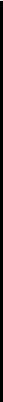
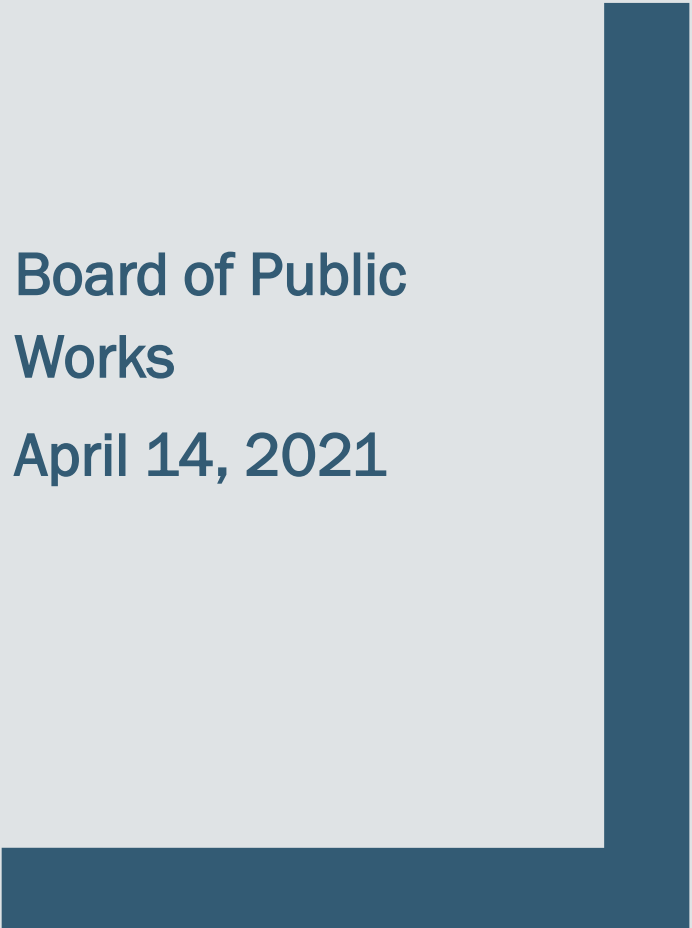




