

From: r cdila1 cdila1@yahoo.com
Subject: Fw: Thank You for Submitting an Agenda Request to the VNC
Date: August 6, 2026 at 4:11 PM
To: robin.rudisill.vncclupe@gmail.com

----- Forwarded Message -----

From: r cdila1 <cdila1@yahoo.com>
To: president@venicenc.org <president@venicenc.org>; robin.rudisill.vncclupe@gmail.com
<robin.rudisill.vncclupe@gmail.com>
Sent: Thursday, August 6, 2026 at 04:07:55 PM PDT
Subject: Fw: Thank You for Submitting an Agenda Request to the VNC

----- Forwarded Message -----

From: "support@councils.thewebcorner.com" <support@councils.thewebcorner.com>
To: "cdila1@yahoo.com" <cdila1@yahoo.com>
Sent: Friday, July 31, 2026 at 09:09:10 PM PDT
Subject: Thank You for Submitting an Agenda Request to the VNC



**venice
neighborhood
council**

Hi Robert,

Thank you for your submission. We have received your agenda request and will review it in a timely manner. If necessary, we will reach out to you for additional information.

With appreciation,

Venice Neighborhood Council

Details: Discussion at a recent community meeting, attended by at least a hundred residents, indicates that the alleged constant criminal activity associated with residents living at Safe Place for Youth; Case No. CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI; 2471 Lincoln Blvd., has been having an overwhelming adverse effect on the surrounding neighborhood.

The June 3, 2020 Determination granted was a California Density Bonus project that also requires a Conditional Use approval. One of the required findings was: "The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety" is more than simply a finding about the building's physical design. The reference to "operations" authorizes the decision maker to impose reasonable operational conditions when necessary.

decision-maker to impose reasonable operational conditions when necessary to ensure compatibility with surrounding uses. This is particularly important for facilities such as supportive housing, transitional housing, shelters, treatment facilities, or other projects where neighborhood impacts arise from how the facility is managed rather than from its architecture.

Operational conditions commonly imposed in Conditional Use permits include:

Security Plan: On-site security personnel, patrols, surveillance cameras, lighting, incident response procedures.

Management Plan: Written operating procedures, staffing levels, resident supervision, emergency protocols.
Neighborhood Liaison

Designated management representative available to neighbors with required response times.

Good Neighbor Policy: Rules governing resident behavior, loitering, smoking, noise, litter, trespassing, and off-site conduct.

Operating Hours: Limits on intake, visitor hours, deliveries, or outdoor activities.

Resident Code of Conduct: Behavioral expectations and consequences for violations.

Complaint Procedures: Required logging, investigation, and response to neighborhood complaints.

Annual Compliance Reports: Periodic reporting to Planning or other agencies documenting compliance with permit conditions.

Security Cameras: Coverage of entrances, exits, parking areas, and public sidewalks where appropriate.

Lighting Requirements: Adequate exterior lighting designed to improve safety while minimizing spillover.

Property Maintenance: Daily trash removal, graffiti removal, landscape maintenance.

Coordination with Police: Periodic meetings or coordination protocols where appropriate.

Staffing Requirements: Minimum staffing ratios during specified hours

Staffing requirements, minimum staffing rates during specified hours.

Parking and Transportation Management: Prevent spillover parking and neighborhood congestion.

Why these conditions matter

The phrase "operations" in the CUP finding recognizes that many land-use impacts stem from how a project is operated, not simply from its size or appearance.

A supportive housing building may be architecturally compatible. Yet in this case, without adequate management, security, supervision, or complaint procedures, it clearly generates impacts such as:

- loitering,
- trespassing,
- drug activity,
- excessive police calls,
- litter,
- noise,
- public safety concerns.

Operational conditions are the Planning Department's primary tool for mitigating those impacts while allowing the use to proceed.

Application to Case No. CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI;
2471 Lincoln Blvd.; Safe Place for Youth

The Planning Commission made the required compatibility finding but imposed no operational conditions addressing:

- security staffing,
- written security plans,
- management plans,
- neighborhood liaison procedures,
- complaint response requirements,
- reporting obligations,
- resident conduct rules,
- compliance monitoring,
- periodic review.

The Conditional Use findings expressly require that the project's operations not adversely affect adjacent properties or public health, welfare, and safety. However, the approval contains no enforceable operational conditions governing security, management, neighborhood liaison procedures, complaint resolution, or ongoing compliance monitoring. As a result, the entitlement relies on a finding of operational compatibility without establishing measurable operational standards necessary to achieve that finding. This

measurable operational standards necessary to ensure that finding. This omission is particularly significant here where neighborhood impacts arise primarily from facility operations rather than from the building's physical characteristics.

Therefore, those conditions were absent, and there is a disconnect between the finding that the project's operations would not adversely affect the neighborhood and the lack of enforceable operational safeguards to ensure that result. It therefore supports the requests for:

an administrative review of the entitlement,

modification of conditions under applicable provisions of the Los Angeles Municipal Code,

enhanced compliance monitoring by the City, or additional operational requirements if ongoing impacts demonstrate that the original conditions are inadequate.

<https://yovenice.com/2026/07/01/venice-shorts-residents-confront-officials-over-ongoing-crisis-at-lincoln-blvd-housing-site/>

August 6, 2026

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Venice Shorts: Residents Confront Officials Over Ongoing Crisis at Lincoln Blvd. Housing Site

by NICK ANTONICELLO



DIGITAL



Publish for free

POPULAR

Packed House at Saint Mark's Meeting Seeking Answers Regarding Unsafe Conditions at Spy Access Center & VCH Supportive Housing Location.

By Nick Antonicello

Some 300 neighborhood residents, parishioners, parents and business owners attended Monday's community meeting regarding the current conditions at 2467 Lincoln Boulevard, where drug use, crime and unsanitary conditions have plagued the

facility since opening some 18 months ago.

Also in attendance were members of the LAPD, a representative of Los Angeles Mayor Karen Bass, Councilwoman Traci Park (CD-11) and members of her team, Pastor Albert van der Woerd of St. Mark's as well as representatives from Safe Place for Youth or SPY and the Co-Executive Director of Venice Community Housing Allison Riley (VCH), and members of her staff that manage and operate the facility.

The supportive housing consists of 40 permanent units of which 28 are studios; 9 are one-bedroom and 3 are two-bedroom apartments. Since opening, the facility has become notorious for open drug use, numerous criminal acts, theft and violence that has gotten so out of control, those in attendance refused to be herded into a controlled conversation by either SPY or VCC, as the entire format was changed to accommodate resident outrage demanding answers to the obvious issues that plague the controversial venue.

The meeting started late and Pastor van der Woerd opened with some general comments on the situation with the facility and the neighborhood at large.

The initial goal of the meeting was to get an agreement on the relationship between the service providers and the parish as well as the neighborhood, but that changed quickly as residents demanded to be heard and had little patience for any bureaucratic exercises in futility.

Residents one by one demanded accountability, to make any agreement measurable as well as enforceable, and it was decided that this input would then be reviewed and a follow-up meeting would take place to offer concrete solutions to this exhausted and weary contingent of residents who have been making the same pleas for years!

Allison Foley, the co-executive director of Venice Community Housing, said the organization was committed to addressing the long list of grievances by those in attendance.

Under public comment, one Garfield Avenue resident since 1974 who attended Saint Mark's and Venice High School who is now a dentist was severely critical of the overall hygiene and safety due to the presence of this supportive housing and informed service providers that "human defecation and masturbation" in public was not uncommon.

Complaints by others not feeling safe, and that drug use was widespread with needles found on sidewalks as well as the discovery of dead bodies due to overdoses was destroying the community's overall quality-of-life.

