

From: **Margaret Molloy** <mmmolloy@earthlink.net>

Date: Mon, Feb 23, 2026 at 2:59 AM

Subject: PROTEST re VBBID & Traci Park Agenda Item 38 & Amending Motion 38(a) (CF 26-0170) at City Council on 2/17/2026

To: <patrice.lattimore@lacity.org>

Cc: Councilwoman Traci Park <councilmember.park@lacity.org>, Eleni Polakoff <eleni@venicebeachbid.com>, Huckelbridge, Kate@Coastal <Kate.Huckelbridge@coastal.ca.gov>, Warren, Louise@Coastal <Louise.Warren@coastal.ca.gov>

Hello Ms. Lattimore,

On 2/10/2026 Council member Traci Park submitted a City Council motion: *Venice Beach 2022-2026 Business Improvement District (BID) / Renewal* as CF 26-0170 (below). That motion was heard at a Los Angeles City Council meeting on 2/17/2026.

SCH § 36621(a) states, "Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district."

Please explain how Ms. Park's CF 26-0170 motion complies with § 36621(a).

On 2/17 Ms. Park went even further. Ms. Park announced an Amendment to Item 38 that "will be circulated" at the meeting (Regular City Council - 2/17/26 video at 49mins). That Amendment stated:

I MOVE that the matter relative to assistance for the renewal of the Venice Beach Business Improvement District (BID), **item 38 on today's Council agenda (C.F. 26-0170), BE AMENDED** to include the following additional recommendation:

- **INSTRUCT** the City Clerk, or their designee, to sign the petition for the City-owned parcels included in the Venice Beach Business Improvement District (BID).

Traci Park's motions for Item 38 and No 38(A) Amendment were approved unanimously (Regular City Council - 2/17/26 video at @1.53hrs). **This is outrageous.**

Please immediately provide the policy reference, either admin or legislative code that allows "the City Clerk, or their designee, to sign the *petitions* for the City-owned parcels included in the Venice Beach Business Improvement District (VBBID)."

Lack of Public Notice

I attend most VBBID meetings and am a subscriber to the VBBID emails. I receive notice of VBBID board meetings and other occasional notifications from VBBID Executive Director Eleni Polakoff. The VBBID provided no notice of any kind of Ms. Park's *renewal motion* on 2/10 or the City Council hearing on 2/17 for CF 26-0170. Ms. Park and CD 11 provided no public notice of her motion or the hearing date to her constituents. As a result, no public comments were submitted to the council file and no public speakers were present at the hearing for agenda Item 38: CF 26-0170. Public comment is only available in person at city council meetings (no remote testimony). **And no public notice of a very significant amendment.**

The VBBID is highly controversial BID because the City of Los Angeles is the largest property owner in this "private property owners" BID at 28.24%.

Per SHC § 36622(k)(2) public property “within” a BID is not exempt from assessment fees but here coastal zone public parks create the entire western and southern boundaries of the “private property owners” VBBID. The boardwalk and public park area in the VBBID is all west of the “private property line” on Ocean Front Walk. **It is state-owned city-leased public park property in the dual permit area of the coastal zone.** Additionally, a public park in the single permit area of the coastal zone creates the entire southern boundary. **State agencies have a legal responsibility for leased state property in the dual permit area of the coastal zone and for protecting coastal access in all areas of the coastal zone.**

Petitions & Ballots

More than 51% of “private property owners” must submit *petitions* supporting the formation of a “private property owners” BID. In the ballot stage, only 51% of returned ballots supporting formation are required to impose BID assessments on all properties in a BID (not 51% of private property owners).

Private property owners must drive a BID formation, not a city. It is a conflict of interest for a city to attempt to drive that formation (below).

Only 22.76% of private property owners would be required to submit *petitions* supporting the renewal of the VBBID in order to impose significant BID assessment fees on all property owners if the city submits *petitions* for 28.24% of property. **That is utterly prejudicial. It is not equitable or compliant with the intent of the legislature. But Ms. Park and the City Council voted to do just that on 2/17.**

Again, please immediately provide the policy reference, either the administrative or legislative code that allows “the City Clerk, or their designee, to sign the *petitions* for the City-owned parcels included in the Venice Beach Business Improvement District (VBBID).”

Public-Private Conflict

In September, 2017, the California League of Cities published a report titled ***Business Improvement Districts - Potential for Public-Private Conflict***. It states:

“A BID is not, itself, a unit of government. Instead, a BID is a program of the city that establishes it.”

“For purposes of Proposition 218, “special benefit” means: [A] particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.””

“It is common for commercial leases to pass on special assessments to tenants in what amounts to an automatic rent surcharge.”