# COMMUNITY APPEAL OF CDP 21-01



Board of Public  
Works  
April 14, 2021



# WHO WE ARE





# WHO WE ARE







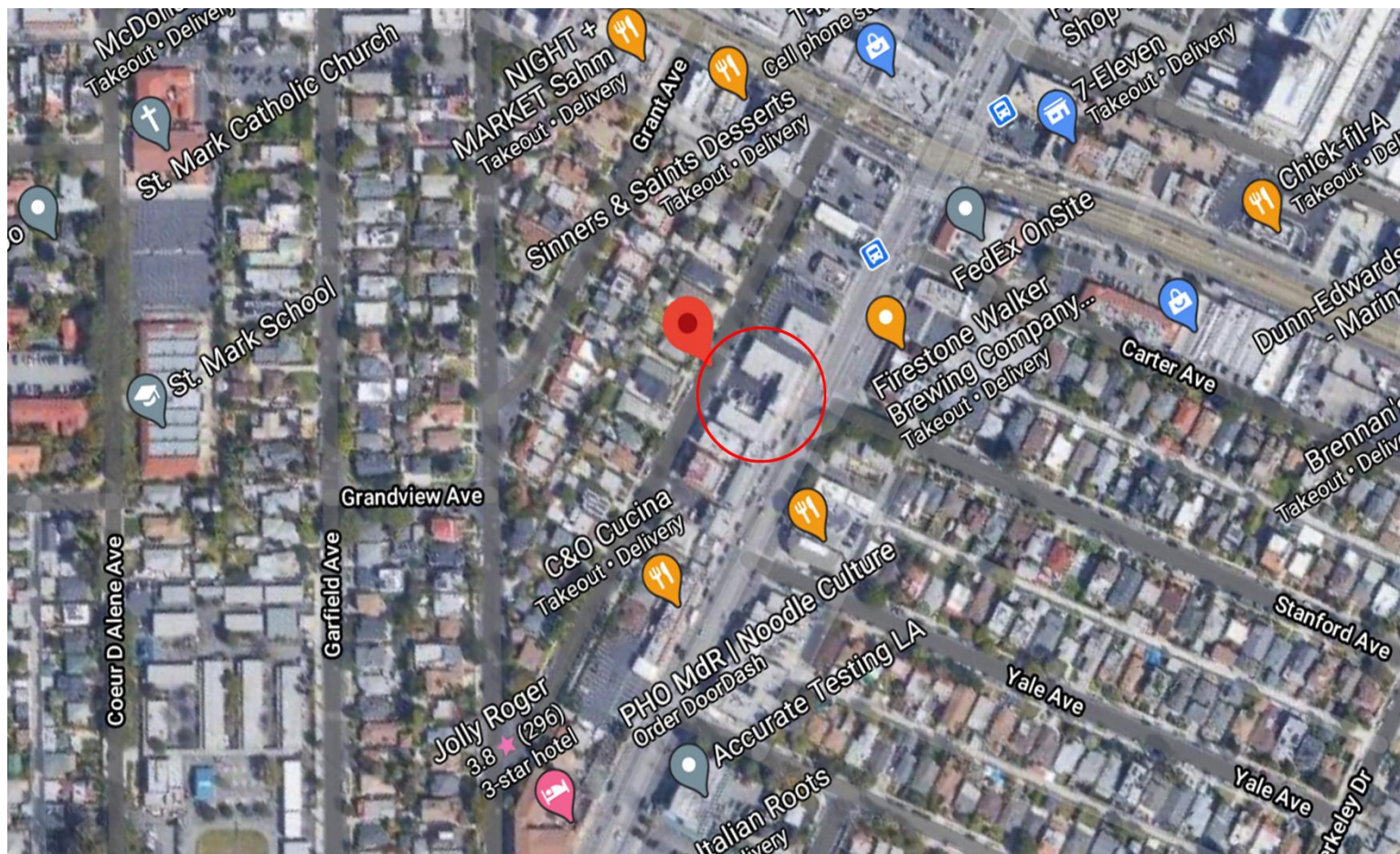


# Our Neighborhood

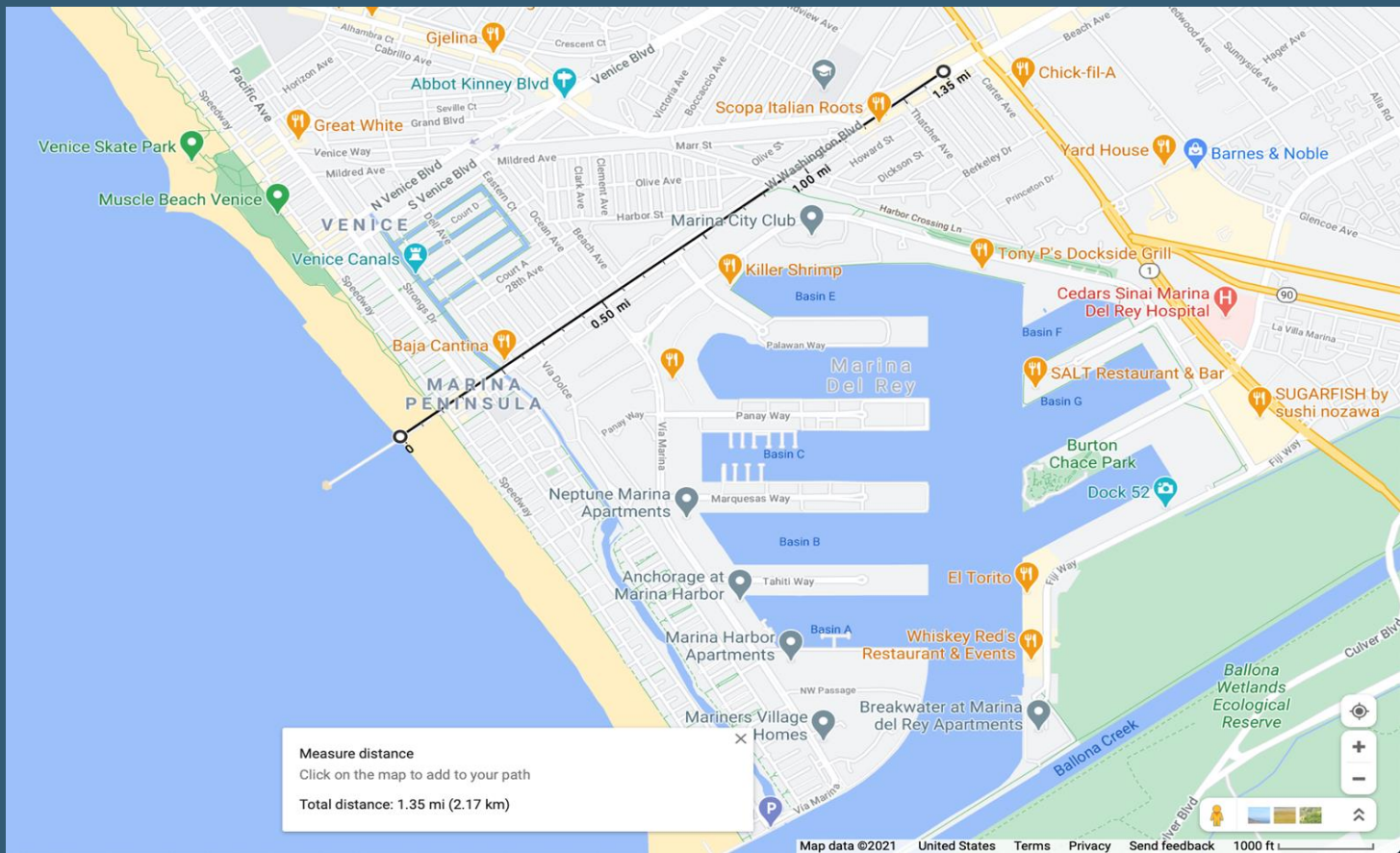
- St. Mark's School
- Coeur D'Alene Elementary School
- Ecole Claire Fontaine Preschool
- Little Garden Preschool
- Morning Glory Preschool
- Young Minds Learning Academy
- Bright Horizons Preschool
- Church of St. Mark
- Chabad of Marina Del Rey
- Marina Shul Synagogue
- Kingdom Hall of Jehovah's Witnesses







# RESIDENCES & SCHOOLS



# THE SHORTEST MILE



# The Proposed Ramada Inn Shelter



- **NOT** a feasible solution
- **NOT** for the homeless already in Venice
- **NO** criminal background checks
- **NO** requirement to get sober or accept services
- **NO** rule against keeping a tent outside
- **NO** eviction for criminal conduct outside the shelter
- **NO** eviction for “engaging in risky or harmful behavior”
- **NO** eviction for continued drug use or violent behavior
- **NO** agreement to keep the neighborhood safe
- **NO** performance or accountability requirements for PATH
- **NO** enforcement remedy for the local community



# The Proposed Ramada Inn Shelter



The community was **not consulted** about the City's plans



The Regulatory Agreement was drafted **without input** from the Community



There were **no hearings** or **opportunities for public input** before the City announced its plans



**No studies or analyses** were performed to assess the potential adverse impacts on the environment or residential neighborhood



**No RFP** was conducted for the service provider



The City claims the purchase is an “emergency,” but mandates the hotel be a homeless shelter for **the next 55 years**



# The Proposed Ramada Inn Shelter

- 55 Years
- Target pop. = Residents from Freeway Underpass
- There are NO freeways in Venice!







