

June 18, 2019

Grievance regarding the Venice Neighborhood Council's vote on Item 13B on the board agenda for May 21, 2019.

We request that that vote to be revoked. The process surrounding this item suggests the proponents played fast and loose with the rules in order to accomplish a desired result before a new VNC board was to be seated. These actions included the following, which appear to be violations of the VNC bylaws and/or the City Municipal Code. The Ad Hoc Parking and Transportation Committee chaired by Jim Murez was not compliant with VNC by-laws ARTICLE VI, Section 2; ARTICLE VII, Section 2; ARTICLE VII, Section 2(D); and Standing Rule 1. The entire undertaking of this study by Mr. Murez may be in violation of VNC by-laws Article V, Section 5: (c): Conflict of Interest. The VNC board should not have voted on Item 13B.

“Item 13B Motion: The VNC shall send a letter to LA Dept. of Transportation, LA Dept. of Planning and the California Coastal Commission recommending consideration of the information described in the PTC report and possible inclusion in the upcoming LUP and Community Plans.

Recommended by Parking and Transportation Committee 4-0-0

[Parking and Transportation 2019 Final Report w/ Attachments I-III Attachment IV, Westside Transportation Mobility - 2012 In-Lieu Fee Study](#)

***Records for this committee were posted on the VNC's Parking & Transportation Committee page after the May 21, 2019 vote and after the June 2, 2019 VNC election. It should be of concern that the updated records do not appear to match the time-stamped screen grabs for this committee that were posted on May 21 before the VNC board voted. Screengrabs included [here](#) and available for review upon request are all date-stamped June 1, 2019.

The last board meeting of the current Venice Neighborhood Council was on May 21, 2019. Item 13B was a motion for Approval of the Parking & Transportation Committee 2016-2019 Report (54 pages). The handling of this item suggests it was being pushed through the outgoing board at its final meeting with a minimal opportunity for inspection and analysis. The circumstances strongly suggest an attempt to avoid scrutiny and informed discussion or analysis. If the PTC committee met, they do not appear to have met in a way that constituted a legal meeting and there is a pattern of poor oversight.

The Ad Hoc Parking and Transportation Committee chaired by Mr. Murez started in August 2016 with seven members. Records show that that committee did not meet between March 6 and October 1, 2018. On September 17, 2018, the VNC board voted to {re}create the Ad Hoc PTC with Jim Murez as chair. There is no documentation on the PTC page of the dissolution of the 2016 committee or the creation of a new committee in September 2018. Since October 1, 2018, when the new PTC did post meeting minutes, they show only three attendees and three votes cast. It is not clear if this constitutes a quorum.

The only “supporting document” for PTC since October 2018 is “Parking & Transportation Committee 2019 Final Report, DRAFT - 5/1/2019 - 33 pages.” It is posted for the May 16 meeting.

Nick Antonicello served on PTC since 2016. He is listed on all agendas since August 2016 except a meeting on October 1, 2018 and the last meeting on May 16, 2019. Selena Inouye is listed on the committee for the May 16 meeting only. Ms. Inouye was a candidate for the Mar Vista NC at that time. On June 1, minutes were not posted. If PTC voted to approve the PTC 2016-2019 Final Report at their last meeting on May 16, that was three days after the Adcom meeting to approve the May 21 board agenda. The supporting documents for PTC on May 16 has a 33-page “draft” PTC report, not the 54-page final report that the VNC board voted on. Ms. Inouye was a candidate for Mar Vista NC. She had never been on the committee before. This does not seem appropriate.

The VNC board received the Administrative Committee materials on Saturday, May 18, providing very little time to review the Parking & Transportation Committee 2016-2019 Final Report - 54-pages, as well as all other agenda materials. The Westside Mobility Plan – Venice In-Lieu Parking Fee Study (Final Report July 2012) was an additional 32 pages.

Individual PTC motions at prior board meetings each had 5-20 mins scheduled for a presentation by Mr. Murez, followed by public comment, board comments and a vote. No presentation time was scheduled for Item 13B on the May 21 board agenda. Many items in the PTC 2016-2019 Final Report are controversial and had not been presented to the board before.

The PTC motion states “The VNC shall send a letter to LA Dept. of Transportation, LA Dept. of Planning and the California Coastal Commission recommending consideration of the information described in the PTC report and possible inclusion in the upcoming LUP and Community Plans.” Individual issues in this report have far-reaching consequences.