The California League of Cities is the institutional voice of BIDs. This report confirms that BID fees are passed on to small businesses “in what amounts to an automatic rent surcharge.” It is a conflict

of interest for the city to vote in the *petition* stage of a “private property owners’ BID because the city has a duty to help small businesses to compete and survive; and staff in the the Office of the City Clerk administer BID assessments and BID compliance so the city has a financial interest in the creation and maintenance of BIDs.

“Special Benefit” Assessments

A “Special Benefit” is required per SHC §36615.5(a) for Prop 218 assessments.

SHC §36615.5. (a) “Special benefit” means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

The VBBID’s renewal webpage states the following:

Services and initiatives that support the community and elevate the visitor experience.

- Optimized Clean and Safe team deployments for even greater efficiency.
- Increased capacity for rapid disposal of abandoned bulky items.
- Dedicated graffiti abatement team for faster removals.
- Enhanced pressure washing across the entire District.
- Quick incident response and compassionate engagement.
- Beautification and activation initiatives that invite engagement.

Our mission is extremely challenging. The City has had to halt or reduce services because of severe funding shortfalls. Due to our unique funding source and our nonprofit structure, the BID is able to remain fully funded and fully operational to serve our District needs.

These VBBID services are not “a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large.” These VBBID services are general benefits for the general public *as is required* for public coastal zone park land. This property should not be included in the VBBID.

But taxpayers pay in excess of \$600,000 annually in Prop 218 assessment fees to the Venice Beach Property Owners Association to operate the VBBID in a contract with the City. Taxpayers and the Venice community had no voice in the inclusion of critical public park property creating the VBBID boundaries; and taxpayers have no right to serve on the VBBID board; **and** city representatives do not have a right to serve on the board *because of a conflict of interest*.

Constitutional Rights/Public Access

In Venice, VBBID personnel enforce “restrictions” on certain members of the public on “public property” within the BID boundaries and seize private property of certain members of the public on “public property” within the BID boundaries. Private citizens cannot do this; city agencies cannot do this; **but BID personnel are doing this on public property**. This is a legal issue and a coastal access issue.

Additional Materials

Please read 2.23.026 - *VBBID Conflict of Interest or the Appearance of a Conflict of Interest_Margaret Molloy*. The public records included show a Conflict of Interest or the Appearance of a Conflict of Interest in the formation of the Venice Beach Property Improvement District operated by the Venice Beach Property Owners Association.

Conclusion

Please explain how Ms. Park’s CF 26-0170 motion complies with § 36621(a).

Please immediately provide the policy reference, either admin or legislative code that allows “the City Clerk, or their designee, to sign the *petitions* for the City-owned parcels included in the Venice Beach Business Improvement District (VBBID).”

Time is of the essence.

Please all parties confirm receipt of this email.

Appreciatively,

Margaret Molloy

Ms. Huckelbridge and Ms. Warren - please take action on this issue that involves state-owned city-operated dual permit coastal zone public park property.



CC

SAP

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FEBRUARY 17, 2026

LOS ANGELES CITY COUNCIL MEETING



LOS ANGELES CITY COUNCIL AGENDA FEBRUARY 17, 2026

NO. (38) - 26-0170

MOTION (PARK - RODRIGUEZ) relative to assistance for the renewal of the Venice Beach Business Improvement District (BID).

NO. (39) - 16-0965

MOTION (HUTT - PADILLA) relative to reactivating Council file No. (CF) 16-0965 regarding amending Los Angeles Municipal Code (LAMC) to prohibit the sale, distribution, manufacture and possession of federal schedule I controlled substances and their analogs and analogs of synthetic cannabinoid compounds.



Regular City Council - 2/17/26

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TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#58

MOTION

The Venice Beach 2022-2026 Business Improvement District (BID) was established on August 4, 2021 by the Council's adoption of Ordinance No. 187130 and is currently in the process of renewing. The BID area generally includes all non-residentially-zoned properties between the Los Angeles/Santa Monica cities boundary, the Pacific Ocean on the west, and Venice Boulevard on the south. The eastern boundary is irregular, but is primarily determined by where commercially and industrially and open space-zoned properties end and residential zoning begins. To renew the BID, proponents must follow the procedures for establishment as provided by State law and requires the approval of a Management Plan and Engineer's Report.

The BID has brought many benefits to the Venice Beach community, including economic development and neighborhood beautification. The Council should authorize the City Clerk to provide the necessary assistance for the renewal of the BID. Any additional funds required for this effort would be provided by the BID.

I THEREFORE MOVE that the City Council instruct the City Clerk to provide the necessary assistance for the renewal of the Venice Beach Business Improvement District.

I FURTHER MOVE that the City Clerk be authorized to make any changes or adjustments to the above instruction in order to effectuate the intent of this Motion.