Credit: Venice Current

## Why We Are Concerned

- **Dramatic increase in crime** around similar area projects.
- **Dramatic increase in spillover** encampments around the Venice Bridge Home
- **Broken Promises** from the City
- PATH's "Good Neighbor" policy **has not worked**
- **Adverse Impacts** on the host neighborhood
- **Only 7 Individuals** transferred by PATH to permanent housing in 2020
- Repeated **due process** violations



# PATH's

## “Good Neighbor” Policy

- Policy **has not worked** at the Venice Bridge Home
- Policy is **already being violated** for the Ramada
  - No “key meetings” with stakeholders
  - No “Community Benefit Agreements”
  - No community meetings to discuss outcomes from stakeholder meetings
- **NO** obligation to keep community safe
- **NO** remedy for the community if **policy is violated**

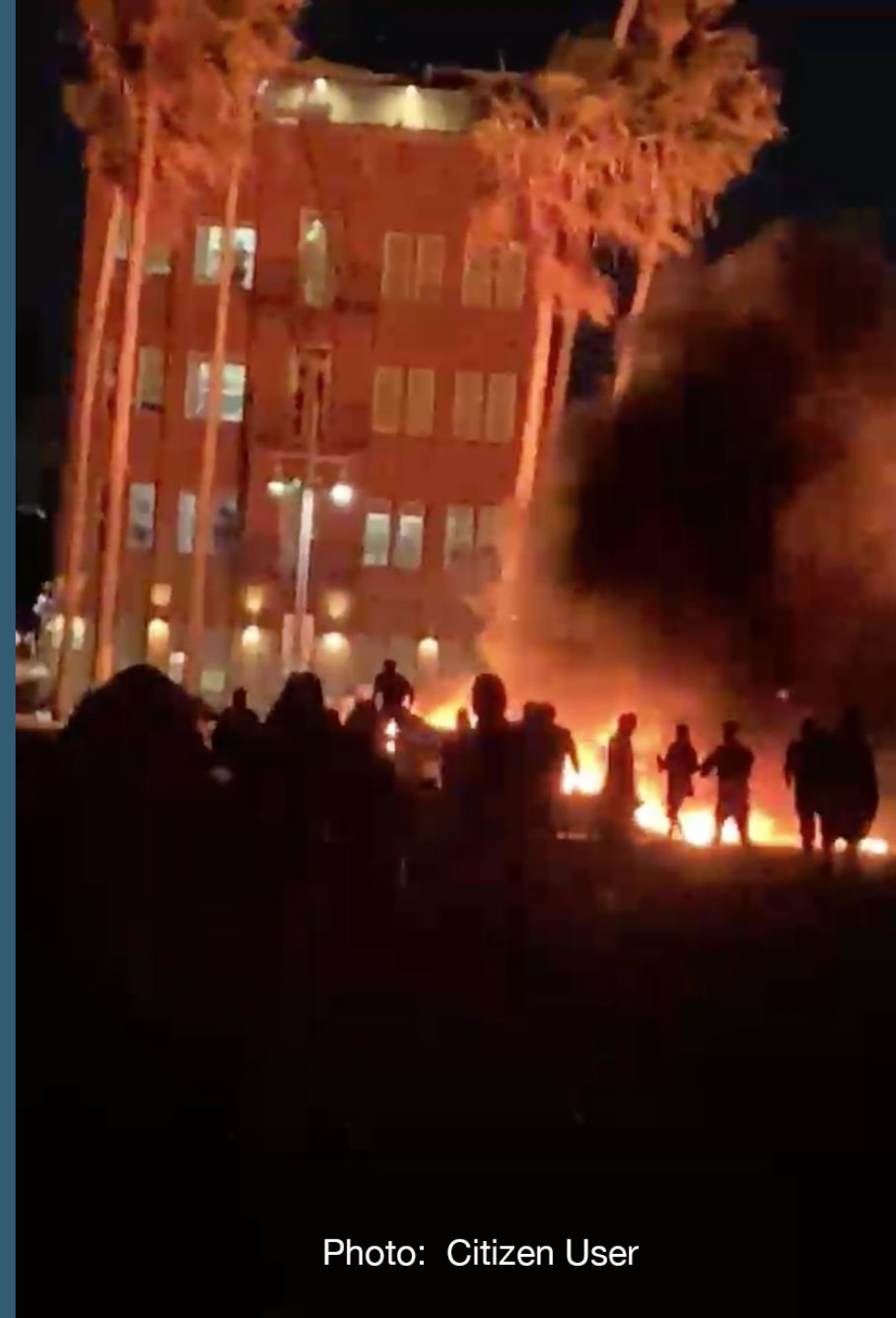


Photo: Citizen User



BEFORE THE VENICE BRIDGE HOME





AFTER  
THE VENICE  
BRIDGE  
HOME



AFTER  
THE VENICE  
BRIDGE  
HOME



# Something DIFFERENT is Happening

## This Problem is NEW





# Crime Analysis: Venice Bridge Home

Per the Coastal Act, the project MUST be consistent with **public safety** needs:

**114** calls for service to LAPD in the first 6 months

- 17 Batteries
- 14 Assaults with a Deadly Weapon
- 16 Disturbance calls



# It's Not Just the Bridge Home

- 204 Lincoln, only 13 residents in Private Rooms
  - 128 calls for service to LAPD between June 2019 – October 2020
- Penmar Park Encampment moved to Rodeway Inn
  - 44 Calls For Service to Culver City PD in 2 weeks
  - 108 Calls for Service to Culver City in one month
    - Assaults
    - Shots fired
    - Displaying weapons
    - Burglaries





## Over-Concentration

- CD-11 is approximately 80 square miles
- Venice is 3.1 square miles (or 5% of the land of CD-11)
- Venice has 49% of the homeless population of all CD-11
- There is one PEH per acre in Venice
- The rest of CD-11 has .004 PEH per acre
- Between 2019-2020, homelessness in Venice increased 57%
- The homeless population in the rest of CD-11 decreased
- **Why? Because the shelters and services have been concentrated in Venice.**





# Over-Concentration

- Venice has more affordable and supportive housing than all of the other CD-11 communities combined!
- 1,445 units of low income and supportive housing
- 3.5 units of affordable housing per 100 people
- Venice Bridge Home (154 beds)
- Another 500 units already in the works
  - » Thatcher Yard (98 units)
  - » Reese-Davidson (140 units)
  - » Rose Avenue (34 units)
  - » Lincoln Apartments (40 units)

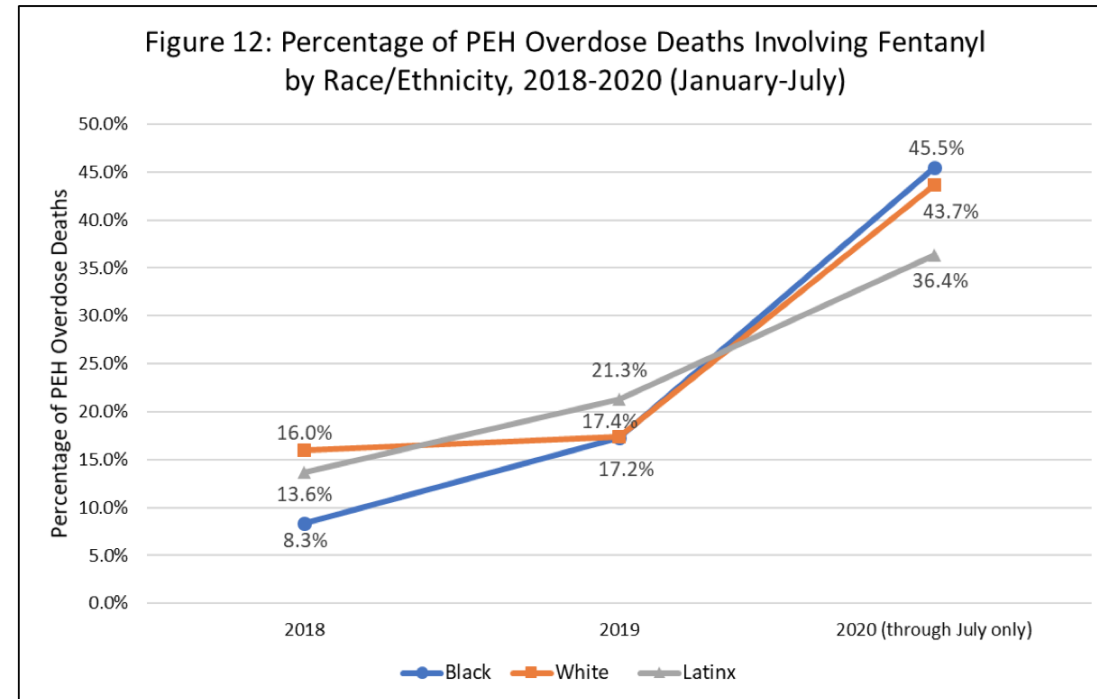
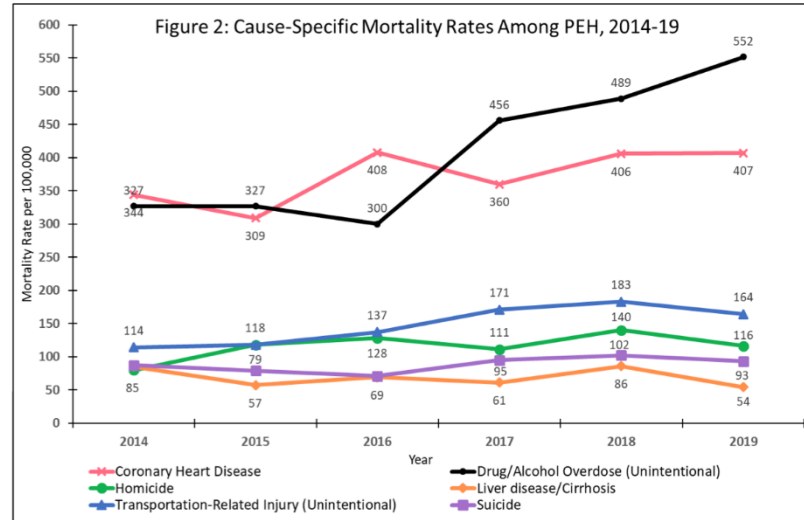


# 15 NEW AND PENDING HOMELESS PROJECTS IN VENICE





# MORE TO IT THAN HOUSING





# ***PRIORITIZE HOUSING PLACEMENTS FOR PEH COMPLETING INPATIENT OR OUTPATIENT SUD AND/OR MENTAL HEALTH TREATMENT SERVICES***

