Dedicate a 15-foot by 15-foot corner cut at the intersection of South Venice Boulevard and Dell Avenue; and
  - e. Dedicate 10 feet to complete a 30-foot half right-of-way along Dell Avenue.

CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP On behalf of the City Planning Commission, the Hearing Officer will take public testimony regarding the following:

4. An exemption from CEQA, pursuant to California Public Resources Code (PRC) Section 21080.27(b)(1);

5. Pursuant to Los Angeles City Charter Section 555 and LAMC Section 11.5.6,

- a. a General Plan Amendment to the: a. Venice Community Plan General Plan Land Use Map to amend the land use designation of the subject site from Open Space and Low Medium II Multiple Family Residential to Neighborhood Commercial;
- b. Certified Venice Local Coastal Program Land Use Plan (LUP) maps to amend the land use designation of the subject site from Open Space and Low Medium II Multiple Family Residential to Neighborhood Commercial; and
- c. Certified Venice Local Coastal Program Land Use Plan (LUP) text pertaining to the proposed development;

6. Pursuant to LAMC Section 12.32 F, a Vesting Zone Change and Height District Change from OS-1XL-O to (T)(Q)C2- 1L-O and pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), three Developer Incentives to permit:

- a. Reduced residential parking pursuant to AB744;
- b. The required residential parking for the building on the East Site to be located in the building on the West Site; and NOTIFICATION REQUIREMENT TO OWNERS: Within a 500-foot Radius AND OCCUPANTS: Within a 500-foot Radius AND INTERESTED PARTIES  Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300 [planning4la.org](http://planning4la.org) Initial hearing – 8/03/2020 Page 3
- c. RAS3 side and rear yard requirements per LAMC 12.10.5 in lieu of the yard requirements in the proposed C2 zone;

7. Pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the Venice Coastal Zone Specific Plan to:

- a. Create a new subarea "Subarea A" to permit a Permanent Supportive Housing project that includes Restricted Affordable housing units with supportive services and establishes Land Use Regulations and Development Standards; and

- b. Amend the Map Exhibits to add the new subarea and change the zoning from OS-1XL and RD1.5 to C2-1LO for the new subarea;
8. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan;
9. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a Project located within the Dual Permit Jurisdiction of the California Coastal Zone;
10. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for demolition of four Residential Units and the construction of 140 Residential Units in the Coastal Zone;
11. Pursuant to LAMC Section 16.05, Site Plan Review for a Project which creates or results in an increase of 50 or more dwelling units.

**MOTION Passed 16 Yea, 0 Nay, 1 Abstain**

The VNC Board recommends denial of the project as presented due to the following:

1. Failure to Comply with General Plan, Coastal Plan, LAMC and Venice Specific Plan The project does not comply with the General Plan, Specific Plan, or Coastal Plan. The VNC has already submitted a CIS recommending denial of the General Plan Amendment and rezoning request for the Specific Plan amendment, all which would be required for this project. Applicant has not demonstrated hardships warranting the ZAA and waiver requests. Waivers include but are not limited to in lieu fees for use of Linnie Park.
2. Sea Level Rise Housing a vulnerable population of residents in a known high risk flood zone due to sea level rise is extremely irresponsible and dangerous, analogous to building public housing in the lowest parts of New Orleans when a future hurricane storm surge is obviously inevitable. Moreover, this project relies heavily if not exclusively on public funding, meaning the taxpayer is underwriting the developer's unsuitable site selection and resulting flood risk.

3. Mass Scale and Character The mass scale and character does not conform to the metrics in the Specific Plan.

4. Abuse of Taxpayer Funding The estimated cost of this project is staggeringly over \$100 million to create 136 low income units-a price tag of nearly \$750,000 per unit. At this rate, it would cost our city over \$22 trillion to house 30,000 people When taxpayers authorized various tax increases and bond measures to solve the homeless crisis, this was surely not what they had in mind. Taxpayers deserve responsible spending of finite resources to alleviate this crisis. Next the underlying land for this project (currently owned by the city,) is proposed to be donated to the developers, depriving Venice from large swaths of open space and an extremely high value asset, sale of which could directly benefit the community. In sum, the project exemplifies a gross waste of taxpayer dollars that will not alleviate the immediate needs of relief for our unhoused. Per Judge David O Carter's recent ruling in federal court, these funds could and should be used for immediate shelter of unhoused residents. The humanitarian crisis on the streets of Venice is neither alleviated nor changed for those who can't afford to wait for enough expensive housing to be built years late and millions of dollars over budget.

5. The Project Perpetuates an Unhoused Containment Policy The City of Los Angeles has systematically created a containment zone of homeless housing service providers and service infrastructure all within the Venice area, akin to a "Skid Row West." This crush of homeless services and housing has served as a magnet for more homelessness and crime to proliferate in this community disparately from others in the district. Clearly this policy is unlawfully discriminatory, unfair to Venetian residents, and exacerbates a humanitarian disaster rather than solve it.

