



Daniel Luna <daniel.luna@lacity.org>

My comments for Council file No. 20-0858

1 message

Tracy Carpenter <tracycarpenter@me.com>

Tue, Sep 1, 2020 at 10:59 AM

To: Leyla Campos <leyla.campos@lacity.org>, Daniel Luna <daniel.luna@lacity.org>, clerk.plumcommittee@lacity.org

Dear Leyla and Daniel,

Below are my comments, along with 13 PDF attachments, that I would like part of the council file. The online system limits the length of comments, so can you please manually add these to the council file today?

Thank you so much,
Tracy Carpenter, Appellant

Dear PLUM Committee Members,

My name is Tracy Carpenter, and I am one of the appellants, and my appeal is on behalf of the overwhelming neighborhood opposition who know that this project endangers children. We have submitted police/fire records and other information - UNDENIABLE EVIDENCE. Any approval of this project is tantamount to gross negligence. Did you know that if you approve this project, you will be the 1st City Council in the country to approve such a project sharing a property line with a school? The media and FBI are aware of this and the questionable entanglements behind this project.

Everything that I am about to say is backed up by evidence submitted to the record, which is important to note so that you cannot say that there is no evidence when you make your decision, and could come into play in future lawsuits. The CPC rebuttal inaccurately states there is no evidence, when there is plenty of evidence for each appeal point.

Mike Bonin's office has been meeting with the other appellant, the LA Archdiocese, but has ignored neighbors' requests to meet (evidence attached). Mike Bonin's office is also currently in violation of a public records request (evidence attached) and refuses to turn over e-mails re: Lincoln Apts from 2019, which will be addressed in a future lawsuit.

The OVERWHELMING OPPOSITION (evidence attached) for this project has been completely ignored. In the CPC staff report, there are over 1,000 opposition letters from Venice residents and St. Mark parents, 9 letters from nearby businesses. You can find the letters in the staff report on Number 9 on the agenda: <https://planning.lacity.org/dcpapi/meetings/document/66829>

The CPC staff report misrepresented this and stated that there were only "over 300 opposition letters". Within the 500-foot radius of the project, over 80 homes and 9 businesses sent letters of opposition – while there were only 2 letters of support (and one of those letters cited some project concerns). VCH has sought support letters through Abundant Housing LA, from people who don't even live in Venice.

OPPOSITION TO LINCOLN APARTMENTS:

Presidents Row Neighborhood Association (comment submitted on August 27, 2020)

LA Archdiocese

Parents of St. Mark School

Overwhelming majority of neighbors

9 nearby businesses

Venice Neighborhood Council (EVIDENCE ATTACHED), CIS submitted on 8-31-2020

Venice Neighborhood Council had a vote of no confidence in the CPC's approval of this project, 12 D, <https://www.venicenc.org/docs/34484773-8903.pdf>

You might be interested to know that none of the e-mails and attachments I sent to Juliet Oh made it into the CPC report –thankfully someone else submitted the evidence and attachments when we realized my voice was being suppressed.

A2-1 – DISMISSAL OF RECUSALS – Staff rebuttal did not address the recusals at all. The LACPC failed to provide a fair hearing due to conflicts of interest held by commissioners participating in the vote.

1 - President Millman is a member of the Board of Directors of Bet Tzedek Legal Services, which is legal counsel that has a paid relationship with Safe Place for Youth. This connection creates the appearance of a financial interest in the outcome of the vote on the Project. The law is clear and Millman should have recused herself.

2 - Commissioner Marc Mitchell starts at 2:07:21, "I volunteered at Safe Place for Youth....."

<https://www.dropbox.com/s/js7cco08yzx53sf/CPC%20Meeting%20052820%20Item%209.m4a?dl=0>

His connection with SPY is clear and he should have recused himself.

3 - Commissioner Helen Leung should have also recused herself. She was a paid fellow of LISC, who not only gave Venice Community Housing a \$4.5 million pre-development loan for this project, but they are also affiliated with the National Equity Fund, which is the entity who purchased 99.99% of VCH's Gateway Apartments.

A2-2 BROWN ACT VIOLATION for failure to have a meeting accessible to the public.

The City was supposed to respond to the Brown Act Violation as required by Government Code Section 54960.2, subdivision (b), and I was never contacted.

There are many letters in the record from people who received busy signals when trying to call in to the meeting. Other people were instructed by Millman to hang up after the spoke and call back on the listen-only line. Many people did this and received a busy signal. These letters are in the record.