Los Angeles County  
Department Of Health





## THE RESULTS





THE RESULTS



# THE RESULTS



# THE RESULTS

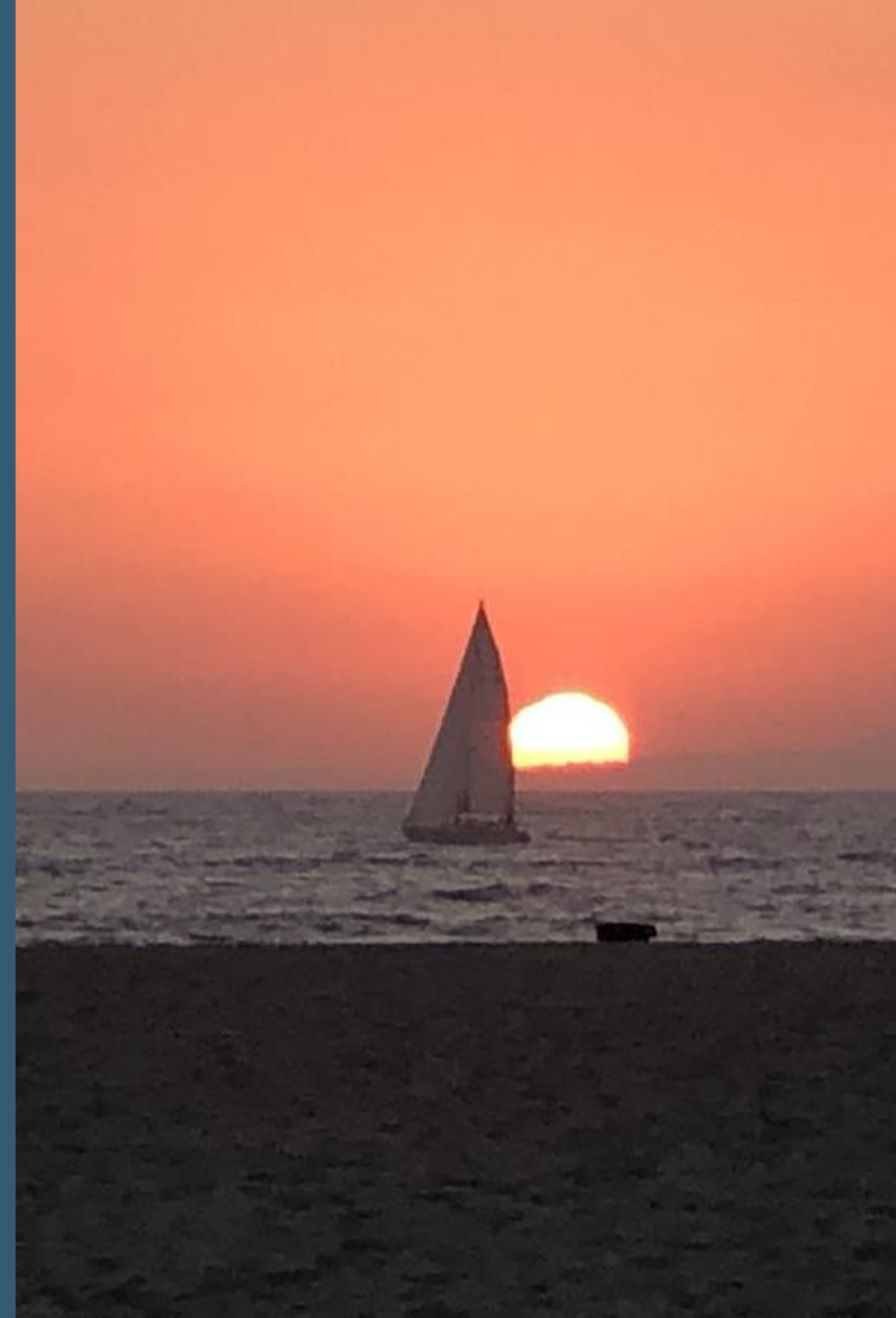




# The Coastal Act

- **Maximize** public access to and along the coast
- **Maximize** public recreation opportunities in the coastal zone
- **Maximize** public participation in the process
- **Promote** public safety, health, and welfare
- **Protect** lower cost visitor and recreational facilities
- **Protect** the rights of private property owners
- **Protect** special communities/neighborhoods

Coastal Act Sections 30001, 30001.5(a), (c); 30004(b); 30006; 30007.5; 30210; 30213; 30253(e)





# The Coastal Act

- **Protect** popular visitor destinations for recreational uses
- **Protect** and **Restore** overall quality of the Coastal Zone
- **Prefer** developments providing public recreation opportunities
- **Minimize** adverse impacts to coastal resources
- **Avoid** long term costs to the public
- **Avoid** diminished quality of life resulting from misuse of coastal resources
- **Resolve** policy conflicts in favor of protecting coastal resources