####

Thank you for your time and considerations in reviewing project and understanding how strongly our community feels about this proposal.

Sincerely,

  
James Murez

VNC President



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294  
www.VeniceNC.org Email: info@VeniceNC.org



October 31, 2021

By email: Mayor Eric Garcetti [mayor@lacity.org](mailto:mayor@lacity.org)  
Mike Bonin [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)  
Jack Ainsworth [John.Ainsworth@coastal.ca.gov](mailto:John.Ainsworth@coastal.ca.gov)  
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Laura MacPherson [Laura.Macpherson@lacity.org](mailto:Laura.Macpherson@lacity.org)

Re: Denial of Zone Change for the Venice Median from Open Space to Neighborhood Commercial

Case: CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR

To whom it may concern:

Please be advised that at a regular public meeting of the Venice Neighborhood Council (VNC) Board of Officers held on December 17, 2019 the following motion was approved.

**MOTION:** The Venice Neighborhood Council strongly recommends that the City Council and the Coastal Commission DENY CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR requesting amendments to the L.A. General Plan Venice Community Plan, the certified Venice Local Coastal Program Land Use Plan and Venice Coastal Zone Specific Plan for a Zone Change for the Venice median from Open Space to Neighborhood Commercial.

ACTION: 13 Yea, 6 Nay, 1 Abstained

Sincerely,  
*James Murez*  
James Murez  
VNC President

Attached: Supporting Documents, 4 pages



## **Supporting Documents**

Venice Neighborhood Council, December 17, 2019, Recommendations Denial of Zone Change

Case: CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR

### **WHEREAS:**

1. The Venice median is located on Open Space in the Dual Permit Jurisdiction Coastal Zone, just one block from the beach and the center of the Venice Boardwalk;
2. The Venice community—including the beach, the Boardwalk, the Venice Canals, and the eclectic architectural styles of the neighborhoods is one of the most popular visitor destinations in California with 16 million people visiting annually (Venice Chamber of Commerce website. 2017), and thus the land use and character of the Venice community are matters of statewide significance;
3. Recent government studies have documented that Venice has a significant deficit with respect to parks and other types of Open Space;
4. The L.A. General Plan Venice Community Plan (VCP) has an objective to preserve existing Open Space resources and where possible to develop new Open Space, as the purpose of Open Space is for the preservation of natural resources, managed production of resources and wildlife corridors, outdoor recreation, connecting neighborhoods and people, and the protection of life and property due to natural hazards;
5. The VCP states that communities must have sufficient Open Space in order to balance new urban development in the community, in order to serve the recreational, environmental, health and safety needs of the community, and to protect environmental and aesthetic resources;
6. The VCP states that land designated as Open Space represents only 16% of the Venice Community Plan area, and includes the beach, the canals, Ballona Lagoon and the esplanades, the Venice Blvd median, and the parks; and that the City should preserve facilities and park space by designating City recreation and park facilities as Open Space;
7. The VCP directs that Open Space function in one or more of the following ways: recreational and education opportunities, scenic, cultural and historic value, public health and safety, preservation and creation of community identity, rights of way for utilities and transportation facilities, preservation of physical resources or ecologically important areas, and preservation of physical resources...;
8. Coastal Act Section 30213 states: "Lower cost visitor and recreational facilities shall be protected, encouraged and where feasible, provided. Development providing public recreational opportunities is preferred;"
9. Coastal Act Section 30220 states: "Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses;"
10. Coastal Act Section 30224 states: "Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas,

increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land;"

11. The Coastal Act requires and it is to L.A.'s significant economic advantage that Venice Beach be made more attractive to beachgoers, tourists and other visitors, by improving beach access while enhancing Venice Beach as a destination, with some combination of expanded parking, perhaps a transportation terminal, expansion of Open Space, expansion of restrooms, showers and other tourist facilities, and a visitor's center;

12. The Coastal Commission, Certified Venice Local Coastal Program, Land Use Plan (LUP), Recreational Opportunities Policy III.A.1. General states: "New recreational opportunities should be provided, and existing recreational areas shall be protected, maintained and enhanced for a variety of recreational opportunities for both residents and visitors, including passive recreational and educational activities, as well as active recreational uses....acquisition, expansion and improvement of parks and facilities throughout the Venice Coastal Zone shall be encouraged and accelerated....where feasible and compatible with the surrounding neighborhood, recreational uses shall be located in conjunction with other new public facilities, such as public parking lots, and recreation facilities shall be refurbished and constructed to maximize recreational opportunities;"

13. The LUP Policy Recreational Opportunities Implementation Strategies states: "...The City shall maintain an inventory of vacant land suitable for potential acquisition as public Open Space, and shall encourage continuing efforts by County, State and Federal agencies to acquire such land and work with the Quimby funds, the Tide-Lands Oil Trust Funds, and the Venice Surplus Real Property Fund. Unutilized or underutilized public land (including rights-of-way), particularly publicly-owned lands having potential for multiple uses, such as school playgrounds, should be made available for park and recreational uses;"