The only for people to call in and comment was a 669 area code, which is a long distance area code from Northern California. My neighbors, Janina Mojic and Mary Marlowe only have a land line, and no long distance provider and was unable to call in to comment. Her daughter, Mary Marlowe submitted a letter explaining this as EVIDENCE on 8-31-2020.

<https://planning.lacity.org/dcpapi/meetings/document/66829>

The number for Thursday's PLUM meeting is also a 669 number.

A2-3 – Municipal Code section 12.22.A.25 sets forth findings pertaining to density bonus and incentives. The City may not approve the density bonus and incentives relative to this project if the administrative record contains substantial evidence of a SPECIFIC ADVERSE IMPACT. This record for this Project does contain such evidence.

I've consulted with my land use attorney, who said that this is definitely appealable. CPC staff saying that it is not appealable is a violation of the law.

EVIDENCE OF SAFETY ISSUES

During the hearing, Commissioner Marc Mitchell said, "I volunteered at SPY and...I personally have seen disorganization at the sight that does lead to safety issues."

<https://www.dropbox.com/s/js7cco08yzx53sf/CPC%20Meeting%20052820%20Item%209.m4a?dl=0>

Marc Mitchell starts at 2:07:21

This project endangers children. This project shares a property line with an elementary school (St. Mark School), with another elementary school and preschool down the block. In spite of the POLICE/FIRE RECORDS, over 200 personalized letters from St. Mark parents with testimony of safety issues, overwhelming opposition letters, VNC opposition, and desperate please from parents and neighbors, the LACPC dismissed us and said that they didn't see evidence of safety issues.

These POLICE/FIRE RECORDS (EVIDENCE) were submitted to the City Planning Commission and start on page 1843 of the staff report. There is a summary, followed by about 60 pages of police/fire records from the City that came from their records request page. The CPC staff refused to acknowledge the police/fire records in their staff report summary or in their rebuttal. Number 9 on the staff report: <https://planning.lacity.org/dcpapi/meetings/document/66829> (POLICE/FIRE RECORDS ARE ALSO ATTACHED)

"The problem is obvious - If you're putting kids even in a 1 or 2 % more of chance to see something horrible or experience something horrible, then it's a no brainer. It's surprising it's got this far. It's not the right place." – VNC Board member

VCH PROPERTIES ARE NOT SAFE

In the last 2 years, Gateway Apartments, VCH's other supportive housing project (with only 20 units), has had 129 Police and Fire Department responses (THIS EVIDENCE IS ATTACHED AND IS ON THE CPC REPORT: Number 9 on the staff report, page 1843: <https://planning.lacity.org/dcpapi/meetings/document/66829>)

(THESE POLICE/FIRE NUMBERS ARE ALSO ATTACHED TO THIS E-MAIL)

Compare that to a market rate apartment building on the same block (with 28 units), and that building had only 11 Police and Fire Department calls in the same time frame. VCH'S BUILDING HAS 11 TIMES MORE POLICE AND FIRE RESPONSES THAN THE NEARBY COMPARABLE BUILDING. Some of the calls were for: Missing Child, Assaults with a Deadly Weapon, Batteries, Burglaries, and Thefts. VCH's Horizon Apartments building has similar egregious police and fire response numbers. VCH has also shared that they will not be supplying a security guard for Lincoln Apartments.

Gateway Apts has 1 resident manager in charge of security for 20 units and it's not going well. Lincoln Apts would have 1 resident manager in charge of security for 40 units, up to 98 residents. VCH has refused to provide a security guard.

LAHSA's Coordinated Entry System doesn't allow for screening of residents for criminal behavior.

VCH seeks Prop 2 (No Place Like Home) funding for Lincoln Apartments. Here is the text from the Program Details: Population to be Served: Adults with serious mental illness... and their families and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder with symptoms of psychosis, suicidality or VIOLENCE and who are homeless, chronically homeless, or at risk of chronic homelessness. <https://hcd.ca.gov/grants-funding/active-funding/nplh.shtml>

In Calaveras county they stopped a project that was going to be near a school with Prop 2 funding, citing safety concerns: http://www.calaverasenterprise.com/news/article_39616aba-aa42-11e9-8cf2-83bf5382495a.html - "I cannot vote for this at all," he said. "I can't predict people and what they do. If something ever happened at that school, I couldn't forgive myself."

SAFE PLACE FOR YOUTH HAD SAFETY ISSUES

SPY claims to help "youth", which is incredibly misleading. According to their Annual Report 97% of the population they serve are adults.

