

Communication from Public

Name:

Date Submitted: 05/26/2022 09:11 AM

Council File No: 22-0496

Comments for Public Posting: Please forward my attached letter to the members of the Homelessness and Poverty Committee, the Planning Land Use Management Committee and members of the City Council before this morning's meeting. Thank you.

May 25, 2022

VIA ELECTRONIC MAIL

Hon. Nury Martinez, President
Los Angeles City Council
c/o City Clerk
200 North Spring Street
Los Angeles, CA 90012
(holly.wolcott@lacity.org)

Hon. Kevin de Leon, Chair
Homelessness & Poverty Comm.
200 North Spring Street
Los Angeles, CA 90012
(luigi.verano@lacity.org)

(Clerk.HomelessnessandPovertyCommittee@lacity.org)

Re: Councilmember Mike Bonin's Circumvention Proper Hearing Process for the Venice Median Project at Homelessness and Poverty Committee Meeting on May 26, 2022, Item No. 2, Council File No. 22-0496, VTT-82288; ENV-2018-6667-SE; CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP; Related Council File Nos. 21-0829 and 21-0829-S1.

Dear President Martinez, Chair de Leon; Members of the Housing and Poverty and PLUM Committees:

I urgently ask you to paid heed to the proper protocol for matters before the City Council. This project was never in compliance with Coastal Land Use Laws. It will forever change and threaten the character of Venice with this egregious structure. You know that and so does Councilmember Mike Bonin. He is asking you to prematurely and inadvisably authorize the Housing Department General Manager to sign this irrevocable Disposition and Development Agreement (DDA) with the private real estate developers of the ill-conceived Pacific Dell/ Venice Median) Project in Venice. We are not saying that affordable housing has no place in Venice – it most definitely is wanted and needed here but think of how many units could be built in a project that would be compatible in mass and scale and not overwhelm its neighboring historic district. We are in the process of updating our Venice Local Program and this would seriously prejudice the writing of the plan and set a terrible precedent for what should be a reasonable and acceptable affordable housing project. These applicants are the biggest developers in Venice seeking to spend taxpayers' money on a scheme to waste the taxpayers' money.

Councilmember Bonin and you, the Council, know that this is not acceptable according to our land use laws and he is trying to circumvent these regulations by amending these laws that are there to protect us from massive monoliths posturing as affordable housing projects. One does not make or change rules to benefit a single project that is in and of itself illegal by insisting that a proposed motion to authorize the General Manager of the Housing Department to sign and enter the City into an irrevocable Disposition and Development Agreement with the real estate developers. This is not acceptable.

He is asking you to ignore the law and the process of good planning. Any changes to these plans should be made for the benefit of all and through the proper and legal procedures. Writing a Local Land Use Program *is* the proper way to do this. What Mr. Bonin is asking you to do is to pass this through without the chance for public and City input shows a disrespect to the community most impacted, to you, the Council and its relevant committees, and shows a total disregard of the laws in place now.

Don't let Councilmember Bonin's overbearing and pressured request to you to let this project go forward on unsupported findings. This project is based on the Councilmember's say so and it has not ever been considered according to the land use laws.

This should never have been tolerated.

Please pass on this request to amend our land use laws for Venice and insist on a fair and complete examination of the project. You must stop this unacceptable pressure brought on by a developer and a fellow Councilmember.

LET IT DIE.

Sincerely,

Sue Kaplan
Venice

Communication from Public

Name: Jamie T. Hall

Date Submitted: 05/26/2022 08:08 AM

Council File No: 22-0496

Comments for Public Posting: This firm represents the Coalition for Safe Coastal Development (“Coalition”) and its supporting organizations and individuals. The agenda description for Item #2 on today's Homelessness and Poverty Committee fails to indicate the City has performed any environmental review to support taking the proposed new action to dispose of valuable City-owned beach property in a Disposition and Development Agreement. The City has previously lost litigation where it failed to list proposed environmental review action on its meeting agendas in connection with real estate development projects it proposed to approve. Therefore, the absence of an environmental review action item as part of Item 2 on the meeting agenda appears to make the City in violation of previous court orders to include environmental review actions on its meeting agendas. For this reason, Item No. 2 cannot lawfully move forward without compliance with the State's Open Meeting Law. The attached letter states the same.

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

May 26, 2022

VIA ELECTRONIC MAIL

Hon. Nury Martinez, President
Los Angeles City Council
c/o City Clerk
200 North Spring Street
Los Angeles, CA 90012
(holly.wolcott@lacity.org)

Hon. Kevin de Leon, Chair
Homelessness & Poverty Comm.
200 North Spring Street
Los Angeles, CA 90012
(luigi.verano@lacity.org)
(Clerk.HomelessnessandPovertyCommittee@lacity.org)

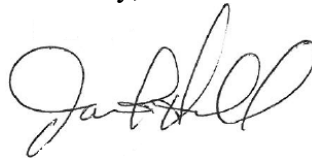
**Re: Agenda Item 2 – Meeting of Homelessness and Poverty Committee on 5/26/22 –
Council File 22-0496 - Brown Act Objection Letter**

Dear Chairman de Leon:

This firm represents the Coalition for Safe Coastal Development (“Coalition”) and its supporting organizations and individuals. The agenda description for Item #2 on today's Homelessness and Poverty Committee fails to indicate the City has performed any environmental review to support taking the proposed new action to dispose of valuable City-owned beach property in a Disposition and Development Agreement.

The City has previously lost litigation where it failed to list proposed environmental review action on its meeting agendas in connection with real estate development projects it proposed to approve. Therefore, the absence of an environmental review action item as part of Item 2 on the meeting agenda appears to make the City in violation of previous court orders to include environmental review actions on its meeting agendas. For this reason, Item No. 2 cannot lawfully move forward without compliance with the State's Open Meeting Law.