PRESENTED BY:

Traci Park
TRACI PARK

Councilmember, 11th District

SECONDED BY:

Monica Rodriguez

ORIGINAL

FEB 10 2026

MOTION

38A

I MOVE that the matter relative to assistance for the renewal of the Venice Beach Business Improvement District (BID), **item 38 on today's Council agenda (C.F. 26-0170), BE AMENDED** to include the following additional recommendation:

- INSTRUCT the City Clerk, or their designee, to sign the petition for the City-owned parcels included in the Venice Beach Business Improvement District (BID).

PRESENTED BY: Traci Park
TRACI PARK
Councilmember, 11th District

SECONDED BY: [Signature]

ORIGINAL



February 17, 2026

PATRICE Y. LATTIMORE
CITY CLERK

RUBEN VIRAMONTES
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



KAREN BASS
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213)978-1040

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 26-0170
Council Meeting Date: February 17, 2026
Agenda Item No.: 38
Agenda Description: MOTION (PARK - RODRIGUEZ) relative to assistance for the renewal of the Venice Beach Business Improvement District (BID).
Council Action: AMENDED BY AMENDING MOTION 38A (PARK – MCOSKER) - ADOPTED FORTHWITH

Council Vote:

YES	Blumenfield	YES	Harris-Dawson	YES	Hernandez
YES	Jurado	YES	Hutt	YES	Lee
YES	McOsker	YES	Nazarian	YES	Padilla
YES	Park	ABSENT	Price Jr.	YES	Raman
YES	Rodriguez	YES	Soto-Martínez	YES	Yaroslavsky

PATRICE Y. LATTIMORE
CITY CLERK

Adopted Report(s) Title
Amending Motion 38A (Park - McOsker) dated 2-17-26
Motion (Park - Rodriguez) dated 2-10-26

Government Owned Parcels within District Boundaries

Zone	APN	Parcel Address	Property Owner	Use	Assessed for DI/SP?*	% of lot assessed? **	Parcel Assessment	% Ownership
Zone 1	4288029900	NONE	CITY OF LOS ANGELES	PUBLIC PARK / BEACH	NO	0%	\$1,074.75	0.06%
Zone 1	4226001900	26 W MARKET ST	L A CITY	PUBLIC PARK / BEACH	NO	67%	\$51,978.98	2.81%
Zone 1	4226001901	NONE	L A CITY	PUBLIC PARK / BEACH	NO	20%	\$30,484.93	1.65%
Zone 1	4226002900	2300 OCEAN FRONT WALK	L A CITY	PUBLIC PARK / BEACH	NO	25%	\$71,432.90	3.85%
Zone 1	4238014900	1608-1610 S PACIFIC AVE	L A CITY	VACANT/COMMERCIAL	YES	100%	\$7,440.29	0.40%
Zone 1	4238024900	2102 S PACIFIC AVE	L A CITY	PUBLIC PARKING	YES	100%	\$16,166.65	0.87%
Zone 1	4238024902	128 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$8,215.66	0.44%
Zone 1	4238024903	206 N VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$2,943.42	0.16%
Zone 1	4238024905	216 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$2,629.74	0.14%
Zone 1	4238024906	302 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$1,314.87	0.07%
Zone 1	4238024907	319 E SOUTH VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$24,976.40	1.35%
Zone 1	4238024908	2106 S CANAL ST	L A CITY	PUBLIC PARKING	YES	100%	\$4,069.87	0.22%
Zone 1	4238024909	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$703.20	0.04%
Zone 1	4238024910	210 N VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$1,314.87	0.07%
Zone 1	4238024911	125 S VENICE BLVD	L A CITY	CANAL ACCESSWAY	NO	100%	\$4,456.56	0.24%
Zone 1	4238025901	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$4,073.60	0.22%
Zone 1	4238025902	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$22,171.43	1.20%
Zone 1	4238025903	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$6,582.00	0.36%
Zone 1	4286027902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	20%	\$17,050.35	0.92%
Zone 1	4286028902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	5%	\$13,038.98	0.70%
Zone 1	4286029902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	10%	\$17,922.96	0.97%
Zone 1	4286030903	NONE	L A CITY	PUBLIC PARK / BEACH	NO	60%	\$26,849.63	1.45%
Zone 2	4238018900	NONE	L A CITY	PUBLIC PARKING, LIBRARY	NO	100%	\$62,098.43	3.35%
Zone 2	4238002900	1234 S PACIFIC AVE	L A CITY	DOG PARK / SENIOR CTR	NO	100%	\$27,614.22	1.49%
L A CITY TOTAL							\$426,604.68	23.04%
Zone 2	4238002902	1010 ABBOT KINNEY BLVD	L A UNIFIED SCHOOL DIST	WESTMINSTER ELEMENTARY	n/a	n/a	\$24,020.88	1.30%
L A UNIFIED SCHOOL DIST TOTAL							\$24,020.88	1.30%
Zone 2	4286015900	100 SUNSET AVE	LACMTA	BUS MAINTENANCE & STORAGE YARD	NO	100%	\$35,933.09	1.94%
LACMTA TOTAL							\$35,933.09	1.94%
Zone 1	4226001902	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	100%	\$10,409.51	0.56%
Zone 1	4226001903	1502-1522 S OCEAN FRONT WALK	STATE OF CALIF	PUBLIC PARK / BEACH	NO	100%	\$20,722.86	1.12%
Zone 1	4288029909	120 OCEAN FRONT WALK	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$5,091.40	0.27%
Zone 1	4288029910	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$750.58	0.04%
Zone 1	4288029916	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$0.00	0.00%
Zone 1	4288029906	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$0.00	0.00%
Zone 1	4288029914	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$333.89	0.02%
STATE OF CALIF TOTAL							\$37,308.23	2.01%
ALL PUBLICLY OWNED PARCELS							\$523,866.88	28.29%

