

Communication from Public

Name: Wendy Svtil

Date Submitted: 08/27/2020 07:26 AM

Council File No: 20-0858

Comments for Public Posting: Case File Number 20-0858 Case
CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI Dear PLUM Committee Members, As a resident of Venice, I am writing to express my opposition to the Lincoln Apartments project and my support for the appeals filed against it for the following reasons: 1) The Specific Adverse Impacts that preclude the necessary findings for a density bonus. VCH and SPY have well documented safety issues that were buried in the CPC report. 2) The Planning Commission's failure to provide a fair hearing due to conflicts of interest held by commissioners participating in the vote 3) The Violation of Open Meeting Laws 4) Inadequate parking 5) The project is out of scale and "monolithic" Critically, the proposed project shares a property line with an elementary school. I am therefore particularly concerned by the City Planning Commission's disregard for documentation provided showing Specific Adverse Impact based on the track record of Safe Place for Youth (SPY) and Venice Community Housing (VCH). The developer, Venice Community Housing, has a terrible safety record with its other buildings. Its Gateway Apartments supportive housing project (with only 20 units) generates more than 11 times as many police and fire responses as a market-rate building of comparable size on the same street (calls for Assaults with a Deadly Weapon, Batteries, Burglaries, and Thefts). VCH's Horizon Apartments has similar egregious calls. Records showing this were submitted to the CPC but were buried in the staff report. There is zero accountability. Prop 2 funding will be used for this project and will mandate the inclusion of "adults with serious mental illness...with symptoms of psychosis or violence," and VCH has refused to provide a security guard. These facts and records are not irrelevant to a project with two elementary schools and a nursery school within a two-block radius. Safe Place for Youth currently operates drop-in services for clients three days a week. Over the last three years, police and fire departments have been called to SPY 117 times, for incidents ranging from Assault with a Deadly Weapon to Violent Mentally Ill, Burglary and Battery. A chain-wielding man from SPY caused a lockdown of St. Mark school in January. Over 1,000 letters from both nearby businesses and area residents were submitted detailing these concerns. These are not hypotheticals. The adverse impact is real

and predictable and it is the reason the Venice Neighborhood Council voted unanimously to oppose this project. The CPC's disinclination to consider these factors might be related to conflicts of interest held by two of the members, including President Millman. The specifics of these conflicts are laid out in the neighborhood appeal. That appeal also addresses the fact that the hearing violated Open Meeting Laws under the Brown Act. The public could not fully participate — many neighbors could not speak — because of busy signals, the lack of a local call number to join the meeting, or the fact that when people hung up after speaking, as President Millman directed them to, they could not get back into the meeting as it was full, at that point. As for the building itself: it will not be “visually compatible” with its surroundings but rather, at four stories, loom over the surrounding one- and two-story homes, as well as the play yard of the school next door. It will have only six parking spaces for some 98 residents, 25 staff, and 20 volunteers. According to the Venice Specific Plan, it should have 104. Increased density is meant to be self-sufficient, not a burden on the surrounding community. Finally, spending \$20 million to get little more than one tenth of one percent of the Los Angeles homeless off the streets is an unconscionable use of public funds. It lines developers' pockets while leaving the vast majority on the streets. It is not compassion, it is corruption. Indeed, the office of Mike Bonin, the councilman for district 11, has declined to turn over communication related to the project, despite a California Public Records Act request. For all of these reasons, I urge you to take a closer look at this project, and not allow it to move forward where and as proposed. Thank you, Wendy Svitil Venice Resident

Communication from Public

Name: clark brown

Date Submitted: 08/27/2020 10:27 AM

Council File No: 20-0858

Comments for Public Posting: Please see attached Response to St. Mark Appeal



JOHN CLARK BROWN, JR.

July 31, 2020

Honorable Members
City Council
City of Los Angeles
200 No. Spring Street
Los Angeles, Ca 90012

Re: Response to Appeal of Archdiocese of LA/Archdioces Education and Welfare Corporation—Case No. CPC-2019-6069-CU-DB-CPD-CDO-SPP-MEL-WDI-PHP re the June 3, 2020 Planning Commission Determinations for Lincoln Apartments 2471Lincoln Blvd. Venice, Ca 90291

Dear Council Members:

I submit this response on my behalf to the above appeal and the related CEQA appeal filed by the Los Angeles Archdiocese of the Catholic Church (“Appellant”) from the June 3, 2020 Letter of Determination (“Determination”) of the Planning Commission (“the Commission”) regarding the Lincoln Apartments (“the Project”).

