

Mike Feuer  
Office of the City Attorney, City of Los Angeles  
200 N. Spring St, Room 800  
Los Angeles, CA 90012

Wednesday, September 14, 2016

**RE: Venice Beach Business Improvement District Ordinance Irregularities**

Dear Mr. Feuer,

I am a long time resident of Venice Beach and have many concerns about the Business Improvement District (BID) ordinance being proposed for my property and others in Venice Beach. My assessed tax will increase my property tax bill, compounded over six years from app.\$9,000.00 @ yr to \$25,000.00 @ yr. an increase of 280%!

This BID is sponsored by several property owners (Carl Lambert, Andy Laymen, Jose Bunge, whose Fig Tree restaurant & hotel are not included in the district, all hotel operators) that are currently being litigated by the City Attorney for illegal use of their properties from apartments to hotels. Carl Lambert a former Venice Chamber of commerce president, in formulating the District has excluded Abbot Kinney, a major business area, from the BID district. Selective inclusion and exclusion. Abbott Kinney will benefit greatly from the passage of the BID without paying a cent. Included in the BID are numerous residential properties with no public or retail business activities. Also the district includes Westminster School, Venice Public Library, and grass area adjacent to the beach. None of these properties are involved with commercial business. I feel this is double taxation as services provided by the BID are already included in our property taxes as general services. The weight of the BID vote from these city properties disenfranchises the private property owners vote. Also the non consenting are forced to pay this assessment which violates the Equal Protection Clause of the Constitution. This favors business owners (merchants) over residents. Tara Devine, Republican Lobbyist and Edward Hennings, civil engineer, facilitators of the BID, as well as Mike Bonin have refused to discuss the bid publicly or in private with the opposition. This is not a democratic process of equal representation but an exercise to enrich the wealthy at others expense.

The opinions of Edward Hennings, Engineers Report, is flawed on many aspects and does not take into account the cities character and livability. He has never been to Venice. Venice is a city of mixed economic and ethnic groups. It was originally designed with canals and walk streets in the 1920's for a smaller population. Unconventional in many respects to apartments, housing on small lots, live/work artist spaces, light manufacturing and recreational boardwalk. The BID district is designed to address business concerns only. Discrimination of the poor, streets cleared for personal comfort, demonizing the homeless and higher costs for low and fixed income home owners should not be tolerated in a free society. What is the criteria for aesthetic appeal stated in the first BID?

The BID's city council approval is greed based legislation and should not be a legislative priority. Tax breaks for the wealthy tech companies (i.e.. 80% tax break for Google a 500 Billion dollar company) and large land owners (developers) are unjust. Benefits are vague at best. The district Benefits should not be a blanket overlay but a parcel by parcel line item allocation evaluation of the 463 parcels detailing the special benefits receive according to Proposition 218.

Currently there is no validity or transparency in developing a BID which benefits the boardwalk and Abbot Kenny(not included in district) but includes non public residential/industrial areas. Delegation of police powers to less accountable private entities, no oversight of the charters, no monitoring of property satisfaction or complaints, no judicial review or complaint resolution, and marketing of Venice has no benefits to residents other than raising rents and the cost of housing,food, services as seen in Silicon Valley and other tech neighborhoods. Venice does not need gentrifying to make more shopping malls and hotels. This actually limits access to the public beaches and privatizes public space, limits free speech. Area's that the Costal Commission will be asked to investigate.

Complaint resolution is not addressed in the BID and it must require a log of complaints and an assessment of performance.This attempt to privatize government services,i.e.. private security, private board of directors with no oversight to concerns about conflict of interest, debt from services performed, or misuse of funds is a serious problem. There is no code of conduct.

I urge you to evaluate the Venice BID ordinance to redraw the two districts, explain specific benefits parcel by parcel, line item allocations, include Abbot Kenny, remove schools, library, & Parks not used for commercial purposes from city council votes, limit development of hotels and shopping centers, provide oversight of the charter, take into account the neighborhoods character and livability in the engineers report (which was identical to one created for Santa Clara, CA) and ramifications of redevelopment to the districts residents.