Date: 2/23/2026

Subject: Conflict of Interest or the Appearance of a Conflict of Interest

The public records below show a Conflict of Interest or the Appearance of a Conflict of Interest in the formation of the Venice Beach Property Improvement District operated by the Venice Beach Property Owners Association. **The VBBID is a highly controversial BID because the City of Los Angeles is the largest property owner in this “private property owners” BID at 28.24%.** Coastal zone public parks create the entire western and southern boundaries of the “private property owners” VBBID. The boardwalk and public park area in the VBBID is all west of the “private property line” on Ocean Front Walk. **It is state-owned city-leased public park property in the dual permit area of the coastal zone.** Additionally, a public park in the single permit area of the coastal zone creates the entire southern boundary. **State agencies have a legal responsibility for leased state property in the dual permit area of the coastal zone and for protecting coastal access in all areas of the coastal zone.**



Debbie DynerHarris <debbie.dynerharris@lacity.org>

Re: Venice Beach BID - geography

1 message

Tara Devine

Mon, Jul 18, 2016 at 6:50 PM

To: Debbie DynerHarris <debbie.dynerharris@lacity.org>
Cc: Taylor Bazley <taylor.bazley@lacity.org>, Jed Pauker

Hello all -

Attached is a map of the proposed Venice Beach BID area.

Warmest regards,
Tara

On Thu, Jul 14, 2016 at 2:19 PM, Debbie DynerHarris <debbie.dynerharris@lacity.org> wrote:

Hello Jed. I do not have a map that I am able to scan, but here is a description of the boundaries- all commercially-zoned parcels in the following area:

the west is Ocean Front Walk (excluding the sand)

the south is South Venice Blvd.

the north is Barnard Way/the City of Santa Monica border

the east is irregular includes Marine Court, Horizon Court, north along Speedway and Ocean Front Walk

In addition, I am also copying Tara Devine, who worked on the BID formation, as she may have a copy of the map available for you.

Please let me know if you have any additional questions.

Debbie

On Thu, Jul 14, 2016 at 2:10 PM, Taylor Bazley <taylor.bazley@lacity.org> wrote:

Hi Jed,

The BID is, of course, being organized separately from the council office, however, I am sure we probably have some map. Debbie, our District Director, who I included in this email, is more knowledgeable about the BID than I and could probably better help with your request for a map.

Best,
Taylor

FORMATION OF THE VENICE BEACH BUSINESS IMPROVEMENT DISTRICT: 2016 – 2026

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Miranda Paster <miranda.paster@lacity.org>

Re: Venice Business Improvement District Follow Up

7 messages

Laura McLennan <laura.mclennan@lacity.org>

Fri, Jun 17, 2011 at 10:44 AM

To: Arturo Pina <arturo.pina@lacity.org>, Norman Kulla <norman.kulla@lacity.org>

Cc: Miranda Paster <miranda.paster@lacity.org>

we really should not be involved.

We can suggest it, but it really needs to be driven by the community/businesses.

Miranda Paster with the City Clerk's office is the master of all things BID
I have cc'd her here and she can fill us in on the process and what the group needs to do or know.

Hope this helps!

~LM

On Fri, Jun 17, 2011 at 10:23 AM, Arturo Pina <arturo.pina@lacity.org> wrote:

Not really. Once the VB group agreed on a collaboration, I was going to bring in the Westchester Bid for a presentation and ask them to help us through the process. But LM is the jack of all trades. Perhaps she can assist?

On Fri, Jun 17, 2011 at 10:04 AM, norman kulla <norman.kulla@lacity.org> wrote:

Arturo,

<http://www.urbanplaceconsulting.com/whoweare.html>

If you haven't already, check out Steve Gibson's website - he's focused on BIDs

Any thoughts about him?