Since 1976 I have owned and lived in my property at the address below, which is a half mile from the Project. I support the Project.

For reasons set forth below, the Commission properly found in its 41 page Determination the Project was: (1) necessary to address the homeless problem in Venice and the rest of the City and to comply with the objectives of State and City housing laws;(2) the Project complies with applicable laws, including the State’s housing laws, the City’s zoning law, the Coastal Act and CEQA, and (3) the Project is necessary to fulfill the objectives of those laws. The Commission unanimously approved its Determination 9-0. (Page 2)

The appeals are without merit because Appellant: (1) misstates the facts regarding the proximity of the Project to St Mark School and the Coeur d’ Alene Elementary School; (2) assumes without supporting evidence the Project will exacerbate safety issues and (3) sets forth no facts to support its conclusions the Project does not comply with applicable laws. Accordingly, the Council should dismiss the appeals.

It is undisputed Los Angeles has an urgent need for homeless housing. NPR.Org reports that as of June 5, 2020 LA's annual homeless count, shows that 66,433 people now live on the streets, in shelters and in vehicles within the county. This is a 12.7% increase from 2019. Within LA city limits, the number of people experiencing homelessness is 41,290, a 14.2% increase over last year. Venice alone has 1,100 homeless.

The Project will provide 39 units of housing for low income people and 1 manager's unit. The Project developer, Venice Community Housing Corporation ("VCHC"), has the land and the funds to build the Project. VCHC has significant experience in developing and managing properties like the Project. VCHC now has 216 units of affordable housing in 15 buildings in Venice, Mar Vista, and Del Rey. Seventy-five percent (75%) of its units are households with incomes less than 50% of the median income. VCHC also provides an eight-family crisis housing shelter for homeless families, and housing plus services for individuals having experienced chronic homelessness and disabilities, substance abuse, and/or mental health issues through the Permanent Supportive Housing program.

The Project location is appropriate. Lincoln Boulevard is part of State Route 1 and a busy commercial street. All the uses in the Project's vicinity are commercial and mostly old. There are no residential uses on Lincoln near the Project. The Commission found "the Project will provide affordable housing in close proximity to transit stations including Metro Local Line 33, Metro Rapid Line 733, Culver City Lines 1 and 2 and Big Blue Bus Route 3. Therefore the...Project is consistent with the affordable housing Element of the General Plan." (P. 14 of Determination.) No one has suggested a better site.

Appellant's objections to the Project are without merit.

Appellant claims: construction of the Project will be "barely inches from the [St. Mark elementary] school walls." (P. 3 of Appeal.); "The proposed project's operations will not be compatible with the abutting St. Mark's Elementary School (P. 4). And, "the proposed project will not be compatible with the abutting elementary school." (P. 7; emphasis added.)

In fact, the Project does not abut the school and is not near it. Rather, on its west side the Project abuts the parking lot behind the Rectory for the Church of St. Mark. The Church is to the west of the Rectory and the parking lot. The playground for the St. Mark Elementary School is to the West of the Church. The St. Mark elementary school is to the west of the playground. Three multifamily houses are to the west of the St. Mark Elementary School. Coeur d' Alene Elementary School is to the west of the 3 multifamily houses, approximately a quarter mile west of the Project.

I took the attached photo from McDonalds, which is next to the north side of the Project. It shows the parking lot (which is not the playground) immediately west of the Project,

the Rectory on the West end of the parking lot, and the St. Mark Church to the west of the Rectory. Finally, it shows a massive, spiked gate and fence which extends from the rear of the Church to an opposite property line wall. The gate and fence separate the parking lot from the St. Mark Elementary School playground.

In sum, there are no schools “inches from” or “abutting” the Project.

Appellant claims throughout its appeal that the Project is not consistent with the City’s General and Specific Plans, the Coastal Act and CEQA, but sets forth no facts to support its conclusions. These claims ignore the specific finding at P. 8 of the Determination that “The project is in substantial compliance with the purposes, intent and provisions of General Plan, Community Plan and Specific Plan.”(P. 8). Appellant presents no facts which impeach this determination.