On May 21, Coleen Saro made a Motion to Postpone any action on Item 13B until a new board has adequate time for review and discussion of the report. Ilana Marosi seconded the motion stating: “If we pass it on to the city and say read this, that's like we've given it our blessing and we're passing it.”

The motion to postpone failed 6-8-5.

The board went back to the original motion. Vice President George Francisco chaired this motion.

VNC President Mr. Koslow usually abstained from voting unless there was a tie-breaking vote.

Mr. Koslow was uncomfortable about the process leading to this motion and struggled to articulate that. He made comments objecting to the motion and voted against it.

“I have no problem with the work that he {Jim Murez} did but the board is supposed to, everyone said, the Parking and Transportation Committee...no, this is a Jim Murez motion. Because half these things were brought before the board and the other half were not. So the board, the committee, didn't hear them. They talked about them. I've talked a lot to Jim. They didn't vote on any of this stuff. And the board is not supposed to pass on things that are just talked about. **There has to be a vote from a committee. Now I decided not to get in a fight over this. I could have pulled it on the basis of administrative impropriety.** But I will yield to the board if they want to pass a thing that supports his report. Oh, it doesn't support any of the motions. It just supports the report. **None of these things have been vetted and voted on by the Parking & Transportation Committee. Half of them have not been.** If you wanted to present a report of everything that was voted on, great, it could go through. **But this is very improper to have somebody write a report and have the VNC approve it.** No matter how good it is. Thank you. That's my opinion.” (bold was added - entire 13B transcript below)

Mr. Murez made comments in response that effectively ended the debate. “On two separate occasions everything in the report was voted on by the committee and it was posted online under the Brown Act and everybody had a chance to read it more than two weeks ago. So there's nothing new and unknown about it. As far as attachment {Westside Mobility Plan – Venice In-Lieu Parking Fee}, it's been out in public domain since 2012. There's nothing new or surprising about it. The items that you're referring to that the board did not vote on, the committee did vote on. Every single one of them. The entire document was all voted on twice. So there's nothing here that's being kept from anybody.” (entire 13B transcript below)

In his final comment Ira Koslow stated: “This, how do we know if we agree with it? It was so long. I didn't read it but I'm against the principle of passing things on to the city that the board did not approve. That's all.”

The board voted approved the original motion 9-3-7.

Hugh Harrison: yes	Ira Koslow: no	George Francisco: abstain
Melissa Diner: yes	Ilana Marosi: no	Justin Breznev: abstain
Evan White: yes	Coleen Saro: no	Alex Nieman: abstain
Jamie Paige: yes		Holly Stenson: abstain
Matt Royce:		Brad Aarons: abstain
Robert Thibodeau: yes		Joslyn Williams: abstain
Michelle Meepos: yes		Michael Greco: abstain
James Murez: yes		
John Reed: yes		

The VNC board should not have voted on agenda item 13B.

The comments that Mr. Murez made prior to the vote do not appear to be have been accurate. The Parking & Transportation Committee page shows seven meeting dates in 2019: January 7, February 4, February 13, March 4, April 1, May 7 and May 16. No minutes were posted for PTC after February 4, 2019 and before the May 21 vote. That

includes no minutes showing PTC approval of the Parking & Transportation Committee 2019 Final Report - Final 5/16/2019 (54 pages). This is a violation of VNC by-laws ARTICLE VI, Section 2; ARTICLE VII, Section 2; ARTICLE VII, Section 2(D); and Standing Rule 1, each described in detail below.

We are filing a grievance regarding the Venice Neighborhood Council's vote on Item 13B on the board agenda for May 21, 2019. The VNC By-Laws & Standing Rules require that this vote be revoked for the reasons outlined below.

Mr. Murez may have a conflict of interest in his position as Parking & Transportation Committee chair in violation of VNC by-law Article 5, Section 5(c).

The 2001 Certified Venice Land Use Plan shows a "Potential Public Parking Structure Site." Mr. Murez is a developer with properties at 800, 802 and 804 Main Street within 500ft of the "Potential Public Parking Structure Site." It is a potential that will affect Mr. Murez's property values. The Planning Department is in the process of updating the Venice Community Plan and the Venice Local Coastal Plan.