Brennan Linder, a Venice area homeowner, former Venice Neighborhood Council member and current President of the Venice Chamber of Commerce helped organize

and promote tonight's meeting produced a short video that was displayed to those in attendance regarding the overall violence and drug use around the facility:

PrivateOneOff



Watch on

PrivateOneOff



Watch on

While Councilwoman Park did create an enforcement zone, it was apparent her displeasure with both SPY & CIRCLE (Crisis and Incident Response through Community-led Engagement), a program that supposedly provides 24/7 unarmed crisis professionals and mental health specialists to respond to non-urgent, non-violent issues involving unhoused individuals (e.g., loitering, noise disturbances, or substance issues) was not effective.

One resident spoke of homeless individuals going from encampments to these facilities and one Garfield Avenue resident of 30 years witnessed individuals breaking car windows and complained that the stench of urine is so powerful that why wasn't any power washing initiatives taking place to relieve the smell.

Another resident claimed a "blind eye" by both SPY and VCH regarding the crimes being committed every day and wondered aloud why these tenants were not "kicked out."

Cody, an owner of a tattoo shop, was tired of the open drug use, and theft with no consequence.

"I see kids smoking meth, they carry weapons, and there is no consequence for these actions."

Another resident simply complained, "I don't want to pick up human feces any longer."

In the end, the consensus in the room was evident and obvious, with lots of lip service and no real action by either SPY or VCH.

Saint Mark's, which has been opened since 1949, has had to hire private security and can no longer keep the church's doors open.

"There is an explosion of bad behavior, and we need to get the law enforced," noted the Pastor.

Another local, who has resided in Venice since 1951, fondly recalled a time when it wasn't necessary to lock the doors on your home or car in this neighborhood.

"We need a cop on the beat. We would know him and he knew us. We need to bring that kind of police presence back."

For the general consensus of those in attendance was where are the solutions?

For nothing new came out of tonight's obvious frustration by locals. For it was a continued airing of the same grievances, and the continued broken promises by VCH to the public at-large.

Linder noted the "unbearable amount of trauma," the overdoses and the immediate need for 24-hour security necessary given the fact that a church and three schools are just a stone throw away.

Park also offered extreme displeasure with the status quo.

"I don't just represent this neighborhood; I live here too. I see it every day in my travels.

The escalation of crime and theft and drugs and violence. No neighborhood should have to put up with that anywhere in Los Angeles."

Park called for publicly funded housing such as this to live it up to standards that protect the quality of life of all concerned.

Park distributed a council motion she drafted dated June 20th "that instruct the Chief Legislative Analyst, in coordination with the LA City Attorney and Housing Department to report in 60 days on the feasibility of conditioning city funding for

permanent supportive projects on the provision of background checks and comprehensive behavioral-health and risk assessments, in addition to screening out individuals with violent criminal histories,”

Nick Antonicello is a thirty-three-year resident of the neighborhood who exclusively covers the current encampment and RV conditions here in Venice. Have a homeless issue? Contact him via e-mail at nantoni@mindspring.com

From: r cdila1 cdila1@yahoo.com 
Subject: 2471 Lincoln Blvd; Vencie LUPC August 11, 2026 Agenda Item 7
Date: August 8, 2026 at 4:39 PM
To: Robin Rudisill robin.rudisill.vnclupc@gmail.com, robin.rodissill.vnclupe@gmail.com

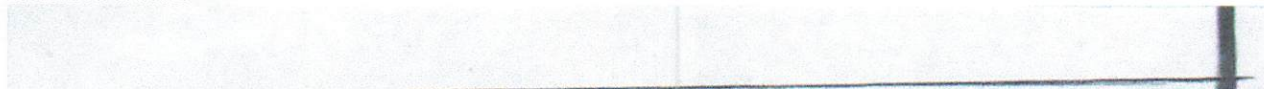
RC

Hello Robin:

Please see the attached complaint email from Father van der Woerd, St. Marks Church, pertaining to VCH/SPY alleged criminal activity. Sadly, the Father even has to lock the church doors on Sundays because recently, a VCH/SPY resident under the influence of drugs and alcohol was repeatedly disturbing a Christening party at his church and exposing himself while urinating in the alley! It is outrageous that a church must lock its doors on a Sunday to protect parishioners because of the out-of-control problems associated with VCH/SPY! No religious institution should have to put up with this! This is just one example of what regularly takes place by residents of VCH/SPY.

Best,

Robert Cherno
attachment:



From: Fr. Albert van der Woerd- Pastor of St. Mark Church <administrator@stmarkvenice.com>

Sent: Sunday, July 12, 2026 5:19 PM

To: Brennan Lindner <brennan@genericevents.com>

Cc: Mario Quiros <mdmarioq@gmail.com>; Eryn Scott <eryns@safeplaceforyouth.org>; Allison Riley <ariley@vchcorp.org>; Jonathan Hunter <jhunter@vchcorp.org>; community@safeplaceforyouth.org <community@safeplaceforyouth.org>; Pierre Cory <pierre90291@msn.com>; Christopher Vargas <christopherv@safeplaceforyouth.org>; Quinn Goldstein <qgoldstein@gmail.com>; Michelle San Juan <michellesj@safeplaceforyouth.org>; Alessandra Alarcon <alessandra.alarcon06@gmail.com>; Noelle Stanfield, LCSW <noelles@safeplaceforyouth.org>; 1146garfield@gmail.com <1146garfield@gmail.com>; Carol Williams <carol.a.williams@lacity.org>; Allysa Barrow <allysa.barrow@lacity.org>; JAVIER RAMIREZ <39174@lapd.online>; Juan Fregoso <juan.fregoso@lacity.org>; Casey Pratts <casey.pratts@lacity.org>; BRIAN COOK <36258@lapd.online>; Sean Silva <sean.silva@lacity.org>

Subject: Re: Another Possible Overdose 5/29/26 4:05pm

July 12, 4pm.

Journey resident (drunk and high) was on Garfield, repeatedly annoying a family that was having a baptism party in the Hall. He entered the Hall twice. He also dropped his drink bottles on the sidewalk. I asked help from Dale, security guard from the Journey, who came out. Resident tried to start his car, an old black Mercedes, but that didn't succeed fortunately. You wouldn't want this man to drive. Then he pee'd in the alleyway.

These are among the behaviors that need to be sanctioned by The Journey staff, under good neighbor policy. You should be able to identify him from this picture.

It is too bad that this family in the Hall must be constantly vigilant for trespassing and keep all doors and gates locked on a Sunday afternoon. I am forced now to make private security a standard part of my rental package.

Fr Albert



From: r cdlla1 cdlla1@yahoo.com
Subject: 2471 Lincoln Blvd; August 11, 2026 Venice NC Land Use Committee Meeting, Item 7
Date: August 9, 2026 at 10:13 AM
To: Robin Rudisill robin.rudisill.vnclupc@gmail.com, Robin.Rudisill@venicenc.org robin.rudisill@venicenc.org

RC

TO: Venice Neighborhood Council Land Use Committee
RE: 2471 Lincoln Boulevard — SPY / The Journey
SUBJECT: Request for Additional Operational Conditions Based on Documented Pre-Approval Concerns and Post-Occupancy Impacts

Dear Members of the Venice Neighborhood Council Land Use Committee:

I respectfully request that the Land Use Committee recommend that Councilmember Park and the City Planning Department conduct an administrative review of the operational conditions governing the SPY/The Journey property at **2471 Lincoln Boulevard** and consider additional conditions necessary to address documented public-safety and neighborhood impacts.

This request is not an attempt to revisit the City's 2020 approval simply because some members of the community disagreed with it. Rather, the issue before the Committee is whether the City's experience since approval and occupancy demonstrates that **additional operational safeguards are now warranted**.

THE CITY WAS WARNED ABOUT THESE ISSUES BEFORE THE PROJECT WAS APPROVED

The official City Council and Planning record demonstrates that public-safety and operational concerns surrounding SPY were raised repeatedly before the Lincoln Apartments project was approved.

X On ^{May 19} ~~July 21~~, 2020, the Venice Neighborhood Council formally opposed the SPY/VCHC Lincoln Apartments project at 2467–2471 Lincoln Boulevard by a vote of: **14–0, with one recusal and one abstention.**

attached

i. What the VNC specifically objected to

The VNC's official filing is particularly useful because it did not merely say "we oppose the project." It identified specific existing conditions at the SPY operation.