Appellant claims the Project is a threat to the safety of the neighborhood citing incidents which it claims are traceable to SPY. Appellant, however, cites nothing to show these incidents (even if true) would not continue if the Project was not built. Appellant argues the Project “will...very likely increase the calls for Fire and Police Services” (P. 2 of Appeal). Appellant thereby admits its argument is based on speculation. In fact, no one can know whether the Project will cause increased incidents.

VCHC tells me in an email that VCHC manages security in all its properties. The Project will have 3 full time social workers on site working on staggered schedules. There will be a resident manager on site every night. The Project will have cameras, and a sight monitor. VCHC will provide a written commitment to provide special attention to security when children enter and leave the schools and will review its security plan every six months.

Appellant also seeks to link VCHC to SPY. There is no linkage. VCHC and SPY are not affiliates. While SPY will operate some of its programs from the first floor of the Project, as a tenant, it will not own or manage the Project, which only VCHC will do.

Appellant complains the City’s Land Use Plan requires 104 parking spaces for the Project, but the Project will only have 6 parking spaces. (P. 5 of Appeal). Appellant ignores studies cited at Pp. 11-12 of the Determination which establish that “supportive housing units are not expected to have the same parking demand as market rate units.” Appellant cites nothing to contradict this statement.

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For all these reasons, the Council should reject the Appeal.

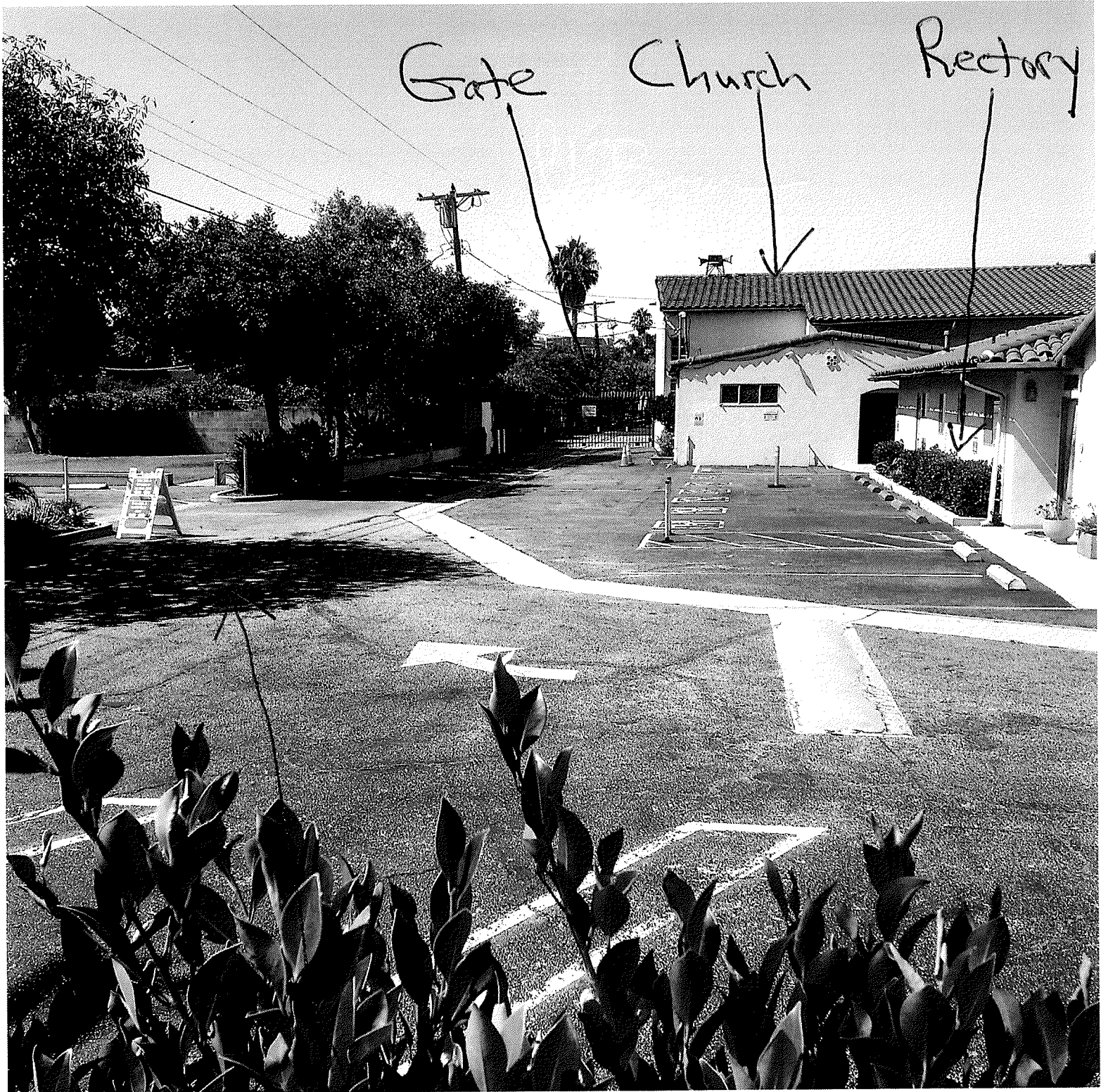
Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Clark Brown, Jr.", written in a cursive style.