800 Main is permitted as an Artist-in-Residence with parking for three cars. Mr. Murez operates it as a commercial event space only. On www.800Main.com it states "800MAIN: The building with decorations but no people." On Venue Report, it states that 800 Main can accommodate 125 Seated, 386 Buffet and 386 Standing. It also states in the Awards & Notables section "we operate mainly under the radar..." The Venice Specific Plan, Venice Land Coastal Plan and the Coastal Act all consider an Artist-in-Residence as a residential use. The Venice Specific Plan has a trip generation estimation for an AIR. It is not a commercial use. The Coastal Commission requires a coastal development permit for a change-of-use or a change of intensity-of-use in the coastal zone.

The Venice LCP, Specific Plan and the Coastal Act do not allow the use of public beach parking to meet business parking requirements. The Parking Plan on www.800Main.com includes Option 5, listing two public parking lots including the beach lot at Rose Avenue.

Mr. Murez stated on his 2016 and 2019 VNC candidacy that he served on VNC's LUPC for 12 years. On August 26, 2015, Mr. Murez filed ZA-2013-3376-CDP-CUB-SPP-1A for 320 Sunset Avenue. Mr. Murez's appeal outlines land use issues including parking requirements in detail.

Venice Update published "Gjusta Wins Appeal Hearing" on March 6, 2016:

<https://veniceupdate.com/?s=gjusta+appeal>

Roxanne Brown wrote: "Reznik and Murez stated: Everyone knows the Metro yard at Main and Sunset will be a parking lot providing 1,000 parking spaces."

That is the MTA Bus Yard within 500 yards of Mr. Murez's property at 800, 802, 804 Main Street.

On December 18, 2018, the VNC board voted on Item 14D:

“Parking requirement for MTA Bus Yard (James Murez on behalf of the Parking and Transportation Committee) *Recommended by Parking and Transportation Committee 3-0-0 on 12-3-2018*”.

The MTA Bus Yard is within 500 yards of Mr. Murez’s property at 800, 802, 804 Main Street. VNC secretary Melissa Diner worked as the site supervisor and an event planner at 800Main for several years until April 2017. Mr. Murez and Ms. Diner both voted on this item.

Mr. Murez appears to have a conflict of interest in his position as chair of the Ad Hoc Parking & Transportation Committee, a violation of VNC by-law Article 5, Section 5: (c).

We request that the vote on Item 13B be revoked. A new VNC can take up this matter. The issues and by-laws are outlined below.

Please confirm receipt of this grievance.

Appreciatively,

Margaret Molloy

Naomi Nightingale

Miguel Bravo

EXHIBITS Index:

EXHIBIT 1 – pages 8-18 - Item 13B - Violations of Venice Neighborhood Council By-Laws & Standing Rules

EXHIBIT 2 – pages 19-20 - a. Item 13B – Motion May 21, 2019; b. PTC WEBSITE postings on JUNE 1, 2019

EXHIBIT 3 – pages 21-28 - Transcript of Venice Neighborhood Council Board vote on Item 13B on May 21, 2019

EXHIBIT 4 – pages 29-32 - Venice Neighborhood Council By-Laws & Standing Rules 2019

EXHIBIT 5 – pages 33-46 - Venice Neighborhood Council Postings on June 1, 2019; VNC Board meeting page – Screengrab June 1, 2019; Adcom Committee page – Screengrab June 1, 2019; Ad Hoc Parking & Transportation Committee – Screengrabs June 1, 2019

EXHIBIT 6 – pages 47-48 - VNC BOARD VOTE ON MTA YARD ON DECEMBER 18, 2018

EXHIBIT 7 – pages 49-63 - (a) 800, 802, 804 Main Street, Venice, CA 90291 denial at West Los Angeles Planning Commission; (b) 800, 802, 804 Main Street, Venice, CA 90291 approval at Los Angeles City Council (c) Certificate of Occupancy: 800 Main Street, Venice, CA 90291; (d) CONCERNS RE DEPARTMENT OF PLANNING APPROVALS & LADBS PERMITTING FOR 800, 802, 804 MAIN STREET

EXHIBIT 8 – pages 64-68 - SECTIONS OF VENICE SPECIFIC PLAN

EXHIBIT 9 – pages 69-70 - LADBS COMPLAINTS FOR 800 MAIN

EXHIBIT 10 – pages 71-80 - 800 MAIN: COMMERCIAL EVENT SPACE

EXHIBIT 11 – pages 81-82 - James Murez, Venice Neighborhood Council Candidate Profile

EXHIBIT 12 – pages 83-84 - VNC Secretary Melissa Diner – Site Supervisor at 800 Main