14. The LUP Policy Coastal Waterways Policy III.D.2. Boating Use of Canals states: "...A public boat launch facility was built as part of the Venice Canals Rehabilitation Project at the Grand Canal and North Venice Blvd. The City shall protect the public's ability to access the canals by boat by maintaining public access to the Grand Canal public boat launch. The facility shall provide adequate on-site public parking consistent with the sizes and types of boats to be launched and frequency of launching pursuant to the County Department of Small Craft Harbors standards;"

15. The LUP Coastal Waterways Policy III.D.6. Venice Canals Parks states: "New parks, with parking to the rear, shall be considered on some of the City-owned lots on the canals, provided that such facilities are compatible with the existing residential use of the area;"

16. The LUP Parking Policy II.A.1. General states: "It is the policy of the City to provide increased parking opportunities for both visitors and residents of Venice, and improve summer weekend conditions with respect to Venice Beach parking and traffic control;"

17. The LUP Policy II.A.2. Expansion of Public Beach Parking Supply states: "The construction of new public parking facilities should be implemented, as well as maximizing the use of existing ones by restriping existing parking lots or converting them to multi-level structures where consistent with other Coastal Act policies...the established Venice Coastal Parking Impact Trust Fund, into which in-lieu parking fees shall be paid, will continue to be utilized for expenditure on improvement and development of public parking facilities that improve public access to the Venice Coastal Zone as specified in the LUP;"

18. Venice Coastal Zone Specific Plan (VSP) Ordinance: Section 14. Venice Coastal Parking Impact Trust Fund ("Fund") states: "The Fund shall be used for the purpose of accepting and retaining funds collected by the Department of Transportation pursuant to this Specific Plan for any expenditure only for parking mitigation measures in, adjacent to or serving the Beach Impact Zone. Those improvements shall include but not be limited to: Venice Blvd median public parking facility improvement, including land acquisition and construction.....;"

**Sea Level Rising, Dewatering, Tsunami, Flooding and other Hazards:**

19. There is a high water table at the Venice median site that will present challenges for construction;

20. The dewatering of the Venice median site will have significant adverse impacts to the adjacent Venice Canals ecosystem, habitats and wildlife, in addition to producing significant noise during the initial dewatering construction phase as well as ongoing noise associated with any dewatering operations that may be required on a periodic basis after construction;

21. The Venice median sits squarely in a designated tsunami zone, and designated flood hazard areas have been significantly increased in recent years in light of climate change and sea level rise;

22. The Venice Canals are experiencing leakage;

23. The City of Los Angeles, the California Coastal Commission and other authorities, including government engineers, predict that sea level rise and tsunami hazards pose significant threats to the Venice median and surrounding area, and the Venice median, along with other lower-lying areas of Venice, is projected to be underwater in less than 50 years;

24. The Venice Local Coastal Program currently under review is focusing its response to sea level rise primarily on "managed retreat" (surrendering as opposed to protecting imperiled properties);

25. The Venice Blvd corridor is Venice's primary rescue and emergency escape artery, especially in case of tsunami;

26. Elimination of Open Space and construction of a large development on the Venice median could amplify the impact of a tsunami and other flooding events on surrounding structures, including the historic Venice Canals, by impeding, deflecting or otherwise redirecting flood waters, while significantly impeding escape and evacuation;

**Other:**

27. The Venice Canals area is listed on the National Register of Historic Places as The Venice Canals Historic District, and the Federal designation for the area is for Community/Recreational Planning;

28. The City of L.A. has already destroyed the vast majority of the Venice Canals system (and attendant features) for which Venice is named and first gained its worldwide reputation, and what little remains today must be assiduously protected;

29. Councilmember Bonin campaigned on express promises that he would preserve Open Space, put an end to spot zoning and require that new developments be consistent with the surrounding community;

30. There are no substitutes for the Venice median for purposes of addressing the significant and growing parking deficit in Venice;

31. As per at least the last two Councilmembers for the area, the In Lieu Parking fees that have historically been paid into the Venice Coastal Parking Impact Trust Fund were to go towards expansion of parking, specifically on the Venice median, in order to mitigate the impact on public parking of the additional residential and commercial parking requirements for which the fees were paid;

32. Additional restrooms are sorely needed near the Boardwalk, and the Venice median location is the best and only available location for this visitor-serving, recreation-related use;

33. There does not appear to be a shortage of commercial uses in the area and there is no demonstrated demand that would support a conversion from Open Space to commercial use, while there clearly IS a shortage of Open Space and parking in the area;

34. Once our precious and limited Open Space is converted to another zoning classification, it's gone forever;

**####**