The CIS states that the VNC opposed the project because, among other things:

- SPY had refused to move its entrance from an alley used by children going to and from **St. Mark's Elementary School**.
- The VNC alleged exposure of children to **open drug use, vulgar language, verbal abuse and used needles**.

- The VNC cited prior harmful incidents involving people seeking services from SPY.
- The VNC objected to the project's proximity to the school and parish.
- The VNC raised concerns about the proposed fourth-floor deck overlooking the school playground.

The VNC expressed “**no confidence**” in the Los Angeles City Planning Commission's handling of the matter.

The VNC subsequently approved its Community Impact Statement by a vote of:
12-4-0.

The VNC's official materials were placed in the City's Planning and City Council record under **Council File 20-0858.**

The VNC's concerns were specific and operational—not merely generalized opposition to supportive housing.

Among the concerns placed into the official record were:

- alleged nuisance behavior and occasional criminal conduct involving SPY clients;
- alleged drug use in the immediate vicinity;
- discarded needles;
- verbal abuse and harassment;
- alleged trespassing onto school and church property;
- concerns involving weapons;
- concerns about the safety of children attending St. Mark's Elementary School;
- concerns regarding incidents resulting in school lockdowns;
- concerns regarding police and fire responses to the existing SPY operation;
- concerns about the absence of a sober-living requirement;
- concerns about inadequate security;
- concerns about the location of the SPY entrance in relation to the route used by schoolchildren; and

- concerns about the proposed fourth-floor deck overlooking the school playground.

Most significantly, the VNC reported that police and fire records submitted to Planning documented **117 LAPD and Los Angeles Fire Department responses to SPY between January 1, 2017 and January 20, 2020**. The VNC identified incidents including allegations involving assault with a deadly weapon, violent mentally ill persons, burglary and battery.



The critical point for purposes of this hearing is that **these concerns were formally presented to the City before the project was approved**.

THE VNC ALSO EXPRESSED A LACK OF CONFIDENCE IN THE PLANNING PROCESS

The VNC's 2020 record went further.

The Council's official file contains the VNC's resolution declaring that it had **"no confidence" in the Los Angeles City Planning Commission's ability to execute its planning and land-use responsibilities in a fair and unbiased manner**.

That resolution was approved **12-4-0**.

The significance today is not the political disagreement reflected in that resolution. Its significance is that the neighborhood council was formally telling the City in 2020 that it believed serious operational and public-safety concerns surrounding this particular project had not been adequately addressed through the entitlement process.

THE CITY DID RECOGNIZE THAT OPERATIONAL CONDITIONS WERE APPROPRIATE

The subsequent approval process is also important.

Following negotiations involving the Archdiocese of Los Angeles, St. Mark's and Venice Community Housing, additional safeguards were discussed and agreed upon, including measures concerning:

- security during school hours;
- a community liaison;
- periodic community meetings/check-ins;
- sidewalk cleaning;
- a designated area for congregation away from the sidewalk; and

- restrictions concerning rooftop smoking.

i. **Prior harmful incidents involving SPY clients**

The VNC incorporated the position of the **Archdiocese of Los Angeles**, which stated that St. Mark School students, parish participants and parishioners had already experienced harmful incidents involving people seeking services from SPY.

The Archdiocese specifically objected to the proposed project because of:

- its immediate adjacency to the school and parish hall;
- the absence of a **sober-living requirement**;
- other identified safety concerns; and the resulting effect on a large population of children.

The Archdiocese withdrew their Appeal to the 4271 Lincoln project on September 2, 2020, and the official City record separately documents negotiated security/operational measures involving the school and project. Based on Father van deer Woerd, Pastor of St. Marks Church, July 12, 2026 email, indicating that the church now has to even keep their doors locked on Sundays and have security to limit problems with SPY/VCH residents, the negotiated security/operational measures have clearly not been honored.

This demonstrates that the City and project proponents already recognized in 2020 that **operational conditions could be an appropriate means of addressing neighborhood impacts.**

The question now is whether those measures have proven sufficient.

THE POST-OCCUPANCY RECORD REQUIRES REVIEW

SPY The Journey subsequently became operational, with the project reaching full lease-up in 2024.

Since occupancy, there have continued to be police and community reports

concerning incidents at or around the property.

One particularly serious recent event occurred on **May 25, 2026**, when LAPD/Pacific Area radio traffic concerning **2471 Lincoln Boulevard** reported a person suffering from a stab wound to the shoulder and requested an ambulance to the location.

2. February 3, 2026 — OSHA complaint inspection

OSHA's inspection database identifies:

- **Employer:** Safe Place for Youth
- **Address:** 2471 Lincoln Boulevard, Venice
- **Inspection No.:** 1872251.015
- **Inspection opened:** February 3, 2026
- **Type:** Complaint
- **Scope:** Partial
- **Safety/Health:** Safety
- **Status:** OPEN

Close conference: July 9, 2026

The Land Use Committee should request that the City include this OSHA inspection in its post-occupancy review and determine:

What safety condition prompted the complaint, what did OSHA find, what corrective measures were required or undertaken, and does the matter identify an operational or security deficiency relevant to the City's existing Conditions of Approval.

THE APPROPRIATE QUESTION FOR THE COMMITTEE

The relevant comparison is therefore:

WHAT THE CITY KNEW IN 2020

VERSUS

WHAT THE CITY HAS LEARNED SINCE OCCUPANCY.

In 2020, the City was presented with documented concerns involving:

police/fire responses → alleged drug activity → alleged trespassing → weapons concerns → school safety → lockdowns → security → nuisance behavior → the need for operational safeguards.

The project was nevertheless approved.

Now that the project has been occupied, the City has an opportunity—and, I respectfully submit, a responsibility—to determine whether the safeguards adopted in 2020 remain adequate.

REQUESTED ACTION BY THE LAND USE COMMITTEE

I respectfully request that the Venice Neighborhood Council Land Use Committee recommend that the Councilmember Park and the City Planning Department conduct a documented post-occupancy review of 2471 Lincoln Boulevard, including:

1. LAPD records

Obtain and review LAPD CAD/call-for-service and incident records for 2471 Lincoln Boulevard and the immediately surrounding area, including records concerning:

- assaults;
- weapons;
- batteries;
- threats;
- burglary;
- trespassing;
- narcotics;
- vandalism;
- disturbances;
- disorderly conduct;
- mental-health-related calls;
- suspicious persons;

- suspicious persons,
- school-related incidents; and
- other calls reasonably associated with the operation.

2. MyLA311 records

Obtain address-level and geographically associated MyLA311 complaints concerning:

- drugs;
- trespassing;
- loitering;
- noise;
- sanitation;
- sidewalk conditions;
- harassment;
- public safety;
- property damage;
- nuisance conditions; and
- other complaints associated with the project.

3. Planning enforcement records

Request all City Planning complaints, inspections, correspondence, enforcement referrals and other records concerning compliance with the project's Conditions of Approval and neighborhood impacts.

4. Compliance with existing operational conditions

Determine whether the conditions negotiated in connection with the 2020 approval—including security, community liaison responsibilities, community check-ins, sidewalk maintenance, congregation areas and smoking restrictions—have actually been implemented and monitored.

5. Additional operational conditions

If the evidence demonstrates continuing impacts, recommend additional enforceable conditions addressing such matters as:

- adequate security staffing;
- documented incident reporting;
- a designated neighborhood liaison;
- regular community meetings;
- prompt response to neighborhood complaints;
- security around school arrival and dismissal periods;
- management notification to LAPD when appropriate;
- maintenance of clean and unobstructed sidewalks;
- controls on congregating and nuisance behavior;
- monitoring and documentation of recurring incidents; and
- periodic reporting to the City regarding compliance.

THIS IS NOT AN ARGUMENT AGAINST SUPPORTIVE HOUSING

I want to emphasize that this request should not be characterized as opposition to supportive housing or to people experiencing homelessness.

