

Communication from Public

Name: Helen and Bert Fallon

Date Submitted: 08/28/2020 01:10 AM

Council File No: 20-0858

Comments for Public Posting: We urge you to deny this project. It is the wrong building for this site and the neighborhood council unanimously rejected it. 1. There is insufficient parking. There are currently 6 on-site parking spaces which aren't enough to meet the existing parking needs because an additional 10 spaces are leased from the school/church nextdoor. After the project is completed there will only be 6 on-site parking spaces even though the size of the commercial space will have more than doubled.. Why is the City expecting the adjacent residential neighborhood to provide parking for this building and it's tenants? Why is this project receiving unprecedented exemptions? 2. The building was also exempted from current height restrictions and is out of scale. The roof deck should not substitute for the open space that should have been included in the design.On

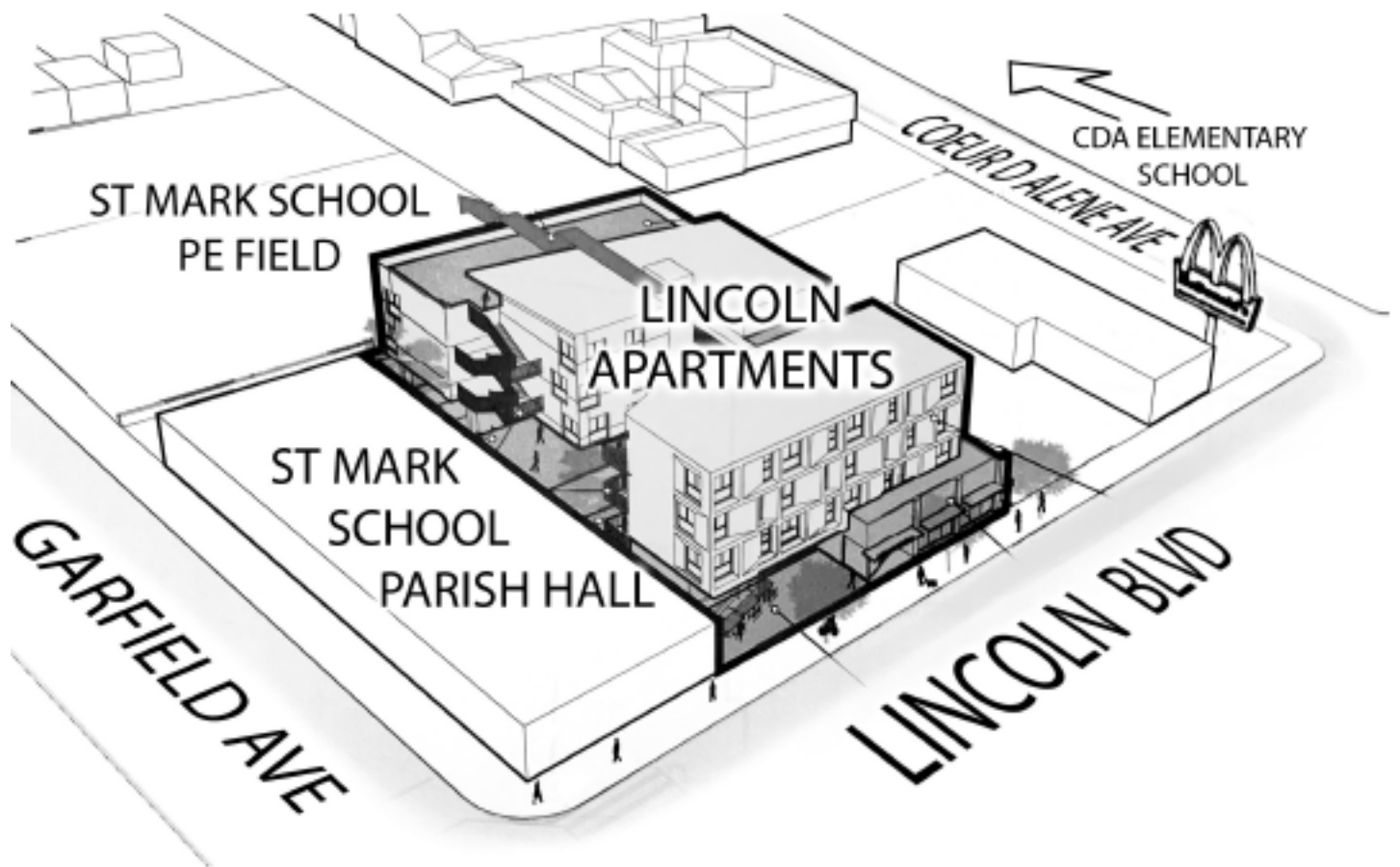
Communication from Public

Name: Steve Lemon

Date Submitted: 08/28/2020 07:38 AM

Council File No: 20-0858

Comments for Public Posting: Regarding Lincoln Apartments: Please do not allow this project to go through. A facility such as this has no business being in a location that shares two (2) property lines with an elementary school. I am pro housing for the homeless, but not under these conditions. You have a duty-of-care for the citizens you represent, please exercise caution here. The issues already present with SPY's ongoing business now are enough to justify stopping the project. If allowed to proceed, you would be negligent in your duties, and we all know what that means: anytime a child or mother is assaulted by a SPY/VCH client while attending school, you will be dragged into a storm of litigation. Please do not allow this project to go forward. See attached diagram showing the two property lines shared with the school and the proposed project.



ST MARK SCHOOL
PE FIELD

LINCOLN
APARTMENTS

ST MARK
SCHOOL
PARISH HALL

CDA ELEMENTARY
SCHOOL

COEUR DALENE AVE

GARFIELD AVE

LINCOLN BLVD

Communication from Public

Name: Stewart Oscars

Date Submitted: 08/28/2020 09:15 AM

Council File No: 20-0858

Comments for Public Posting: I live three blocks from SPY. SPY unfortunately is not a good neighbor. When SPY opened their center on Lincoln, they promised that they would not attract Homeless encampments to the neighborhood and correct any problems if an encampment developed. An encampment did form in the alley next to SPY's block. When I approached SPY about meeting their promise to help the homeless and the neighborhood, they told me the alley dwellers were not their "target demographic" so they were not interested. SPY provided on help. The police and other social services responded. Months later, there were problems with sidewalk dwelling people on the other side of SPY. People