John Clark Brown, Jr.

Cc: Michael Davitt for Archdiocese
Linda Lucks for Venice Community Housing Corporation
Michael Bonin, Council Member

St Mark



Parking Lot

Communication from Public

Name: Clarence Carter
Date Submitted: 08/27/2020 12:09 PM
Council File No: 20-0858

Comments for Public Posting: This project is completely not right for this location and that is why the VNC and the LUPC denied it. This would be the first time a project like this shares the property line with a school and the residents would be allowed to bring weapons inside and place them in a box and retrieve them before they exit no questions asked. Additionally, the number of variances they have been granted, although allowable for a homeless housing unit, does not fit in our community. The fact that they only have 6 parking spaces for 100 workers and think the residents will not want cars is completely unrealistic. I live 2 streets over and already have parking issues on my street. This will only add to the parking issues we have in all of Venice. We the residents of Venice have had enough! Why are the majority of all services, shelters and encampments in Venice? Spending 200 million dollars for 40 units is ridiculous. There are plenty of governmental properties that could be converted for way less and help more people. This will not help the problem it will only line the pockets of the Venice Community House Corporation. Do not allow this to happen.

Communication from Public

Name: Mathew S.

Date Submitted: 08/27/2020 01:48 PM

Council File No: 20-0858

Comments for Public Posting: Case File Number 20-0858 Case
CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI Dear
PLUM Committee Members, As a resident of Venice and as an
IMMEDIATE neighbor to the proposed project, I am writing to
express my opposition to the Lincoln Apartments project and my
support for the appeals filed against it for the following reasons: 1)
The Specific Adverse Impacts that preclude the necessary
findings for a density bonus. VCH and SPY have well
documented safety issues that were buried in the CPC report.
They have been a disaster for our neighborhood 2) The Planning
Commission's failure to provide a fair hearing due to conflicts of
interest held by commissioners participating in the vote. This was
an insult to all the neighbors, stakeholders and voters who have
spent hundreds of hours studying this project. 3) The Violation of
Open Meeting Laws 4) We live here. There is NO parking
available in this neighborhood. Where will everyone park? The
idea that there will be no guests, no resident's with cars, no spaces
needed for staff, outside services, delivery, emergencies, utilities,
servicemen, counselors, etc, etc....is RIDICULOUS. 5) The
project is out of scale and "monolithic". It will TOWER of our
neighborhood. Critically, the proposed project shares a property
line with an elementary school. MY DAUGHTER ATTENDS
THIS SCHOOL. I am therefore particularly concerned by the City
Planning Commission's disregard for documentation provided
showing Specific Adverse Impact based on the track record of
Safe Place for Youth (SPY) and Venice Community Housing
(VCH). The developer, Venice Community Housing, has a
terrible safety record with its other buildings. Its Gateway
Apartments supportive housing project (with only 20 units)
generates more than 11 times as many police and fire responses as
a market-rate building of comparable size on the same street (calls
for Assaults with a Deadly Weapon, Batteries, Burglaries, and
Thefts). VCH's Horizon Apartments has similar egregious calls.
Records showing this were submitted to the CPC but were buried
in the staff report. There is zero accountability. Prop 2 funding
will be used for this project and will mandate the inclusion of
"adults with serious mental illness...with symptoms of psychosis
or violence," and VCH has refused to provide a security guard.
These facts and records are not irrelevant to a project with two