The issue is **site operations, public safety and accountability**.

The 2020 VNC record demonstrates that these concerns existed before the City approved the project. The post-occupancy period now provides the City with actual operating experience that was not available when the original entitlement was considered.

The appropriate governmental response to new evidence is not to ignore it. It is to **review the evidence, determine whether existing conditions are working, and modify operational requirements when necessary.**

REQUEST FOR A COMMITTEE RECOMMENDATION

I therefore respectfully ask the Land Use Committee to recommend that Councilmember Park and the Planning Department undertake a formal post-occupancy administrative review of the SPY/The Journey operation at 2471 Lincoln Boulevard and determine whether additional operational and public-safety conditions are necessary.

The Committee does not need to decide tonight whether every allegation is true.

It can—and should—ask the City to **obtain the underlying government records, compare the 2020 warnings with the post-occupancy experience, determine whether existing conditions have been effective, and take corrective action where the evidence supports it.**

That is a reasonable, fact-based and prospective approach to neighborhood land-use oversight.

Thank you for your consideration.

Respectfully,

Robert Chernob



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 Regular Meeting Agenda Tuesday, May 19, 2020, 7pm via Zoom

IN CONFORMITY WITH THE GOVERNORS EXECUTIVE ORDER N-29-20 (MARCH 17, 2020) AND DUE TO CONCERNS OVER COVID – 19, THIS VENICE NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY TO JOIN THE MEETING PLEASE USE THIS LINK

Ira Koslow is ~~inviting you to~~ a scheduled Zoom meeting.

Topic: VNC May 19, 2020 Board Meeting

Time: May 19, 2020 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/7292263365>

Meeting ID: 729 226 3365

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Meeting ID: 729 226 3365

Find your local number: <https://zoom.us/u/avHMreerc>

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS The public is requested dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an 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 Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. Public comment is limited to 30 seconds per speaker, unless adjusted by the presiding officer of the Board.

12. **LUPC (8:30PM –90 minutes)** (Alix Gucovsky on behalf of LUPC, Chair-lupc@VeniceNC.org)
(see project files for more detailed info at <http://www.venicenc.org/land-use-committee.php>)

12A 2567-2471 South Lincoln Boulevard

Case: CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI
City Hearing: TBD
Applicant: Venice Community Housing Corporation

It's YOUR Venice - get involved



Venice Neighborhood Council

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



LUPC Staff: Daffodil Tyminski and Tim Bonefeld
Representative in favor of the project: Becky Dennison bdennison@vchccorp.com (15 minute maximum)
City Planner: Juliet Oh Juliet.oh@lacity.org
Case Description:

· Conditional Use (CU) pursuant to LAMC Section 12.24 U.26 – Request is a Conditional.
Use approval for a 100% Density Bonus, exceeding that of which is permitted by LAMC

Section 12.22 A.25.

· Density Bonus (DB) pursuant to LAMC Section 12.22 A.25 – Request is for approval of a
Density Bonus case with the following incentives:

a. Floor Area Ratio increase to 3:1 for a site fronting a Major Highway Class I and is
located within 1/2 mile of a Major Transit Stop (on-menu).

b. Height increase of 22-feet for a proposed flat-roofed building, as defined by the
Venice Coastal Zone Specific Plan (off-menu).

c. Waiver of the Venice Coastal Zone Specific Plan step-back provisions for buildings
greater than 25-feet in height (off-menu).

d. Waiver of the commercial loading space requirement of the LAMC (off-menu).

e. Waiver of the residential automobile parking requirement.

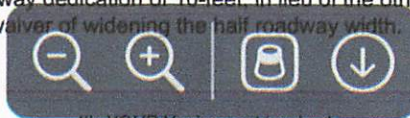
· Coastal Development Permit (CDP) pursuant to LAMC Section 12.20.2 – Request is for
approval of a Coastal Development Permit for the proposed project. The subject site is
located in the Coastal Zone.

· Project Permit Compliance (SPP) pursuant to LAMC Section 11.5.7 – Request is for a
Project Permit Compliance approval for a proposal located within the Oakwood – Milwood

– Southeast Venice Subarea of the Venice Coastal Zone Specific Plan.

· Design Overlay Plan Approval (CDO) pursuant to LAMC Section 13.08 E.2 – Request is
for a Design Overlay Plan Approval. The subject site is located within the Lincoln Boulevard
Community Design Overlay and the proposal is defined as a "project" by the Overlay.

· Waiver of Dedication and Improvement (WDI) pursuant to LAMC Section 12.37 I.3 –
Request is for a modified right-of-way dedication of 10-feet in lieu of the otherwise
required 18-foot dedication, and waiver of widening the half roadway width.



It's YOUR Venice - get involved



Venice Neighborhood Council

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



- Mello Act Determination (MEL) pursuant to LAMC Section 12.20.2 – Request is for a determination to certify the proposed project as compliant with the Mello Act.
- Categorical Exemption (CE) pursuant to CEQA Guidelines 15300 – Request is for approval of a Class 32 “Urban Infill” Categorical Exemption to satisfy the proposed project’s CEQA determination.

MOTION: The Venice NEighborhood Council recommends denial of the project as presented.
Recommended by LUPC 5-0-2 on 5/15/2012.

AG, GF (14, 0, 1)

FAVOR: George Francisco, Hugh Harrison, Melissa Diner, Robert Thibodeau, John Reed, Jaime Paige , Alex Neiman, Brian Averill, Alix Gucovsky, Bruno Hernandez, Sima Kostovetsky, Jim Robb, Mark Ryavec, Christian Wrede,

OPPOSED:

ABSTAIN: Ira Koslow

Recusal Charles Rials

26 emails were submitted in lieu of speaking in support of the project

From: r cdila1 cdila1@yahoo.com
Subject: 2471 Lincoln Blvd, SPY/VCH; Agenda Item 16; August 11, 2026 Venice NC LUPC Public Meeting
Date: August 9, 2026 at 7:09 PM
To: Robin Rudisill robin.rudisill.vnclupc@gmail.com, Robin.Rudisill@venicenc.org robin.rudisill@venicenc.org

RC

To: Venice Neighborhood Council

Re: Request for Review of SPY/VCH Operations and the City Planning Entitlement at 2471 Lincoln Boulevard

Dear Members of the Venice Neighborhood Council:

I am requesting that the Venice Neighborhood Council consider the City of Los Angeles approval and subsequent operation of the Safe Place for Youth (SPY)/Venice Community Housing (VCH) project at **2471 Lincoln Boulevard**, with particular attention to the distinction between the project's **40 residential units** and the substantially larger **non-resident population served by SPY's ground-floor operation**.

This request is based on the contemporaneous City Planning and California Coastal Commission record—not simply on neighborhood observations.

1. The approved project was more than a 40-unit residential development

The City-approved project contains approximately **40 residential units**, together with approximately **4,441 square feet of supportive-service space intended for residents**.

Separately, the project retained and expanded SPY's existing ground-floor operation to approximately **3,085 square feet**.

The City Planning and Coastal Commission records distinguish these two functions. The resident supportive-services space was intended specifically for building residents, while the SPY space was associated with SPY's continuing programmatic/access-center operation.

This distinction is important because the number of people using the property was not limited to the approximately 40 residential occupants.

2. SPY's pre-approval operation served a substantial non-resident population

Contemporaneous 2019 Los Angeles County homeless-services information identified SPY at Lincoln Boulevard as a **walk-in drop-in center serving homeless youth ages 12-25**.

The services included, among other things:

- drop-in services;
- Youth Coordinated Entry;
- meals;
- showers;
- clothing and hygiene supplies;
- counseling;
- medical and dental referrals/services;
- housing assistance;
- case management; and
- other basic-needs and supportive services.

SPY's contemporaneous 2019 reporting also indicated that its Access Center recorded **more than 13,000 youth visits**, provided approximately **23,000 meals**, and provided more than **2,600 showers** during that year.