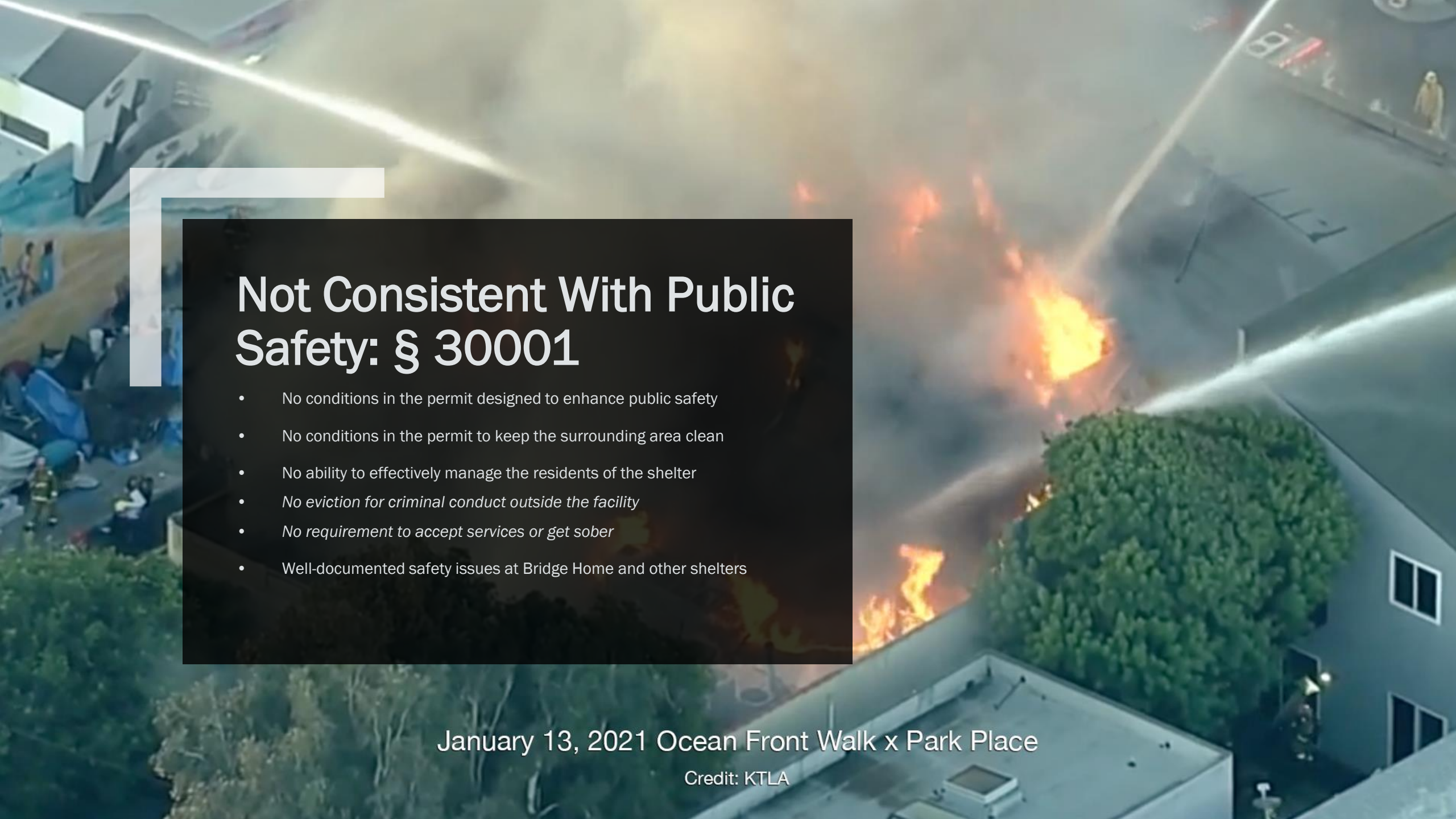
Coastal Act Sections 30001, 30001.5(a), (c); 30004(b);  
30006; 30007.5; 30210; 30213; 30253(e)



# The Proposal Violates The Act

- **Eliminates** a lower cost visitor serving motel from a limited inventory
- **Excludes** diverse and working-class tourists and visitors
- **Impedes** and deters opportunities for coastal access and public recreation
- Involves **long-term costs** to the public
- Leads to **diminished quality of life** for residents and businesses
- **Violates Constitutional Rights** of private property owners
- **Does NOT** protect or restore the overall quality of the Coastal Zone
- Cumulative **Adverse** Impact
- Repeated **due process** violations





# Not Consistent With Public Safety: § 30001

- No conditions in the permit designed to enhance public safety
- No conditions in the permit to keep the surrounding area clean
- No ability to effectively manage the residents of the shelter
- *No eviction for criminal conduct outside the facility*
- *No requirement to accept services or get sober*
- Well-documented safety issues at Bridge Home and other shelters

January 13, 2021 Ocean Front Walk x Park Place

Credit: KTLA



A vertical photograph on the left side of the slide shows a sunset over a beach. The sun is a large, bright orange circle in the sky, with its reflection visible in the water. In the foreground, a dark silhouette of a lifeguard stand is on the right, and a small figure of a person is walking on the beach to the left. The sky is a gradient of orange and yellow.

# Adverse Impacts On Tourism

- The Coastal Act is designed to **protect** and **provide** visitor and tourist accommodations, facilities, and recreation opportunities. §30213
- Lower-cost visitor-serving accommodations are a **high priority** use under the Coastal Act
- **Eliminates** a lower cost visitor serving motel from a limited inventory
- **Discriminates** against diverse and working class tourists and visitors
- **Crime** and **violence** make Venice an undesirable location
- Venice **businesses depend** on a high level of tourism
- The City conducted **no studies** on how the tourism economy has suffered and will continue to suffer
- The City's claim that there are enough other hotels is **wrong**

# Tourists are taking note.



@YesDroid29 January 2021

Too late to warn you to stay away from Homeless Venice Beach huh



Susanne H. West Palm Beach, Florida 8/30/2020

Well before I wrote this review I wanted to see what everyone said about this complete crap hole (That word is being used because swear words are frowned upon here.) It's a complete rundown crap boardwalk. It's cool to say yeah we were there, oh this is where they filmed that at, and literally that's it. Some businesses were open and some were closed. Would it have made a remote difference if it was all open, nope its a complete crap hole that is rundown, dirty, and scummy. Oh, and before I get bashed, not my first time here, it is the same, has remained the same, and I am sure it will be the same if I ever came here again. A complete crap hole.