elementary schools and a nursery school within a two-block radius. Safe Place for Youth currently operates drop-in services for clients three days a week. Over the last three years, police and fire departments have been called to SPY 117 times, for incidents ranging from Assault with a Deadly Weapon to Violent Mentally Ill, Burglary and Battery. A chain-wielding man from SPY caused a lockdown of St. Mark school in January. Over 1,000 letters from both nearby businesses and area residents were submitted detailing these concerns. These are not hypotheticals. The adverse impact is real and predictable and it is the reason the Venice Neighborhood Council voted unanimously to oppose this project. The CPC's disinclination to consider these factors might be related to conflicts of interest held by two of the members, including President Millman. The specifics of these conflicts are laid out in the neighborhood appeal. That appeal also addresses the fact that the hearing violated Open Meeting Laws under the Brown Act. The public could not fully participate — many neighbors could not speak — because of busy signals, the lack of a local call number to join the meeting, or the fact that when people hung up after speaking, as President Millman directed them to, they could not get back into the meeting as it was full, at that point. As for the building itself: it will not be “visually compatible” with its surroundings but rather, at four stories, loom over the surrounding one- and two-story homes, as well as the play yard of the school next door. It will have only six parking spaces for some 98 residents, 25 staff, and 20 volunteers. According to the Venice Specific Plan, it should have 104. Increased density is meant to be self-sufficient, not a burden on the surrounding community. Finally, spending \$20 million to get little more than one tenth of one percent of the Los Angeles homeless off the streets is an unconscionable use of public funds. It lines developers' pockets while leaving the vast majority on the streets. It is not compassion, it is corruption. Indeed, the office of Mike Bonin, the councilman for district 11, has declined to turn over communication related to the project, despite a California Public Records Act request. I am not only a neighbor, I am a voter and a taxpayer. We NEVER intended this type of slush-fund extravagance when we approved these funds. They should be spent as though there will never be another dollar. VOTE NO! PLEASE! Thank you, Mathew Satuloff Venice Resident

Communication from Public

Name: Rita Satuloff

Date Submitted: 08/27/2020 01:49 PM

Council File No: 20-0858

Comments for Public Posting: Case File Number 20-0858 Case
CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI Dear
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Communication from Public

Name: Rita Marie

Date Submitted: 08/27/2020 01:51 PM

Council File No: 20-0858

Comments for Public Posting: Case File Number 20-0858 Case
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PLUM Committee Members, As a resident of Venice and as an
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Communication from Public

Name: Mathew Nicholas
Date Submitted: 08/27/2020 01:52 PM
Council File No: 20-0858

Comments for Public Posting: Case File Number 20-0858 Case
CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI Dear PLUM Committee Members, As a BUSINESS OWNER in Venice and as an IMMEDIATE neighbor to the proposed project, I am writing to express my opposition to the Lincoln Apartments project and my support for the appeals filed against it for the following reasons: 1) The Specific Adverse Impacts that preclude the necessary findings for a density bonus. VCH and SPY have well documented safety issues that were buried in the CPC report. They have been a disaster for our neighborhood 2) The Planning Commission's failure to provide a fair hearing due to conflicts of interest held by commissioners participating in the vote. This was an insult to all the neighbors, stakeholders and voters who have spent hundreds of hours studying this project. 3) The Violation of Open Meeting Laws 4) We live here. There is NO parking available in this neighborhood. Where will everyone park? The idea that there will be no guests, no resident's with cars, no spaces needed for staff, outside services, delivery, emergencies, utilities, servicemen, counselors, etc, etc....is RIDICULOUS. 5) The project is out of scale and "monolithic". It will TOWER of our neighborhood. Critically, the proposed project shares a property line with an elementary school. MY DAUGHTER ATTENDS THIS SCHOOL. I am therefore particularly concerned by the City Planning Commission's disregard for documentation provided showing Specific Adverse Impact based on the track record of Safe Place for Youth (SPY) and Venice Community Housing (VCH). The developer, Venice Community Housing, has a terrible safety record with its other buildings. Its Gateway Apartments supportive housing project (with only 20 units) generates more than 11 times as many police and fire responses as a market-rate building of comparable size on the same street (calls for Assaults with a Deadly Weapon, Batteries, Burglaries, and Thefts). VCH's Horizon Apartments has similar egregious calls. Records showing this were submitted to the CPC but were buried in the staff report. There is zero accountability. Prop 2 funding will be used for this project and will mandate the inclusion of "adults with serious mental illness...with symptoms of psychosis or violence," and VCH has refused to provide a security guard. These facts and records are not irrelevant to a project with two

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