These figures demonstrate that the SPY operation was not simply an office serving the 40 residents of the future housing project. It was a significant public-facing service operation serving people who did not live at the property.

3. The Coastal Commission appeal record contains a specific 75–100-client figure

There is an especially important piece of evidence in the **October 14, 2020 Grounds for Appeal** concerning the project.

The appellants stated:

“SPY serves 75-100 clients on any given day, and only 19 of those clients will be residents.”

The statement appears on **page 2 of the 10-page Grounds for Appeal**, reproduced as **page 35 of 136** in the Coastal Commission's compiled appeal record for **A-5-VEN-20-0060**.

I want to be precise about the evidentiary status of this statement.

The 75–100 figure should not presently be characterized as a number represented directly by SPY or VCH. The document is an appellant filing, and the sentence does not identify its underlying source.

However, the same filing separately states:

“SPY has stated that they currently have 69 employees and 20 volunteers, on any given day.”

That distinction is significant. The appellants expressly attributed the 69-employee/20-volunteer figure to SPY, while the source of the 75–100 client figure

remains unidentified.

Accordingly, the appropriate question for the City and the project operators is:

Where did the 75–100-client figure originate, and was that figure or another client-volume estimate provided by SPY or VCH to City Planning during the entitlement process?

4. The project increased the SPY footprint

The contemporaneous record describes the existing SPY operation as approximately **2,482 square feet**, with the approved project providing approximately **3,085 square feet** for SPY.

That represents an increase of approximately **603 square feet, or 24 percent**.

The Coastal Commission appeal materials also raised the issue of an anticipated increase in SPY's operating days, from an existing three-day drop-in schedule toward **seven days per week**.

Thus, the approval record contemplated not merely residential occupancy, but the continuation—and potentially expansion—of a public-facing service operation.

5. The entitlement does not appear to establish measurable limits on the non-resident operation

The issue I believe deserves Neighborhood Council attention is that, despite the documented scale of SPY's operation, the final entitlement does not appear to establish numerical limits governing:

- non-resident clients per day;
- maximum simultaneous SPY clients;
- total visitors;
- employee or volunteer levels;
- service hours;
- meals distributed;
- showers provided;
- Coordinated Entry/intake volume;
- medical or mental-health service volume; or
- other measures of operational intensity.

The absence of such conditions is particularly important because the City made findings concerning the project's compatibility with the surrounding neighborhood, including its operations and effects on public health, safety and welfare.

6. VCH's August 6, 2026 statement concerning the organizations'

There is also now a significant **post-occupancy statement from Venice Community Housing concerning the role and responsibilities of the organizations operating the Journey and SPY facilities.**

In an email dated **August 6, 2026**, Allison Riley, Co-Executive Director of Venice Community Housing, stated:

"While we understand that the community wants coordinated enforcement to prevent the unhoused community from sitting, sleeping or camping in our neighborhood and that you believe the nonprofit organizations who manage the Journey and Spy are responsible for preventing this is not the role of our organizations in the community."

This statement is relevant to the Neighborhood Council's review because it raises a fundamental operational question: **what responsibilities did the City understand VCH and SPY to have when it evaluated the project's compatibility with the surrounding neighborhood, and how do those responsibilities compare with VCH's current position?**

I am not suggesting that VCH is legally responsible for all conduct occurring in the surrounding neighborhood. Rather, the statement underscores the need to identify precisely what operational responsibilities, if any, were contemplated by the entitlement, the project approvals, the City's findings, funding agreements, operating agreements, or other documents governing the property.

It also reinforces the importance of distinguishing between:

1. the **40 residential units**;
2. the **resident-only supportive services**;
3. the **approximately 3,085-square-foot SPY public-facing operation**; and
4. the broader population of non-residents who may access SPY services or congregate in connection with the surrounding area.

If VCH's position is that preventing or addressing neighborhood impacts associated with non-resident activity is **not the role of the organizations operating the Journey and SPY**, then the City should be asked to identify **which entity was expected to monitor the operational impacts of the public-facing service component and what mechanism was established to do so.**

7. Request for Venice Neighborhood Council action

I respectfully request that the Venice Neighborhood Council:

1. **Review the original City Planning and Coastal Commission entitlement record** for CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI and Coastal Appeal A-5-

- 2. Ask City Planning to identify the source of the 75–100-client-per-day figure appearing in the October 14, 2020 Grounds for Appeal.**
- 3. Ask whether VCH or SPY provided City Planning with any projected number of non-resident clients, visitors, employees, volunteers, service appointments, or daily users for the 3,085-square-foot SPY operation.**
- 4. Request that City Planning identify what operational assumptions were used when it determined that the expanded SPY operation was compatible with the surrounding neighborhood.**
- 5. Request disclosure of any records showing the projected operating hours, staffing, client volume, simultaneous occupancy, and frequency of non-resident services that were considered during the entitlement process.**
- 6. Request that City Planning identify what entity or entities were expected to monitor operational impacts associated with the public-facing SPY operation and what enforcement or compliance mechanism was contemplated.**
- 7. Ask VCH and SPY to clarify what operational responsibilities they understood themselves to have with respect to non-resident clients, visitors, and activity associated with their facilities.**
- 8. Request that City Planning evaluate whether additional operational conditions are now appropriate based upon documented post-occupancy conditions and the actual intensity of the operation.**

8. This is not a request to eliminate services

This request is not intended to challenge the provision of services to homeless youth or supportive housing itself.

The issue is **land-use compatibility and operational accountability**.

If a 40-unit residential project is operating together with a separate, high-volume, public-facing service operation serving substantial numbers of non-residents, the surrounding community should be able to determine:

1. what level of non-resident activity was presented to the City when approval was granted;
2. what level of activity was actually authorized;
3. what operational conditions were imposed;
4. what monitoring mechanism exists;
5. which entity is responsible for monitoring compliance; and
6. whether additional conditions are warranted in light of actual post-occupancy impacts

impacts.

The distinction between **40 residential units** and a potentially much larger population of **non-resident service users** should not be overlooked when evaluating the project's operational impacts.

VCH's August 6, 2026 statement makes this question particularly timely. If the organizations operating the facilities do not consider prevention or management of certain neighborhood impacts to be part of their role, then the City and the community should be able to identify where responsibility for those operational impacts actually resides.

Conclusion

The contemporaneous record provides a factual basis for asking these questions.

The City approved approximately **3,085 square feet of SPY space in addition to 4,441 square feet of resident supportive-service space and 40 residential units**. SPY's pre-approval operation was already serving thousands of youth visits annually and providing substantial meals, showers and other services.

The Coastal Commission appeal record additionally contains the specific statement that **SPY served 75–100 clients on a given day**, while expressly attributing a separate staffing figure to SPY itself.

The appropriate next step is therefore not to assume the source of the 75–100 figure, but to **identify its source and determine exactly what client volume, staffing and operating intensity City Planning was told to expect when it approved the project**.

The August 6, 2026 statement from VCH further warrants clarification of the operational responsibilities contemplated by the City. If VCH and SPY do not regard management of certain non-resident or neighborhood impacts as part of their organizational role, the City should identify what entity or mechanism was intended to address those impacts and whether that mechanism remains adequate.

I respectfully ask the Venice Neighborhood Council to place this matter on an appropriate agenda and request that City Planning provide the underlying documentation and explain what operational parameters were considered, authorized, and monitored.

Thank you for your consideration.

Respectfully,

Robert Chernob

From: r cdila1 cdila1@yahoo.com
Subject: Fw: President Row Update from Pierre
Date: August 9, 2026 at 10:19 AM
To: Robin Rudisill robin.rudisill.vnclupc@gmail.com, Robin.Rudisill@venicenc.org robin.rudisill@venicenc.org

Hello Robin:

Below is a email from Allison Riley, Co-Executive Director, Venice Community Housing stating, "...While we understand that the community wants coordinated enforcement to prevent the unhoused community from sitting, sleeping, or camping in our neighborhood, and that you believe the nonprofit organizations who manage The Journey and SPY are responsible for preventing this, that is not the role of our organizations in the community..."