Lenny of Lenny's Deli asked Bill yesterday for a recommendation to start a BID in Palisades

Have you developed or are you familiar enough with BIDs to brief me about how we (CD 11) can be helpful?

Norman



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Miranda Paster <miranda.paster@lacity.org>
To: Laura McLennan <laura.mclennan@lacity.org>

Tue, Oct 16, 2012 at 9:17 AM

Good Morning Laura.

The Council Office can be involved. The group will need to hire a consultant - it may ask you for funds. I believe it is best if the Ccl Office knows whats going on and participates. This way as some constituents voice their approval or concerns, the office is aware of the proposal and planned services. The Ccl Office shouldn't dictate which services should be provided or what should be in the proposed BIDs Management District Plan. This should be worked out between the BID proponents and their consultant.

If you want to discuss further, my phone number is 978-1111.

Thanks.

[Quoted text hidden]

Counting my blessings - Sing and be Happy Today!

Laura McLennan <laura.mclennan@lacity.org>
To: Miranda Paster <miranda.paster@lacity.org>

Tue, Oct 16, 2012 at 9:25 AM

can we help them advertise their meetings?

this would mean us putting out the meeting info/flyer on our website, on our blog, etc.
Is that allowed?

Do you have a list of consultants who have done this work for the City before? We have no money to offer the group but at least we could steer them in the right direction for hiring someone/firm.

thx

[Quoted text hidden]



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Miranda Paster <miranda.paster@lacity.org>

potential new BID in Venice

5 messages

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: miranda.paster@lacity.org

Wed, Apr 30, 2014 at 1:41 PM

Hi Miranda. I received your name as a good contact to discuss the possible formation of a BID in CD11. I have a group of merchants who are interested in learning more and hopefully getting started on one, but I was wondering if you could advise on what first steps should be. Is there someone in the City who can give a presentation on how it works, or is that generally left for private sector consultants to do? i want to send them down the right path, as I am sure you can understand.

And if you are not the right person, please feel free to send me to someone else.

Thank you very much,
Debbie



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
310-575-8461 | www.11thdistrict.com

Miranda Paster <miranda.paster@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Wed, Apr 30, 2014 at 3:22 PM

Hi Debbie.

We usually go out to the district to meet with businesses/property owners interested in starting a BID. Please direct them to me or let us know when your office will be meeting with the group and we will try to attend that meeting. Do you know which area is interested?

Thanks.

[Quoted text hidden]

Counting my blessings - Sing and be Happy Today!

http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Miranda Paster <miranda.paster@lacity.org>

Wed, Apr 30, 2014 at 3:26 PM

That is fantastic- the property owners on Ocean Front Walk in Venice. Can I give you a call so we discuss what makes sense?

Debbie

[Quoted text hidden]

On Mon, Sep 22, 2014 at 2:05 PM, Debbie DynerHarris <debbie.dynerharris@lacity.org> wrote:

Hi Tara, I heard that the future BID leadership hired you. Congratulations! I think you have a first meeting today, which I am thrilled about. I can't wait to hear how it goes. The Councilmember was curious if you had a general idea on timing. Specifically, he wants to know how soon this could go to a vote, and what is the earliest they could start spending money. We, like the potential members, are very eager for this to happen. Miranda Paster had seemed confident that if all went quickly and smoothly, they could be able to start spending money by either January 2016 or July 2016. That may have been too soon, but the Councilmember is quite eager.

Thanks a lot,

Debbie

-



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
310-575-8461 | www.11thdistrict.com



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28

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Edit

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E-Sign



Rick Scott <rick.scott@lacity.org>

Fwd: Venice Beach BID issues

Miranda Paster <miranda.paster@lacity.org>

To: Rick Scott <rick.scott@lacity.org>

Wed, Oct 1, 2014 at 8:18 AM

Cc: "Hinkson, Rosemary" <rosemary.hinkson@lacity.org>

Good Morning.

Can we discuss the issues below? Can you attend the meeting today at 10 am?

Thanks.

----- Forwarded message -----

From: Tara Devine <tara@devine-strategies.com>

Date: Tue, Sep 30, 2014 at 5:19 PM

Subject: Venice Beach BID issues

To: Debbie DyerHarris <debbie.dyerharris@lacity.org>, Miranda Paster <Miranda.Paster@lacity.org>

Cc: Mark Sokol <mark@mphotel.com>, Carl Lambert <carl@lambertinc.com>, sheumann <sheumann@sidewalkent.com>

Here is a list of discussion items for tomorrow's meeting. The first 3-4 items are directed more so toward the Clerk; the last two are more so for CD11. I suggest we start with the first four in the event that Miranda needs/wants to leave our conversation before we address the others.

I've also attached a zoning map of the area that we can use in tomorrow's discussion (I will bring a large-scale copy for discussion purposes.) Miranda - if you end up conferencing in, having the attached map will be helpful.