Seacaucus\_NJLee007 July 2020

Don't Bother.  
Go somewhere else. No longer a place to enjoy yourself safely. Nearby Santa Monica is still decent, but still not what it was years ago. What was once a hip, funky place is now full of VERY low end characters who bother you every minute you're walking. The hippy types and harmless homeless have been replaced by shift types, I did not feel safe there at all. The place has become rundown. LA's ridiculous Covid laws has forced many places to go under. Whatever wasn't burned out or boarded up recently was bankrupt. Most of LA has gone this way, by the way.



Mike B August 2020

Homelessness in Venice.  
I was there 2 years ago. Not bad.. but went back this August 2020. Well let me tell you the truth. This is not a good area any longer. Many homeless camping along the westside of the boardwalk.. bringing in trash and blue tarps. Very sad to see that Venice and Santa Monica is doing nothing to stop the problem. Crazy people that need help too. And the thugs and riffraff that goes there are trouble too. Don't take your kids to the boardwalk. Parts of Venice ok. But be careful. We found that Newport Beach was family oriented but cost more. But you are safe.....



@peteravilesjr2 December 2020

Venice Beach has changed it's names to... beachside homeless estates... needle flip flop boardwalk... crack pipe beach



Steve C. Peoria, AZ 10/17/2020 Stay away!!



Angie Rivera 5 Days Ago

Homelessness has taken over this place. I'm staying away until this infestation gets figured out.



6OfThe7Continents July 2020

It's gone down the tubes completely.  
I've been coming here for 10 years, and unfortunately in the last 2 this place has tanked, very dangerous, terrible smells, and still unbelievably high prices to stay here and buy things. Spend your time and money elsewhere.



icettham October 2020

Go to Florida instead!  
Nice sand but the trash and homeless situation ruin the atmosphere completely.  
Visit Florida instead.

OMG, my GF and I were staying by the Santa Monica Pier and we decided to take a walk down to see Venice Beach. DISGUSTING! The entire ocean walk was lined with homeless tents, with very aggressive homeless wandering senselessly around the area (mentally ill or stoned), approaching "tourists" wanting handouts. The place reeked of pee and pot, with pot stores prevalent along the ocean walk. Buildings, several of which were under renovations were covered in graffiti. We left the ocean walk and went a block east to Pacific Ave and the same thing! Tents on the sidewalks. There were times I didn't even feel safe in broad daylight. Not the Venice Beach you see on TV. We couldn't get back to Santa Monica quickly enough.





## Impedes Coastal Access & Recreation

§§ 30001.5, 30213

- **Eliminates** a lower cost visitor serving motel from a limited inventory
- **Discriminates** against diverse and working class tourists and visitors
- **Deters** the public from visiting Venice Beach



## Adverse Impacts On Marine Environment

§30105.5

- Fires
- Feces
- Garbage
- Needles
- Runoff





## Fails To Protect Special Coastal Community: §30253

- The Coastal Act mandates **protecting communities and neighborhoods** that because of their unique characteristics, are popular **visitor destination points** for **recreation uses**
- *All of Venice has been designated as a “Special Coastal Community”*
- *Our neighborhoods are part of that Community*
- *Our neighborhood is a popular destination point for recreation uses*
- *If tourism is adversely impacted, Venice could loose that designation*

# Adverse Cumulative Impacts:

## §30105.5 (more shelters more problems)

- Must consider the **cumulative impact** of the proposed shelter in connection with:
  - Incremental effects of this project
  - Effects of past similar projects
  - Effects of similar current projects
  - Effects of future projects
- Adverse impacts on **tourism**
- Adverse impacts on **neighborhoods/special coastal community**
- Adverse impacts on **public safety**
- Adverse impacts on **beach access**
- Adverse impacts on **public recreation**
- Adverse impacts on **marine environment**





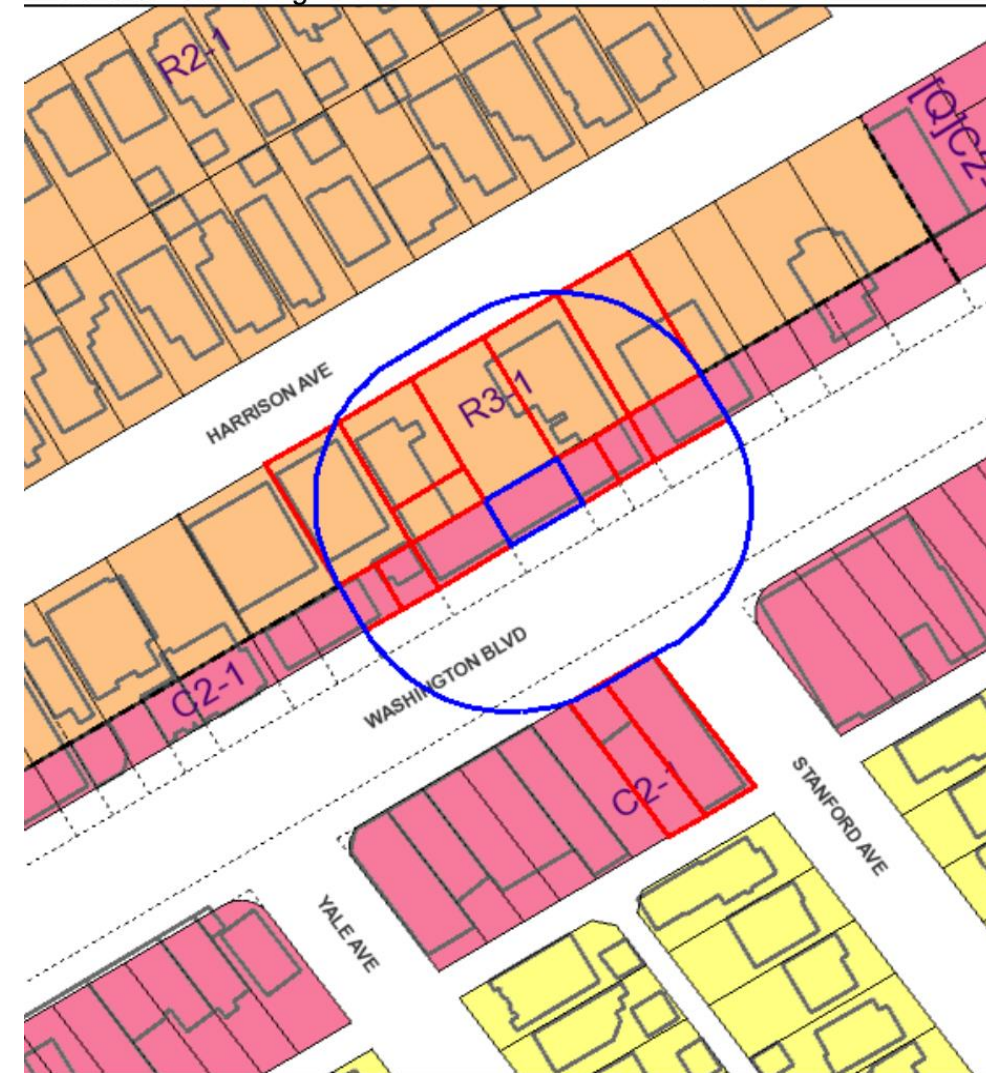
# Violates Constitutional Rights: §30001.5(c)