----- Forwarded Message -----

From: Pierre Cory <pierre90291@msn.com>
To: Bob Cherno <cdila1@yahoo.com>
Sent: Sunday, August 9, 2026 at 08:43:30 AM PDT
Subject: Fw: President Row Update from Pierre

Get [Outlook for iOS](#)

From: Allison Riley <ariley@vchcorp.org>
Sent: Thursday, August 6, 2026 7:50 PM
To: Brennan Lindner <brennan@genericevents.com>; Sean Silva <sean.silva@lacity.org>; Konstantin Hatcher <konstantin.hatcher@lacity.org>; che@safeplaceforyouth.org <che@safeplaceforyouth.org>; Christopher Vargas <christopherv@safeplaceforyouth.org>; Brian Cook <36258@lapd.online>; Javier Ramirez <39174@lapd.online>; Fr. Albert van der Woerd <administrator@stmarkvenice.com>; Pierre Cory <pierre90291@msn.com>
Subject: President Row Update

Hello Brennan,

I'm sorry we haven't been responsive to these requests by email. That's in part due to a continuing misunderstanding of roles and responsibility.

While we understand that the community wants coordinated enforcement to prevent the unhoused community from sitting, sleeping, or camping in our neighborhood, and that you believe the nonprofit organizations who manage The Journey and SPY are responsible for preventing this, that is not the role of our organizations in the community.

To have a dedicated security lead to respond to all community concerns with the broader homelessness crisis in the area, would be a whole new line of work that is unfunded and outside the scope of existing programming. For VCH, we operate 40 homes at the Journey and have resources to provide services to the housed residents that live there.

The City of Los Angeles, though, has the expertise and funding to manage these broader challenges in the form of the Circle Team. They are equipped to be responsive and support unhoused community members to meet their needs.

CD11 is also committed to coordinating encampment sweeps and moving unhoused people who are violating 41.18 zone rules. They too have offered to be as responsive as possible.

Therefore, we can't give you one number that's going to solve every issue. I will share that the VCH Hotline number is now monitored by management staff within VCH and they will call back within 30 minutes. Our team can help community members figure out what is the next best outreach step and who is the responsible lead agency.

VCH staff will take lead if there are instances that involve our tenants. VCH does not currently have any outreach programs that support people currently experiencing homelessness. Our teams and security cannot simply ask people with significant needs to leave without providing support and resources that we simply do not have.

I know this is frustrating to hear, but we need to be honest about capacity and responsibility. So, I hope at least this transparency supports us to more effectively communicate and identify the best pathways and providers to get to the resolutions you desire.

We are aiming to have the next community meeting this August, but we haven't been able to secure a location as Fr. Albert is on leave. Once we secure a location, we'll let you know.

Brennan, we can include a community member in the planning for the next meeting. Let us know who's interested. These coordination meetings include several parties already — CD11, SPY, VCH, Mayor's office, St. Marks, and sometimes the LAPD.

We look forward to continuing to build our relationships and understanding.

Best regards,

ALLISON RILEY (They/She)

Co-Executive Director, Venice Community Housing

building affordable housing and communities since 1988

200 Lincoln Blvd., Venice, CA 90291

Main: 310.399.4100 | Direct: 424.268-5120 | Email: ariley@vchcorp.org

JAZZ
34th
BRUNCH

[Join us for Jazz Brunch on September 27th](#) | [Sign up for our mailing list](#)

VCH acknowledges our presence and work on the traditional, ancestral and unceded territory of the Tongva, Kizh, and Gabrielino peoples.

VCH stands and strives to act in solidarity with the Black Lives Matter movement.

From: Brennan Lindner <brennan@genericevents.com>

Sent: Tuesday, August 4, 2026 10:14 AM

To: Sean Silva <sean.silva@lacity.org>; Konstantin Hatcher <Konstantin.Hatcher@lacity.org>; che@safeplaceforyouth.org <che@safeplaceforyouth.org>; Christopher Vargas <christopherv@safeplaceforyouth.org>; Brian Cook <36258@lapd.online>; Javier Ramirez <39174@lapd.online>; Fr. Albert van der Woerd <administrator@stmarkvenice.com>; Allison Riley <ariley@vchcorp.org>; Pierre Cory <pierre90291@msn.com>

Subject: SPY Clients defecating in alley and other questions relating to Journey and Inside Safe

Good morning all.

1) Konstantin - I've tried for a year+ to have Mayor's office provide some support considering the Inside Safe (Marina 7) is contributing to this problem. How do we get management involved in keeping this area clean? And is there a sunset date for this project?

2) SPY - This blonde kid and others continually use on the sidewalk, McDonald's and the alleys as their own personal bathrooms and drug zones. It's been 6 weeks since the meeting and nothing has changed. The one with the red hoodie was defecating just this morning.

3) The Journey - the blonde girl is a resident @ The Journey - I would expect that some type of consequence for violating basic norms?

4) There is a growing 'wait' in front of SPY in the mornings. Is it possible to make this look like not a slum? While it's the lowest ask and priority, this continues the 'broken window theory' and most contributes to the neighborhood looking worse and worse. Put out some benches in the AM or some shrubbery.

5) The Journey - Any ETA on a meeting? I'd recommend having someone from the neighborhood work with you (SPY/VCHC) on the agenda prior to the meeting. I can forward some names of residents that were interested in being part of a task force.