Police and Fire Depts have been called to SPY 117 times in the last 3 years for things like Assault with a Deadly Weapon, Violent Mentally Ill, Overdose, Battery, Burglary, and Vandalism. (THIS EVIDENCE IS ATTACHED AND IS ON THE CPC REPORT: Number 9 on the staff report, page 1843: <https://planning.lacity.org/dcpapi/meetings/document/66829> And this is with them being open only 3 afternoons a week – they want to expand to 7 days when this project is built.

In January there was a CHAIN WIELDING MAN FROM SPY threatening people and smashing windows and caused a lockdown at St. Mark School. There have been similar incidents of SPY clients threatening parishioners and students at St. Mark. (St. Mark opposes this project)

In the neighborhood, we've have SPY clients doing drugs in front of our homes, leaving needles on our lawns, blocking driveways and refusing to move, loitering on front lawns, using our lawns as bathrooms, dumping trash on our lawns, fighting in our neighborhood, and more. Their older friends often wait for them in front of our homes. There is often vomit, feces, and needles around their building.

Many nearby businesses report issues with violent and criminal behavior that they regularly experience since SPY opened. With SPY clients blocking entrances to offices, employees and customers have said they are afraid to come into their businesses. There is loitering, parking lots being used as toilets, and trash left everywhere.

Recently there have been many problems with the SPY young adults at the newly opened Bridge Housing facility in Venice (EVIDENCE SUBMITTED). There is no accountability or oversight in any of these facilities.

<https://allaspectreport.com/2020/03/05/spate-of-crime-at-new-venice-beach-a-bridge-home-homeless-shelter-has-neighbors-on-edge/>

There are no permanent supportive housing projects, funded with Prop 2 funding, sharing a property line with an elementary school, with an onsite service provider with documented safety issues.

Anyone who thinks there is no EVIDENCE should come and talk to my kids and the kids at St. Mark who have been harassed and traumatized by SPY clients. Talk to the owner of McDonalds (LETTER ATTACHED) and other nearby businesses whose staff and customers have been harassed by SPY clients.

A2-4 – THIS PROJECT VIOLATES THE COASTAL ACT BECAUSE IT DOES NOT PROVIDE ENOUGH PARKING. The project is not consistent with the LUP policy and therefore does not qualify for reduced parking.

According to a study VCH has cited in the Determination Letter, there should be 8-19 (.2 to .48 times 40 units equals 8-19 parking spaces) residential parking spaces, not zero. If you don't address the issue of parking here, we'll take it up with the Coastal Commission.

KELLER MEMO (ATTACHED)

Attached is a Supportive Housing Clarification memo from City Planning. The memo states: (3) "Those services are intended for residents of the building only." Services for non-residents disqualifies the project, as presented, for being approved as supportive housing within the meaning of application of the provisions of the law. A building that provides services to non-residents is not supportive housing. In order to receive all of the exemptions and waivers, services should serve all residents, and they do not in this case.

A2-5 – THE PROJECT IS OUT OF SCALE AND "MONOLITHIC"

At 4 stories with a rooftop deck (and apartment windows overlooking outdoor classroom and PE area of St. Mark School), this building will be twice the height of any building in the entire neighborhood – how is that compatible with the scale and character of the neighborhood? Mike Bonin opposes a different project in Venice that is 3 stories. Lincoln Apts is 4 stories and he supports that project – that makes no sense.

The project is not compatible in scale or character with the existing neighborhood and it will be detrimental to adjoining lots and the immediate neighborhood. This project overlooks an elementary school and single family residences. This project sets a dangerous precedent of height, scale, density, and lack of parking.

In an e-mail to City Planning, Urban Design Studio described the building as "seems monolithic" (EVIDENCE THAT IS ATTACHED). This project violates the Coastal Act, as the unique character of the community and scenic and visual qualities of the area are not being protected. If the building exceeds the limits of the Specific Plan then it is not designed to conform to the community character of the neighborhood.

CONCENTRATION OF PROJECTS IN VENICE

Our small community of Venice has more current and planned homeless housing projects than all of the other communities in Council District 11 combined. The assertion that Venice is not doing its part to supply subsidized housing is false. We support supportive housing when it is equally and equitably distributed across Council District 11, and when the safety of our children is preserved. Our small community should not bear the entire burden of supportive housing for the entire Council District 11. This policy of containment hasn't worked for Skid Row and it is not working in Venice.

According to VCH's presentation 173 of the 544 supportive housing units being built in CD11 – 32% - are planned for Venice. Venice represents only 5% of the land in CD11. These figures include the 185 units being planned for the VA campus in Brentwood, which is federal land and not part of CD11, and it is not adjacent to neighborhoods. When you exclude the VA project, 173 units out of 359, means 48% of supportive housing units located in neighborhoods in CD 11, will be located in Venice.