Sincerely,



Jamie T. Hall

Communication from Public

Name: Jeffrey Kavın

Date Submitted: 05/26/2022 02:30 AM

Council File No: 22-0496

Comments for Public Posting: The City of Los Angeles is actively involved in practices to prevent equitable beach access for low income visitors at Venice Beach, turning people away from the public beach parking lots all summer long, manipulating the prices charged to discourage use of the publicly owned beach parking lots, charging up to \$45.00 for beach parking, locking the public out of a beach parking lot when there is enough demand to easily fill it, sabotaging the entrance of another beach parking lot to prevent cars from getting in and posting signs that direct beach visitors away from the beach and beach parking lots. The plans for the “Reese Davidson” development would lock in many of these practices permanently and include prices for parking that are even higher. These prices would exclude more than 50% of the City’s residents from the City’s beach, turning the “Peoples Beach” into a beach reserved for rich people who can afford to pay. The project will also reduce and cap the amount of beach parking at a level that is already insufficient to meet current demand, permanently terminating long standing plans to use this property to expand beach access. The papers filed in support of this proposal claim that there will be no impact on the General Fund. This is not true. The developers have overstated the revenues for the parking garage to hide the huge losses it would generate. They claim that this parking structure hidden behind the housing development a block and a half from the beach would generate \$11,282.00 in gross revenue per space. The County doesn't have a single beach parking lot that generates half as much revenue per space. This alone would cost the City \$6000.00 a day for the next 19 years with additional losses for the rest of the 99 year lease term. The negative cash flow and lost profits from parking during the first 19 years alone are likely to be over 40 million dollars. The devil is in the details. In this case, the public and the City Council have repeatedly been misled about the details of this project. This “underutilized” beach parking lot generates more revenue per space than any parking lot owned by the City and as much as any beach parking lot managed by the County. THE MICLA bond request for the parking garage is an exercise in fraud and deceit that will cost the City millions of dollars. The results of the parking study used to justify the project were falsified. Much of the replacement beach parking in this project will be used by people at the development. The design for

the beach parking garage is very unsafe and totally unworkable. These will probably turn out to be the most expensive low-cost housing units ever built in the United States as the developers failed to include the value of the ground lease for this coastal property, cost to build the parking garage, debt service on the parking garage, financial losses on the parking garage and lost profits from parking in calculating the cost per unit. Beach access for all is an essential element of equity and justice for our City. Every child in Los Angeles should experience visits to our City's beach while they are growing up. These goals will be impossible to achieve if this project is approved. The members of this committee have a duty to investigate these issues before they vote. I am asking for the opportunity to meet with you and/or your staff to explain these issues and offer additional evidence before any vote to grant the authority to execute this agreement.

Communication from Public

Name: Judy White

Date Submitted: 05/26/2022 09:50 AM

Council File No: 22-0496

Comments for Public Posting: I am writing in opposition to the Venice Median project , which will negatively impact the community by increasing density and failing to provide adequate parking. The area is already very crowded and is 1 block from the beach, so will impact the public's ability to enjoy beach access. The price per unit is unconscionable— over \$1 m for a small unit for what is supposed to be affordable, lower cost housing . This project makes no sense, either for the Venice neighborhood or for the city, in terms of it being poor public policy. The 39,000 ballots cast to recall Mike Bonin were due to his promotion of policies that residents see as harmful to the neighborhood. This is one of the projects he has pushed despite objections from the community. Please do not support it.

Communication from Public

Name: Susan Collins

Date Submitted: 05/26/2022 10:34 AM

Council File No: 22-0496

Comments for Public Posting: I ask that this board opposes council file # 22-0496. The price tag alone of this project is a disgrace. Some of these units are estimated to cost OVER 1.2 Million per micro unit. with the total cost of the approx. 100 Million. Mr. Bonin is leaving office as a disgrace. His district has consistently seen rapid growth in encampments, filth, violence, and crime. His constituency despises him. Spending that kind of money on a project demonstrates just how poor his judgement is. It is inappropriate for him to be allowed to spend that amount and implement permanent housing projects in inappropriate areas of the district this close to his departure from office. Mr. Bonin has also failed to have these projects complete the proper course of actions that are required before projects of this type are REQUIRED to complete before being authorized I ask that this committee OPPOSE this motion until the new council person, is approved by election and is seated. The newly seated council person should be the person to speak on behalf of CD11 - NOT the person who has been the focus of two recall efforts and who is well known to be detrimental to the community. Please oppose council file 22-0496
Thank you, Susan Collins

Communication from Public

Name: Ed O

Date Submitted: 05/26/2022 11:21 AM

Council File No: 22-0496

Comments for Public Posting: Re 5-26-2022 Agenda Item 2 - 22-0496-CD11 - Venice Median Housing Project. This project may have started out with laudable goals of housing and supporting homeless people in Venice, however, it has morphed into a huge, obscenely expensive, subsidized housing development that will, apparently, provide few housing units and no services to the homeless. And with a County wide housing lottery, it is uncertain if it will even benefit any of the local homeless population. If the goal is helping local homeless persons get off the street, surely faster and more cost effective ways can be found. 1000s of new apts are under construction throughout the Westside right now, but, mental health services are vitally needed to help many homeless manage for themselves in a housing unit. Everyday, more homeless are wandering our streets and j-walking at all hours while talking to themselves. They need help before unassisted housing can even be considered for them. This project is way too expensive on a per unit basis to make any sense given the extent of the problem. The proposed median project is obscenely expensive, and the more attempts to fast-track it, the more suspicious its motives seem. This project will potentially have a substantial impact on its surroundings. I urge the council to vote it down, but if it must proceed it must go through all the normal development review steps that are designed to protect the community and the public.