- California Constitution, Article 34 mandates that the public vote on publicly funded housing projects
- California Constitution, Article I, Section 7 mandates due process
- California Constitution, Article I, Section 19 requires “just compensation” for a taking
- U.S. Constitution, Amendment 5 mandates due process and just compensation
- U.S. Constitution, Amendment 14 requires due process and equal protection

# Due Process Violations

## §30006

- The public has a right to **fully participate** in decisions affecting coastal planning, conservation, and development; that achievement of sound coastal conservation and development is dependent upon **public understanding and support**; and that the continuing planning and implementation of programs for coastal conservation and development should include the **widest opportunity for public participation**.
- **No public involvement** before project was announced
- **Repeated** due process violations since
- **City failed to notify 400+ Appellants** about this hearing
- Project **not supported** the community



Tract: TR 5454  
Block: None  
Lot: FR 10  
Arb: None

Zoning: C2-1  
General Plan: General Commercial





# Long Term Costs To The Public: §30004(b)

- \$67 Million to purchase a total of 5 former motels (290 rooms)
- \$10.2 Million purchase price for the Venice Ramada Inn
- \$43 Million in payments to LAHSA, service providers, property transfer taxes and property repairs
- \$500,000 per door at the Ramada Inn
- Ramada Inn to be operated as a shelter for 55 years
- 40,000+ Homeless in Los Angeles
- \$20,000,000,000 to provide shelter for the current population of PEH
- City Controller Galperin confirms this spending model is not sustainable





# Diminished Quality Of Life: §30004(b)

- Detrimental impacts on **neighborhoods**
- Detrimental impacts on **schools**
- Detrimental impacts on **children**
- Detrimental impacts on the **disabled**
- Detrimental impacts on the **elderly**
- Detrimental impacts on **businesses**
- Detrimental impacts on **public safety**
- Detrimental impacts on **access to the beach**
- Detrimental impacts on **parks and recreation**
- Cumulatively, these impacts lead to a **diminished quality of life** for everyone





# This Project Is Not “Environmental Justice”

- “Environmental justice” refers to the **fair treatment** and **meaningful involvement** on all people regarding **environmental laws**. §§30107.3, 30604(g)
- It is **not a catch-all phrase** to be used to push projects through that do not comply with the Coastal Act
- The overconcentration of services in Venice has actually deprived its residents of environmental justice





# This Project Is Not “Affordable Housing”

“Affordable Housing” refers to housing opportunities for persons of low and moderate income in the Coastal Zone.  
§30604(g)

- The proposed Ramada Inn shelter is an institutional use
- The Ramada Inn is not for PEH already in Venice or even the Coastal Zone
- The City has not adequately analyzed this issue

Affordable housing is important, but it is not a blanket license to:

- Destroy neighborhoods
- Allow lawlessness and chaos
- Eliminate the hotels that working class people can afford
- Violate the rights of private property owners





# Change To Density And Intensity

- Full-time, full-occupancy residential location
- 33 full-time residents, plus guests and visitors
- Additional full-time staff and service providers
- 99 meals served per day + kitchenettes
- Laundry facilities
- Storage
- Animals
- Traffic, parking, emergency vehicles
- Garbage
- All this adds up to a **change in density and intensity** of the use of the land per LAMC §12.20.B







# Competing Policies

- Where there is a conflict in competing policies, such conflicts should be resolved in a manner which on balance is the most protective of significant coastal resources. §30007.5
- Protecting and preserving coastal assets is the **most important** function of the Coastal Act
- The balance of these competing policies clearly **tips in favor of Appellants**
- This CDP should be denied, and the **appeal should be granted.**



A sunset scene over a beach. The sun is low on the horizon, casting a warm orange glow across the sky and reflecting on the wet sand. Waves are breaking in the distance. A white rectangular box is overlaid on the left side of the image, containing the word "QUESTIONS?".

QUESTIONS?