who needed help. Again I contacted SPY, and the director told me they were too busy to intervene; and I should call the police for help. SPY has not followed through on its promises nor become a member of the neighborhood. Please, deny the request to build Lincoln Apartments because SPY has proven to be irresponsible operating their presently sized center. To allow SPY to grow in size will be dangerous for the neighborhood, especially the two Schools. Thank you, Stewart Oscars

Communication from Public

Name: Brennan Lindner
Date Submitted: 08/28/2020 01:07 PM
Council File No: 20-0858

Comments for Public Posting: As a resident and parent who lives just 5 homes from the proposed project, I am adamantly opposed to this project. Since the arrival of SPY to the neighborhood, we have seen the a dramatic negative change in the neighborhood. Aside from increased transients waiting for food, break-ins and fights, the most was the school shutdown earlier this year, which blocked off my home as well. This was due to the 'chain wielding' client of SPYs. I was appalled that the submitted police reports in the initial hearing were not even discussed, and actually dismissed by the board. And the board characterized the neighbors and parents as "dwelling on a 'what if' scenario". There is not 'what if', as the reports and testimonies show that our concerns are real and constant. Aside from SPY's disruption and mismanagement of their property and clients, the height of this project dwarfs any building on the South side of Lincoln (within .5 miles) by 20 feet. All buildings are under 25' in height, yet this one is proposing a 49' height. The project also contains 6 parking spaces for over 100 residents, staff and volunteers. Where will these people park? I would also ask the board to look @ the renderings which show the 'parking spaces' as a picnic area, which their current 'parking' area is used for. It's clear that SPY and VCHC are not concerned with how parking will impact the community. Lastly, this project should be rejected based on cost. Over \$20 million for ~80 people. This is absurd. Spending money (tax payer money I must point out), is irresponsible and will not lead to a reduction in homelessness. I agree we must do something, but spending this amount of money on 80 people, will not solve the problem. Large tent structures which can house more people, or tiny home designs are quicker and most cost effective than these flashy architectural projects. Most of these alternatives have been ignored by the City. The board needs to review the police reports, over 1,000 emails from LOCAL residents and parents, including St. Marks Church, who are against the project. And ultimately deny this project.

Communication from Public

Name:

Date Submitted: 08/28/2020 04:27 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 To Whom it may concern, 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, Sarah Pasquin Venice Resident