Brennan Lindner
brennan@genericevents.com
www.genericevents.com

Generic Events

310.570.9501 cell

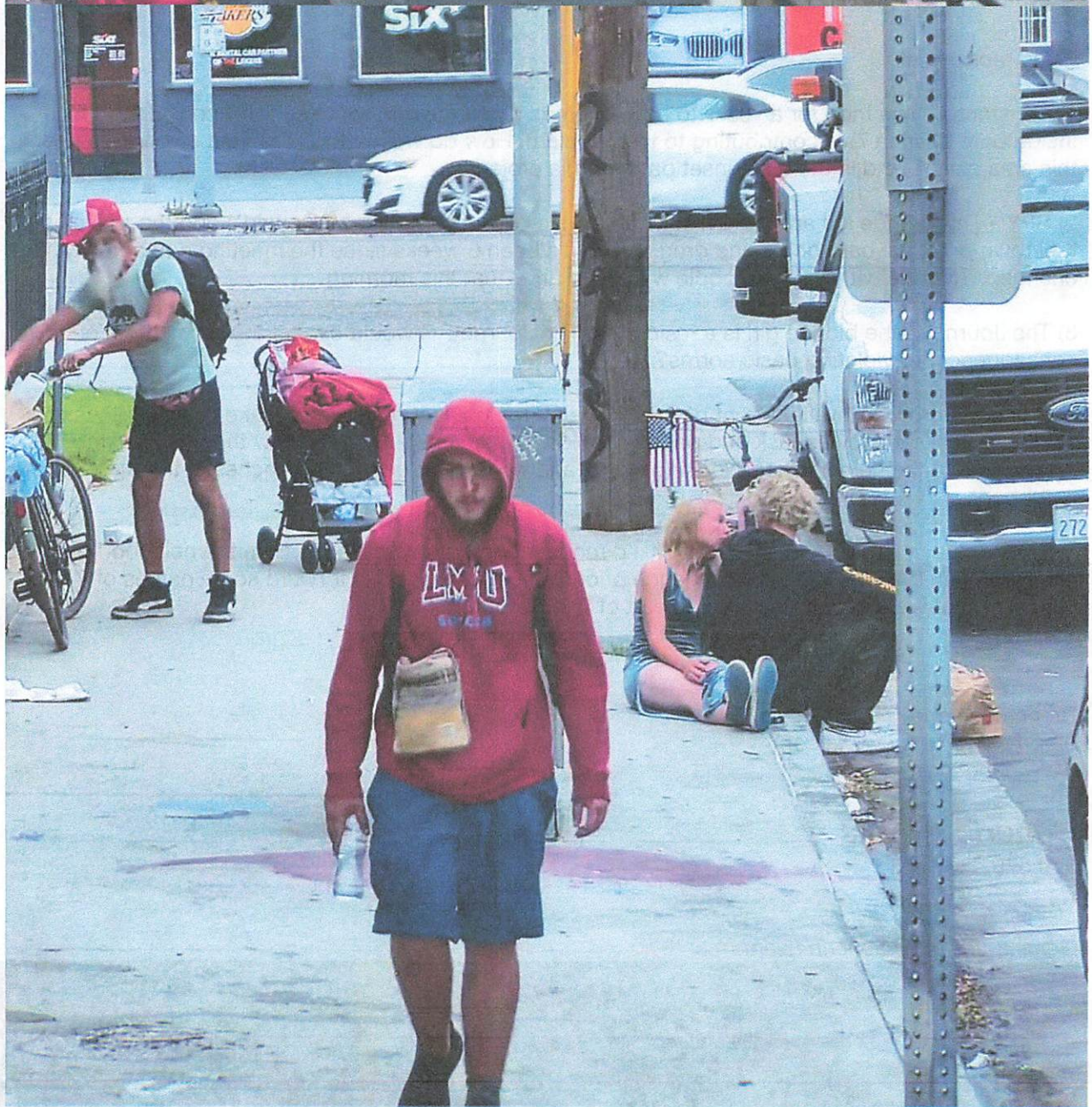
Generic LLC dba Generic Events





SuperZoon Inn

04/08/2026 07:59:12 TUE



September 2, 2020

Ms. Juliet Oh, Senior City Planner
Los Angeles City Planning
CITY OF LOS ANGELES
200 N. Spring St., Room 721
Los Angeles, CA. 90012

Re: CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI-PHP
ENV-2019-6070-EAF
Withdrawal of Appeals

Dear Ms. Oh,

On behalf of Michael Davitt, Director of Real Estate for the Roman Catholic Archdiocese of LA / Archdiocese Education and Welfare Corp., we are hereby withdrawing the appeals of the two cases noted above related to the Lincoln Apartments at 2471 Lincoln Boulevard, Venice, CA.

Over the past two months, Archdiocesan representatives, on behalf of St. Mark's Parish and School, alongside representatives of the Parish, worked with representatives of VCH and SPY to address the safety and security concerns of our parish community regarding the proposed supportive housing development next door to the Parish. The parish community shares a long history of supporting the homeless. As Catholics, the Archdiocese and the Parish believe in loving their neighbors and supporting their brothers and sisters in need.

All parties are pleased that an agreement has been reached which addresses the parish and school community's concerns and provides important safety guarantees. This is thanks to a positive and productive dialogue with SPY and VCH.

As a result of the agreement, we are withdrawing the appeals of both the Planning Commission's action in approving the supportive housing project and the environmental clearance that accompanies it.

Sincerely,

Urban Concepts

A handwritten signature in dark ink, reading "Bill Christopher". The signature is fluid and cursive, with the first name "Bill" and last name "Christopher" clearly legible.

Bill Christopher
Principal

cc: Mike Davitt, Director of Real Estate, Archdiocese of Los Angeles
Councilmember Mike Bonin, Council District 11
Andy Bryne, Attorney for the Archdiocese
File

From: r cdila1 cdila1@yahoo.com 
Subject: 2471 Lincoln Blvd; SPY/VCH; Venice NC Land Use Committee Meeting Agenda Item 16
Date: August 10, 2026 at 1:48 PM
To: Robin Rudisill robin.rudisill.vnclupc@gmail.com



Hello Robin:

Please see the resident, adjacent to SPY/VCH, journal of alleged criminal activity.

Best,

Robert Chernob
attachment:

**SPY-VCH neighbor
journal of criminal...**
62 KB



<u>Date</u>	<u>Time</u>	<u>Description</u>
2007 - 2015		
No SPY = No Issues		
2016 - 2019		
Chainsaw // Lockdown // ODs		
2020		
Covid = No Issues		
2021		
Construction = No Issues		
2022		
Construction = No Issues		
2023		
Construction = No Issues		
2024		
14-Jan-2024	7:57:00 AM	The Journey Porto-Bathrooms burned down
2025		
Jan 1?		JOURNEY comes online?
31-Jan-2025	1:58:00 AM	SPY kid sleeping on lawn at 1121 Garfield
6-Jun-2025	5:03:00 PM	SPY Kids Fighting - Garfield
26-Jun-2025	5:09:00 PM	SPY Kids - Car - Garfield
3-Oct-2025	10:22:00 AM	Weird man in front of St. Marks @ Garfield
22-Oct-2025	4:24:00 PM	Interesting Person with cart - threatened Christine and Daughter
23-Oct-2025	4:48:00 PM	Shopping Cart Person on Garfield
23-Oct-2025	5:17:00 PM	VCHC resident - taking apart car
6-Nov-2025	1:39:00 PM	Persons on Garfield @ SPY Driveway
6-Nov-2025	2:18:00 PM	Person on Garfield @ SPY Driveway
6-Nov-2025	2:26:00 PM	Person on Garfield @ SPY Driveway
6-Nov-2025	9:51:00 AM	Person passed out at 1137 Garfield
9-Nov-2025	4:57:00 PM	Something weird in front of Annex
11-Nov-2025	6:18:00 PM	VCHC resident - taking apart car
9-Dec-2025	4:34:00 PM	VCHC resident - taking apart car
22-Dec-2025	4:18:00 PM	Person walking with cart - threatening Neighbors/Kids
2026		
16-Jan-2026	5:49:00 PM	VCHC resident - taking apart car
8-May-2026		Desmond in nextdoor neighbors yard
10-May-2026		Desmond stealing cashbox at Saint Marks
17-May-2026	2:29:00 PM	Desmond eating food and standing in street
20-May-2026	7:21:00 PM	Desmond stalking the neighborhood
20-May-2026	7:26:00 PM	Desmond doing pushups in driveways
20-May-2026		Desmond doing pushups on sidewalk
20-May-2026		Desmond stalking the neighborhood
22-May-2026	3:46:00 PM	Drug use / OD on Garfield in front of Saint Marks
22-May-2026	9:38:00 PM	Tweakers setting up camp at Saint Marks Annex

<u>Date</u>	<u>Time</u>	<u>Description</u>
24-May-2026		Person stabbed @ The Journey
26-May-2026		Reports of Armed Men on CdA Avenue
26-May-2026		Desmond on street with VCHC 'safely monitoring from distance'
26-May-2026	12:07:00 PM	Doing drugs in front of Saint Marks / Garfield
26-May-2026	12:07:00 PM	Doing drugs in front of Saint Marks / Garfield
28-May-2026		Person on Steps - Saint Marks Annex
28-May-2026		White Male OD/Tranqued Out on Garfield
29-May-2026		Possible Overdose
30-May-2026		Desmond assaulting Saint Marks security
30-May-2026		Vehicle parked at St. Marks / Garfield - dogs.
30-May-2026		Vehicle parked at St. Marks / Garfield - dogs. Left knife at scene
1-Jun-2026	4:39 PM	Male/Female loitering at St. Marks/Garfield (same kid with blond hair)
2-Jun-2026	8:00pm - 8:40pm	Desmond Smashing Car Windows 1
2-Jun-2026		Desmond Smashing Car Windows 2
2-Jun-2026		Desmond Smashing Car Windows 3
2-Jun-2026		Desmond Smashing Car Windows 4
2-Jun-2026		Voicemail - neighbor witness of Smashed Windows
3-Jun-2026		Suspicious SUV back at Andy's house - across from Quinn
3-Jun-2026		Desmond urinating on school lawn in plain sight of kids
3-Jun-2026	5:20 PM	Desmond urinating at house 1134 Garfield
4-Jun-2026		Desmond urinating on lawn
6-Jun-2026		Screaming Person in front of Coeur d'Alene Elementary
6-Jun-2026	1:30 PM	Naked man in front of Coeur d'Alene Elementary
6-Jun-2026	3:45 PM	Suspicious SUV back at Andy's house - across from Quinn
7-Jun-2026	4:15 PM	SUV drug dealer is back - no video
8-Jun-2026	5:08 PM	Person loitering at annex video
8-Jun-2026	5:09 PM	Drug kids at back of garage on Coeur d'Alene Ave.
9-Jun-2026	10:24 AM	Person with knife arrested on Lincoln
10-Jun-2026	2:00 PM	White kid with knife on Harrison - brennan took photo of kid @ SPY
12-Jun-2026	11:56 AM	Kid loitering in front of Saint Marks Wall
16-Jun-2026	afternoon	Kids sitting on stoop @ Saint Marks Annex
16-Jun-2026	6:35 PM	Man assulting woman - LAPD/LAFD Arrive - 5150 Hold
16-Jun-2026	6:14 PM	Loitering in front of The Journey
17-Jun-2026	6:30 AM	Dead Body on Van Buren
17-Jun-2026	10:00 AM	Fire at Lincoln Inn - Drug user in one of the rooms
16-Jun-2026		Blonde kid doing drugs on CdA.
24-Jun-2026		Mentally Ill woman assulting people - INK MONKEY - LAPD onsite
25-Jun-2026		SPY Drug Kids at McDonald's
26-Jun-2026		VCHC residents fighting - LAPD on site