According to Planning Urbanism, Venice has the 8th highest rate of subsidized housing in all of Los Angeles (with 1860 low income and supportive housing units), and the highest rate, by far, in Council District 11.

CORRUPTION/ENTANGLEMENTS

Mike Bonin is currently in violation of a California Public Records Act Request regarding Lincoln Apartments. His office refuses to disclose communication from 2019 regarding this project. (EVIDENCE ATTACHED)

VCH has a faith based support letter on their site, which is led by Father Greg Boyle of HOMEBOY INDUSTRIES. It says VCH worked with stakeholders even though they failed to do community outreach, which is the reason LUPC declined to originally vote on the project and sent it back demanding VCH do more outreach. Also, this letter states that they worked with neighborhood councils, but failed to mention that the Venice Neighborhood Council voted unanimously to oppose the project. It also fails to mention the VNC vote of No Confidence in the CPC based on their vote to approve the project. Mike Bonin's husband is on the board of Homeboy Industries, and as the Executive Director of LA-Tech.org, Sean Arian recently gave \$100,000 to Homeboy Industries.

LISC gave VCH a \$4.5 million pre-development loan for this project. One of the conditions of this loan was that they have community support. They absolutely do NOT! CPC Commissioner Helen Leung was a paid fellow of LISC, and she Leung also voted to approve the project. The exec director of LISC LA is on the HHH Oversight Commission. LISC is affiliated with National Equity Fund, who purchased 99.99% of VCH's Gateway Apartments.

VCH's board treasurer, Sylvia Aroth, purchased [2469 Lincoln Blvd](#) (lot next to McDonald's which SPY currently occupies), and then sold that property to SPY (Friends of Venice Youth LLC) in 2017 (for a fraction of the property value), and now SPY is in a long-term escrow with VCH, so that VCH can develop the property.

I urge you to make the CPC decision on May 28th, null and void because one of the property owners, Safe Place for Youth (SPY) is currently delinquent with the Attorney General's Registry of Charitable Trusts. According to their delinquency notice (ATTACHED), "A delinquent organization may not engage in any activity for which registration is required, including solicitation or disbursing of charitable assets." [2469 Lincoln Blvd](#) (owned by SPY) is a charitable asset so any discussion or decisions of the disbursing of this charitable asset should be deemed null and void. In their state filings, SPY multiple times. When asked if the organization is under common control or if it has a close connection with any other nonprofits, they answered No. However, SPY has a close connection with Venice Community Housing (VCH) with this project, and with their Roots to Grow housing program. SPY also has common control and a close connection with PATH at the Bridge Housing facility in Venice. SPY also lied about having other DBAs – their other DBA is Friends of Venice Youth, LLC. There are also complaints filed against Safe Place for Youth with the City Attorney and the IRS.

Another thing you should be aware of is the astronomical cost of this project. At \$500,000 per unit, this does not include land value, services, or Section 8 funding. This project lines the pockets of developers while leaving the vast majority to languish on the street because of the extraordinary costs. It's not compassion, its corruption.

SUMMARY

This project endangers children and is mired in corruption and backroom deals and favors. This information (and more) has been shared with the FBI. We will expose the corruption behind this project. Shame on you if you turn a blind eye to the evidence. Shame on anyone for endangering our children. If you deny these appeals, then you are risking the lives of children and opening up the City to lawsuits. You have the EVIDENCE in your hand, please do not ignore it!

ATTACHMENTS

SPY delinquent and SPY Delinquent 2

VNC denial of project

McDonalds Letter

Keller Memo

Police/fire records

Opposition Map and Summary



Bridge Housing spreadsheet

CPRA response


e-mail I sent asking for meeting with Bonin

Area code 669

Monolithic e-mail

13 attachments **VNC Vote of Opposition.pdf**
170K **Bridge Housing Data.pdf**
25K **CPRA Response.pdf**
160K **KELLER MEMO.pdf**
394K **Opposition Map and Summary.pdf**
3915K **SPY Delinquent.pdf**
123K **SPY LIES PAGE 3.pdf**
3163K

 **SPY Bridge Beach Police Fire Calls.pdf**
7575K

 **Area code 669 - Wikipedia.pdf**
143K

 **McDonalds Letter.pdf**
53K

 **Monolithic Email from UDS.pdf**
1953K

 **Neighbors Meeting Request.pdf**
31K

 **SPY Deliquent2.pdf**
72K