1) Venice's residential is all R3 or RD1.5. Any BID in Venice will be surrounded on multiple sides by residentially-zoned land. Furthermore, Venice has a significant amount of non-conforming uses; there are solely residential uses on commercially-zoned land; there are also solely commercial uses on residentially-zoned land. Some commercial and/or residential uses on residentially-zoned land would like to be part of the BID. In addition, residents/resident homeowners who are surrounded on two or more sides by a proposed BID may be especially concerned that the BID will push problems into the residential areas.

2) Because the City owns most of Ocean Front Walk (in addition to some other parcels) the City is almost certain to be the largest owner in the proposed district. Will this impact petition and ballot thresholds? How?

3) We are in a great position to form for Council adoption in June 2016 and start of services on 1/1/17. Would the City support/process the BID for a 7/1/16 start of services if we are able to submit our MDP/ER next spring, and complete petition and ballot stages by late 2015?

4) There is confusion even at the City over the ownership for some OFW parcels. How do we accelerate investigation of the ownership? If the City leases, operates, or has improved upon state or federal land, will they pay the assessment for those parcel(s)? We cannot service parcels that do not pay assessments (e.g. most state and federal parcels.)

5) Many BIDs in LA represent commercial corridors surrounded by residential. Venice has multiple commercial corridors (connectivity between commercial areas varies significantly - both in terms of physical connectivity/walkability/similar uses and in property owner relationships/differing users.) We do not propose to include all commercial corridors in Venice; we want to discuss our preliminary ideas about boundaries with the council office.

6) What outreach (beyond property owners in the proposed BID) is desired/expected by the council office? How, when, to whom?

Tara

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 **ProposedVeniceBIDzoning_d914.pdf**
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Rick Scott <rick.scott@lacity.org>

Thank you

Tara Devine <tara@devine-strategies.com>

To: Miranda Paster <Miranda.Paster@lacity.org>, Rick Scott <Rick.Scott@lacity.org>, Debbie DynerHarris <debbie.dynerharris@lacity.org> Thu, Oct 2, 2014 at 10:30 AM

Cc: Mark Sokol <mark@mphotel.com>, sheumann <sheumann@sidewalkent.com>, Carl Lambert <carl@lambertinc.com>

Thank you all for your time and input on Tuesday. It was very helpful for us to dialogue with all of you before beginning our process.

We are working towards convening our first steering committee meeting near the end of the month.

Debbie -- we will keep you close in the loop. I neglected to mention that the property owners would like you to participate as a non-voting member of the Steering Committee, so we will include you in all our meeting emails as well. They really appreciate all your insight and involvement with this process.

Miranda & Rick -- we will send you occasional updates but try not to clog your inboxes too much. Please feel free to reach out for an update at any time.

Thanks again!

Tara

3/28/2015 CARL LAMBERT MEETING WITH MIKE BONIN re “ZONING CHANGE” (from Residential to Commercial for his property) / IN EXCHANGE FOR SUPPORT FOR BID

From: Ellia Thompson [<mailto:ethompson@sklarkirsh.com>]
Sent: Saturday, March 28, 2015 5:30 PM
To: Carl Lambert; bungejose@yahoo.com; tnitti@prodigy.net; ann@generalrealestate.net; georgeb@anotek.com
Subject: Re: Zoning change

Carl,

That is fantastic. Thanks for being our bird dog!

Dana and I are both on vacation this week, but I will reach out to Chris and Tricia early next week. (City is closed on Monday for Cesar Chavez)

We need to work out the logistics with the Council office and have them force Housing to back off. If for any reason, Housing won't listen, the City Attorney will.

Thanks again Carl. I'll let you all know when I hear back from the Council office.

From: Carl Lambert [<mailto:carl@lambertinc.com>]
Sent: Saturday, March 28, 2015 07:21 PM
To: Ellia Thompson; 'bunge, Jose' <bungejose@yahoo.com>; tnitti@prodigy.net <tnitti@prodigy.net>; Ann Everest <ann@generalrealestate.net>; 'georgeb@anotek.com' <georgeb@anotek.com>
Subject: Zoning change

All, I spent an hour this morning with Bonin. He brought up the subject by saying “I heard you had a good meeting with Tricia and Chris”. He said that it made sense to make the change. I reinforced that we could then join the BID which is his pet project for the Boardwalk.

Elia, What are the next steps to get it moving.

Best, Carl

Carl J. Lambert
President
Lambert Investments, Inc.
5 Westminster Avenue, Suite 101
Venice, California 90291
(310) 453-9656
Fax (310) 829-6288
Cell (310) 663-6030
Carl@Lambertinc.com
BRE 00860625

- OFFICE OF THE CITY CLERK - "CONTINUED FUNDING OF THE BID STAFF"

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Miranda Paster <miranda.paster@lacity.org> Tue, Apr 28, 2015 at 12:13 PM
To: Debbie DyerHarris <debbie.dynerharris@lacity.org>
Bcc: "Hinkson, Rosemary" <rosemary.hinkson@lacity.org>

Hi Debbie.