Sincerely,

John Okulick  
604 Hampton Drive  
Venice, CA 90291  
(310) 699-6554,  
okulick@gmail.com



Rita Moreno <rita.moreno@lacity.org>

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## Fwd: I strongly oppose the Venice BID

Miranda Paster <miranda.paster@lacity.org>  
To: Rita Moreno <rita.moreno@lacity.org>  
Cc: "Hinkson, Rosemary" <rosemary.hinkson@lacity.org>

Thu, Oct 20, 2016 at 9:30 AM

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

From: **Holly Wolcott** <holly.wolcott@lacity.org>  
Date: Tue, Oct 18, 2016 at 5:18 PM  
Subject: Fwd: I strongly oppose the Venice BID  
To: Miranda Paster <miranda.paster@lacity.org>

FYI

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

From: **Garvey, Richard** <garvey@rand.org>  
Date: Tue, Oct 18, 2016 at 5:05 PM  
Subject: I strongly oppose the Venice BID  
To: "mike.bonin@lacity.org" <mike.bonin@lacity.org>  
Cc: "Mayor.garcetti@lacity.org" <Mayor.garcetti@lacity.org>, "Holly.Wolcott@lacity.org" <Holly.Wolcott@lacity.org>, "Councilmember.cedillo@lacity.org" <Councilmember.cedillo@lacity.org>, "Councilmember.krekorian@lacity.org" <Councilmember.krekorian@lacity.org>, "Councilmember.blumenfield@lacity.org" <Councilmember.blumenfield@lacity.org>, "Councilmember.ryu@lacity.org" <Councilmember.ryu@lacity.org>, "Councilmember.koretz@lacity.org" <Councilmember.koretz@lacity.org>, "Councilmember.martinez@lacity.org" <Councilmember.martinez@lacity.org>, "Councilmember.fuentes@lacity.org" <Councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "taylor.bazley@lacity.org" <taylor.bazley@lacity.org>, "tricia.keane@lacity.org" <tricia.keane@lacity.org>, "Garvey, Richard" <garvey@rand.org>

Dear Councilmember Bonin and other City leaders,

**RE: CF 16-0749 (CD 11)**

**I am writing to strongly oppose the establishment of a Venice Business Improvement District** and to ask you to vote NO and to change the new public hearing date from Election Day, Tuesday, Nov. 8 to Nov. 9 or 11!

As a twenty year Venice resident, property owner, and landlord I am going to be greatly impacted by the proposed BID. The way that the boundary lines are drawn, the eastern edge extends to the alley on my block of Horizon, and the fact that it goes east along Westminster means that I will be surrounded on two sides by this proposed area.

The idea that a VERY small group of large property owners, most of whom do not live in Venice, may be handed \$1.8 million dollars a year for five years with NO oversight, even by the City is frightening, undemocratic and inappropriate.

**Venice, unlike other BID areas in LA is primarily residential with small strips of commercial activity on OFW and Rose.** We residents will be most impacted but have no power at all in the process that will drastically change the face and unique character of our community, purely in the name of profit.

A private police force is antithetical to Venice and will cause more harm than good. Even nicely asking people to "move along" will force them away from OFW into our neighborhoods with negative consequences for those of us who have much more at stake than a desire to clean up Venice Beach to make more money and who will pass their costs to their tenants, forcing more of them out.

**The city owns a lot of property within this proposed gerrymandered BID and without the City kicking in more than 25% of the land and \$950,000 per year to privatize public space, the BID would not go forward. It is your responsibility to do the right thing and STOP the BID!**

**The impact on Venice and the unintended consequences must be fully discussed because once the BID is established, it is almost impossible to disband it. VOTE NO in this BID!**

Sincerely,

Rick Garvey

234 Horizon #5, Venice, CA 90291

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**Holly L. Wolcott**

Email: [holly.wolcott@lacity.org](mailto:holly.wolcott@lacity.org)

Phone: [213-978-1020](tel:213-978-1020)

**City Clerk**

City of Los Angeles  
200 North Spring Street, Rm. 360  
Los Angeles, CA 90012



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Counting my blessings - Sing and be Happy Today!