From: rcdila1 cdila1@yahoo.com
Subject: 2471 Lincoln Blvd; August 11, 2026 Venice Neighborhood Council Land Use Committee Meeting; Agenda Item 16
Date: August 11, 2026 at 8:17 AM
To: Robin Rudisill robin.rudisill.vnclupc@gmail.com, Robin.Rudisill@venicenc.org robin.rudisill@venicenc.org

RC

The last component that requires Administrative Review of this Case:

Safe Place for Youth Website: [Safe Place for Youth](http://www.safeplaceforyouth.org)

Safe Place for Youth operates a **Street Outreach** program five times a week on the Westside of Los Angeles/Los Angeles County, "connecting with homeless and street youth to build trust and provide essential resources" www.safeplaceforyouth.org.

Services include:

- Street-based engagement and survival resources (snacks, hygiene packs, socks)
- Links to emergency shelter, mental health, and medical care
- On-site services at their Access Center in Venice, CA
Headquarters: 2471 Lincoln Blvd, Venice, CA 90291

The entitlement itself calls the 3,085-square-foot component "office use."

It does **not** condition that space as:

"75–100 person daily drop-in center"

or:

"public homeless services center"

or:

"street outreach intake center."

There is also **no numerical non-resident client daily capacity or limited hours of operation** in the Conditions of Approval.

The 2020 entitlement did not expressly approve a daily 75–100-person non-resident clientele. It approved 4,441 square feet of supportive services and a separately identified 3,085-square-foot office use. The attached November 15, 2018 City Planning Executive Director Kevin Keller Memo clarification states that supportive services associated with supportive housing are intended for residents of the building only, and not for the 75 to 100 non-residents coming to the center

only and not for the 75 to 100 non-residents coming to the center daily.

That gives a **much stronger basis for an administrative Review** into whether the current high-volume non-resident drop-in operation is actually the same use that was presented to and approved by Planning.

The **City's final entitlement** calls the 3,085-square-foot component:

“ground floor commercial (office) use.”

The Conditions of Approval likewise describe the six commercial parking spaces as being required for the change of use/addition resulting in a **“3,085 square-foot office use.”**

But the appeal record describes the same 3,085 square feet as:

“Cafe/Art Gallery/Safe Place for Youth (SPY)”

That discrepancy deserves investigation which can also be done through an **Administrative Review.**

Best,

Robert Chernio

attachment:

2471 Lincoln Blvd
Kevin Keller Memo.pdf
3.6 MB



CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 15, 2018

TO: Public Counters
Department of City Planning Staff
Department of Building and Safety Staff

FROM: Kevin J. Keller, AICP 
Executive Officer, Department of City Planning

SUBJECT: Clarification Regarding Supportive Housing and Transitional Housing

The purpose of this memo is to provide guidance on zoning code regulations as they apply to the development of Supportive Housing and Transitional Housing, in a manner consistent with California Government Code Section 65583 and the Los Angeles Municipal Code (LAMC), as of the date of this memo. This memo provides guidance on five areas of clarification related to Supportive Housing, Transitional Housing and Supportive Services.

1. Supportive Housing and Transitional Housing are residential uses.

California Government Code Section 65583 states in relevant part:

Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Projects that meet the definition of Supportive Housing and Transitional Housing are residential uses and as such are permitted in any zones which allow a residential use. Consistent with state law, Supportive Housing and Transitional Housing should be subject only to the standards that are applied to other residential uses in the same zone. For this purpose, Transitional Housing and Supportive Housing are defined in Sections 50675.2 and 50675.14 of the California Health and Safety Code, respectively.

2. Supportive Services are included in the definitions of Supportive Housing and Transitional Housing, and are accessory to the residential use.

The following are definitions from the Los Angeles Municipal Code (LAMC) and California Health and Safety Code.

Supportive Housing: As defined in California Health and Safety Code Section 50675.14(b)(2), "Supportive Housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

This definition is consistent with the definition provided in LAMC 12.03, which further specifies that "any Floor Area used for the delivery of Supportive Services shall be considered accessory to the residential use."

Transitional Housing: As defined in LAMC Section 12.03, Transitional Housing is defined as "a building where housing linked to Supportive Services is offered, usually for a period of up to 24 months, to facilitate movement to permanent housing for persons with low incomes who may have one or more disabilities, and may include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people."

Supportive Services: Supportive Services are defined in LAMC 12.03 to include, "Services that are provided on a voluntary basis to residents of Supportive Housing and Transitional Housing, including, but not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, benefits advocacy, and other services or service referrals necessary to obtain and maintain housing."

3. **Supportive Services, when provided in conjunction with Supportive Housing or Transitional Housing, do not subject the project to any additional requirements.**

 Supportive Services, whether provided directly onsite or linked to outside providers, normally will require some physical space within the residential building dedicated to providing those services, including but not limited to: case management offices, community rooms, demonstration kitchens, recreational facilities, medical or health clinics, and counseling and referral facilities. Those services are intended for residents of the building only. Supportive Services that are provided onsite for use of residents are to be considered accessory to the residential use, and should not subject the project to any additional requirements, including maximum square footage limits when otherwise complying with total floor area regulations of the underlying zone. As such, the inclusion of qualified Supportive Services in conjunction with Supportive Housing or Transitional Housing does not require the provision of additional automobile parking.

4. **Supportive Housing projects shall not be required to utilize LAMC Section 14.00 A.13 ("Density Bonus for Qualified Permanent Supportive Housing.").**

LAMC Section 14.00 A.13 provides a voluntary incentive program to qualifying Supportive Housing Projects. Supportive Housing projects are not required to utilize the incentives and

procedures in that Zoning code section. The adoption of that Subdivision by Ordinance No. 185,492 does not in any way invalidate the applicability of Government Code Section 65583, and Supportive Housing Projects may continue to use that Government Code Section in conjunction with other affordable housing incentive programs.

5. **Supportive Housing and Transitional Housing shall not be required to utilize LAMC Section 14.00 A.12 ("Interim Use of Motels for Supportive Housing or Transitional Housing").**

LAMC Section 14.00 A.12 provides a voluntary, streamlined pathway to facilitate the interim use of an existing motel, Hotel, Apartment Hotel, Transient Occupancy Residential Structure, or Hostel as Supportive Housing or Transitional Housing. The adoption of that Subdivision by Ordinance No. 185,489 does not in any way invalidate the applicability of Government Code Section 65583, and Supportive Housing and Transitional Housing Projects may continue to use that Government Code Section in conjunction with other affordable housing incentive programs.

For questions, please contact Cally Hardy in the Department of City Planning at (213) 978-1643, or cally.hardy@lacity.org.