At this point, we are not far enough along to recommend the allocation from the UB. If you recall in our discussions, I indicated that if we had the Management District Plan/Engineer's Report and were in the petition phase, your office should request the allocation. However, we have not received the MDP/ER yet to review. If we receive a plan during the budget hearings that looks good, I will let you know.

I would appreciate continuing support for the BID program staying at City Clerk (for the next fiscal year) and the continuing funding of the BID staff. The budget should recommend support for regularization of our Accounting Clerk and Management Analyst II positions. In addition, we have a legal report that will be considered by the Economic Development Committee - Please support us on these items.

Thank you very much..
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Debbie DyerHarris <debbie.dynerharris@lacity.org> Tue, Apr 28, 2015 at 9:50 PM
To: Miranda Paster <miranda.paster@lacity.org>

Hi Miranda, I will convey your requests to the Councilmember. In terms of the UB allocation, we are just waiting then? we don't need to explain to anyone in the meantime why this number is so big?
[Quoted text hidden]

Miranda Paster <miranda.paster@lacity.org> Wed, Apr 29, 2015 at 7:42 AM
To: Debbie DyerHarris <debbie.dynerharris@lacity.org>

In my opinion, if it is not brought up, I wouldn't bring it up. It is easily explained by the amount of square footage and number of the City parcels in the proposed district.
[Quoted text hidden]

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- CD 11 REPRESENTATION ON THE VBBID BOARD?



Miranda Paster <miranda.paster@lacity.org>

Venice BID

5 messages

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Miranda Paster <miranda.paster@lacity.org>

Thu, Dec 3, 2015 at 3:28 PM

Hi Miranda, how are you? I hope all is well. I am checking on something we had discussed a while ago, but I can't find in my notes. I wanted to confirm whether or not the City, as 1/3 paying member of the BID, is allowed to be a voting member on the BID board. I seem to recall you saying that we cannot, but wanted to confirm.

Thanks so much,
Debbie

--



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
310-575-8461 | www.11thdistrict.com

Miranda Paster <miranda.paster@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Mon, Dec 7, 2015 at 10:41 AM

Good Morning Debbie.

We opt out of sitting on the Board because it may appear to be a conflict of interest. We can sign the petition for a BID and we cast a ballot for the Prop 218 balloting. However, we do not sit on the the boards and vote.

Thanks.
[Quoted text hidden]

--
Counting my blessings - Sing and be Happy Today!

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Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Miranda Paster <miranda.paster@lacity.org>

Mon, Dec 7, 2015 at 11:06 AM

Thanks for the information. but given that we'll be a 1/3 member (which I presume is extremely unusual), wouldn't it make sense to reconsider that for just this instance? I presume we'd have to get City Attorney clearance on that one?

Debbie

[Quoted text hidden]

Miranda Paster <miranda.paster@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Tue, Dec 8, 2015 at 9:36 AM

Good Morning Debbie.

I asked. City Atty indicated Conflict of Interest.

Thanks.

[Quoted text hidden]

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Miranda Paster <miranda.paster@lacity.org>

Tue, Dec 8, 2015 at 9:51 AM


thanks, I appreciate it,
Debbie

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- STATE PARCELS LEASED BY THE CITY WITHIN VBBID

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 **Miranda Paster** <miranda.paster@lacity.org>


Venice BID and the State Parks Dept.
3 messages

Debbie DynerHarris <debbie.dynerharris@lacity.org> Fri, May 13, 2016 at 12:52 PM
To: Miranda Paster <miranda.paster@lacity.org>



Hi Miranda, I hope all is well well. I spoke with the State Parks rep and he is happy to provide us with a letter stating whatever it is we need to support the BID. He is a big proponent of it.

Can you please give me something in writing that I can send him that says exactly what we want them to provide?

Thank you!
Debbie



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
310-575-8461 | www.11thdistrict.com

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Miranda Paster <miranda.paster@lacity.org> Fri, Jun 24, 2016 at 10:18 AM
To: "Wolcott, Holly" <holly.wolcott@lacity.org>
Cc: "Hoppes, Shannon" <shannon.hoppes@lacity.org>

Hello.

Please note copies of the letters from State. I think these along w/ the agreement will allow the City to pay the assessments for the State parcels. Please let me know if you have any concerns. I will have Rita bring up the report shortly for signature.







Thank you.
[Quoted text hidden]

 **Holdover Letters 12-14-1998.pdf**
422K

From: Miranda Paster [mailto:miranda.paster@lacity.org]
Sent: Friday, June 24, 2016 10:28 AM
To: Sap, Craig@Parks
Cc: Tara Devine; Debbie DynerHarris
Subject: Re: Call today?