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Rita Moreno <rita.moreno@lacity.org>

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## Fwd: CF 16-0749 (CD 11) Venice BID : NO on Venice BID

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Miranda Paster <miranda.paster@lacity.org>  
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Oct 27, 2016 at 1:39 PM

fyi

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

From: **Holly Wolcott** <holly.wolcott@lacity.org>  
Date: Thu, Oct 27, 2016 at 12:39 PM  
Subject: Fwd: CF 16-0749 (CD 11) Venice BID : NO on Venice BID  
To: Miranda Paster <miranda.paster@lacity.org>

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

From: "Nicole Siskind" <contact@perloffwebster.com>  
Date: Oct 27, 2016 12:38 PM  
Subject: CF 16-0749 (CD 11) Venice BID : NO on Venice BID  
To: <Mayor.garcetti@lacity.org>, <mike.bonin@lacity.org>, <Councilmember.blumenfield@lacity.org>, <councilmember.buscaino@lacity.org>, <Holly.Wolcott@lacity.org>, <Councilmember.cedillo@lacity.org>, <Councilmember.krekorian@lacity.org>, <Councilmember.ryu@lacity.org>, <Councilmember.koretz@lacity.org>, <Councilmember.martinez@lacity.org>, <Councilmember.fuentes@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.price@lacity.org>, <councilmember.wesson@lacity.org>, <councilmember.english@lacity.org>, <councilmember.ofarrell@lacity.org>, <councilmember.huizar@lacity.org>, <taylor.bazley@lacity.org>, <tricia.keane@lacity.org>, <clerk.NBID@lacity.org>, "Debbie DynersHarris" <debbie.dynersharris@lacity.org>  
Cc:

### City of Los Angeles

200 N Spring Street, Room 224

Los Angeles, CA 90012

### RE: CF 16-0749 (CD 11) Venice BID

Dear Mayor and City Council Members,

Once again, we are writing to **strongly oppose the establishment of a Venice Business Improvement District**, which is being promoted by a small group of Boardwalk property owners. We, the undersigned, own approximately 4.5% of the property in the BID Zone 2.

Once again, we must point out that most of "Zone 2" will be greatly subsidizing "Zone 1" with a huge increase in property taxes, but no clear need or benefit of the "Business Improvement District".

**Why should "Zone 2" bankroll "Zone 1"? An overwhelming majority of the properties in Zone 2 are not retail storefront businesses.** Office and commercial properties **will not** be "improved" by

banners and lights and extra can trash pickup and security. Yet Zone 2 will be asked to subsidize these amenities for the Zone 1 Boardwalk with a very large increase in property taxes.

The Venice Business Improvement District will strongly impact the property owners on the Boardwalk (Zone 1). The Boardwalk properties are primarily retail and are a recreational magnet for the whole of Los Angeles, as well as a world renowned tourist attraction. The Boardwalk has many challenges with cleanliness, safety and a large homeless population. Obviously this area needs and deserves special attention from the City. The BID will attempt to address those problems, whether rightly or wrongly, but the Zone 2 properties do not have those same concerns.

Additionally, the City owns, and is voting for, approximately 25% of the property within this proposed BID. Therefore the City's vote will likely be a deciding factor that will raise our property taxes. That is improper and autocratic.

If you allow this BID to pass, a small group of property owners will be paying less than half of the price tag of a BID which works for them, and the rest of us will make up the difference to pay for a BID that we do not want or from which we will not benefit.

In addition, a tiny group of property owners will be handed \$1.8 million dollars a year to manage this BID for five years with no oversight, even by the City, which is astonishing.

Once again, we ask you to vote "NO" on the Venice BID, or reconfigure it to include only the boardwalk.

Sincerely,

Bernard Perloff

Roger Webster

Jean-Marie Webster

Thomas Sewell

Perloff/Webster

321 Hampton Drive, #202

Venice, CA 90291


(310) 396-3688

(310) 396-1984 FAX

Counting my blessings - Sing and be Happy Today!

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1345K



October 24, 2016

**City of Los Angeles**

200 N Spring Street, Room 224

Los Angeles, CA 90012

**RE: CF 16-0749 (CD 11) Venice BID**

Development  
Management  
Construction  
Leasing  
Design

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Sincerely,



Bernard Perloff      Roger Webster      Jean-Marie Webster      Tom Sewell by NS  
Thomas Sewell