[Quoted text hidden]

6 attachments

-  **Joint Power Agreement.pdf**
1616K
-  **AgreementDec1947.pdf**
4562K
-  **AgreementNovember1948.pdf**
2249K
-  **dockwiler beach -agreement btwn state and rap.pdf**
1040K
-  **Venice Beach.pdf**
1786K
-  **City-County JPA.pdf**
1467K

Miranda Paster <miranda.paster@lacity.org>
To: Paul Liles <paul.liles@lacity.org>

Fri, Jun 24, 2016 at 11:01 AM

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12/21/2016

City of Los Angeles Mail - Call today?

Hi

These holdover letters is what I needed.

Thanks.

----- Forwarded message -----

From: **Sap, Craig@Parks** <Craig.Sap@parks.ca.gov>

Date: Fri, Jun 24, 2016 at 10:15 AM

Subject: RE: Call today?

To: Miranda Paster <miranda.paster@lacity.org>, Tara Devine <tara@devine-strategies.com>


Cc: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Craig Sap

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 **Holdover Letters 12-14-1998.pdf**
422K

From: Debbie DynerHarris [mailto:debbie.dynerharris@lacity.org]
Sent: Friday, June 24, 2016 11:53 AM
To: Miranda Paster
Cc: Tara Devine; Sap, Craig@Parks
Subject: Re: Call today?

[Quoted text hidden]

Miranda Paster <miranda.paster@lacity.org> Fri, Jun 24, 2016 at 12:36 PM
To: "Sap, Craig@Parks" <Craig.Sap@parks.ca.gov>
Cc: Debbie DynerHarris <debbie.dynerharris@lacity.org>, Tara Devine <tara@devine-strategies.com>

Thank you. We submitted the report w/ the letters you provided. Thank you again Craig.
[Quoted text hidden]

Sap, Craig@Parks <Craig.Sap@parks.ca.gov> Fri, Jun 24, 2016 at 12:38 PM
To: Miranda Paster <miranda.paster@lacity.org>
Cc: Debbie DynerHarris <debbie.dynerharris@lacity.org>, Tara Devine <tara@devine-strategies.com>

Thanks! This was easy fix to a complicated issue.

Craig Sap
District Superintendent
Angeles District
1925 Las Virgenes
Calabasas, CA. 91302
(818) 880-0396 Office
(310) 699-1732 Cell

Miranda Paster <miranda.paster@lacity.org>
To: "Numano-Hiura, Christy" <christy.numano-hiura@lacity.org>

Tue, Dec 13, 2016 at 2:57 PM

FYI - Yes City must pay.

----- Forwarded message -----
From: **Miranda Paster** <miranda.paster@lacity.org>
Date: Mon, Dec 12, 2016 at 4:57 PM
Subject: **Fwd: Call today?**
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6 attachments

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12/21/2016

City of Los Angeles Mail - Call today?

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2249K
-  **dockwiler beach -agreement btwn state and rap.pdf**
1040K
-  **Venice Beach.pdf**
1786K
-  **City-County JPA.pdf**
1467K



Christy Numano-Hiura <christy.numano-hiura@lacity.org> Fri, Dec 16, 2016 at 3:31 PM
To: Miranda Paster <miranda.paster@lacity.org>, Holly Wolcott <holly.wolcott@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

We reviewed the documents you provided but cannot determine who should have voted without more detailed information as follows:

1. Is the complainant a stakeholder in the BID?
2. Please provide a map & APNs, or anything that shows exactly where the parcels / beach properties are located. **We need to pinpoint the location of the parcels in question to determine if they are covered by the agreements provided by the State.**
3. Please provide information on the use of these parcels.
4. Was the property owner (the State) of the "beach parcels" in question given notice in accordance with Prop 218?
 1. (a) If yes, did they contact you after receiving the notice? What was said? Was the conversation documented?
5. What specific facts, documents, conversations, notes, etc., did your office rely on to determine that the City is a lessee and could vote for the State?
 - (a) Please clarify the email dated Thursday, 12/15/16, 10:12am (from Miranda), that says, "The State sent us the agreements after phone calls saying they are not responsible."
 - (i) What was said in the phone calls? Was it documented?
 - (b) What specific language in the agreements provided by the State did you rely on to determine that the City was the lessee and could vote?
 - (c) Did you just rely on the representation of the State representative that the City could vote?
6. **Does the City pay any other fees or charges for these "beach parcels"?** If so, this would boost the position that the City is responsible for the assessments. If you don't know, please inquire with the Controller's Office.

Once we get these details, we can hopefully connect the dots.

Thanks, Christy

[Quoted text hidden]

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