EXHIBIT 13 – pages 85-87 - CARL LAMBERT, PRESIDENT OF THE VENICE CHAMBER OF COMMERCE, SLATE FOR THE VNC ON JUNE 5, 2016

EXHIBIT 14 – pages 88-90 - CARL LAMBERT, PRESIDENT OF THE VENICE CHAMBER OF COMMERCE, EMAIL FROM TO LAPD CAPTAIN NICOLE ALBERCA REGARDING HIS SUCCESS WITH GEORGE FRANCISCO, CURRENT VICE PRESIDENT OF THE VNC AND PRESIDENT OF THE VENICE CHAMBER OF COMMERCE AND MIKE NEWHOUSE, CURRENT PRESIDENT FO THE WEST LOS ANGELES PLANNING COMMISSION, TO ELECT A SLATE OF *FRIENDLIES ON THE VNC ON JUNE 5 2016

EXHIBIT 15 – pages 91-99 - Jim Murez appeal ZA-2013-3376-CDP-CUB-SPP-1A for 320 Sunset on August 26, 2015

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EXHIBIT 1

Item 13B - Violation of Venice Neighborhood Council By-Laws & Standing Rules

#1. The PTC was not functioning as a duly constituted committee under the VNC bylaws for the following reasons:

- 1. It failed to meet for over 90 days, in violation of VNC bylaws.**
- 2. It failed to produce or post minutes for many of its meeting as required by VNC bylaws.**

VNC by-law ARTICLE VII, Section 2, states that any Ad Hoc committee that does not meet for 90 days is automatically dissolved.

1. It appears that the Parking & Transportation Committee was dissolved in 2018. Records show that that committee did not meet between March 6 and October 1, 2018.

On September 17, 2018, the VNC board voted to create an Ad Hoc PTC. VNC president Ira Koslow appointed Jim Murez as chair. There is no documentation of this on the VNC's PTC page.



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
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Board of Officers Regular Meeting Agenda

Westminster Elementary School (Auditorium)
1010 Abbot Kinney Blvd, Venice, 90291

Monday, September 17, 2018 at 7:00 PM

NOTE: CHANGE OF MEETING DAY DUE TO RELIGIOUS HOLIDAY

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- 12E Creation of Ad Hoc Parking And Transportation Committee** (James Murez, james.murez@venicenc.org) (5 minutes)
MOTION: The Venice Neighborhood Council creates an Ad Hoc Parking and Transportation Committee with the following Mission Statement as approved by the Administrative Committee: The Parking and Transportation Committee (PTC) will evaluate existing and potential future conditions, relating to Parking and Transportation, consider stakeholders input, and propose solutions to the Board of Directors.
- HH, GF (14, 0, 1)
Unanimous
FAVOR: George Francisco, Hugh Harrison, Melissa Diner, Matthew Royce, Sunny Bak, Cindy Chambers, William Hawkins, Joslyn Williams, Holly Stenson, James Murez, Colleen Saro, Robert Thibodeau, Brad Aarons, Iana Marosi,
OPPOSED:
ABSTAIN: Ira Koslow
- President appointed Jim Murez
- JR, MM not present

PTC had 7 members when it formed in August 2016 until March 6, 2018. Since PTC was approved in September 2018, only 4 committee members are listed on agendas. Minutes were rarely posted and each of those minutes shows 3 attendees and 3 votes. It is not clear if this constitutes a quorum.

PTC was in violation of VNC by-laws ARTICLE VII, Section 2(D); The VNC board should not have voted on Item 13B.

#2. PTC was in violation of VNC by-laws ARTICLE VII, Section 2(D); The VNC board should not have voted on Item 13B.

2. ARTICLE VII, Section 2(D): The VNC Standing & Ad Hoc Committees chairs are responsible for producing accurate minutes of their respective Committees. The VNC Standing & Ad Hoc Committees chairs are responsible for public posting of minutes on the VNC website no later than seven (7) days after the meeting at which they are approved but not more than 45 days after the meeting at which the minutes were taken.

PTC started in 2016 with seven members. Since a new Ad Hoc Committee met on October 1, 2018, when PTC did post meeting minutes, they show three attendees and three votes cast.

The PTC page shows seven meeting dates in 2019: January 7, February 4, February 13, March 4, April 1, May 7 and May 16. No minutes were posted for PTC since February 4, 2019. There is no documentation of a committee vote on individual elements in the PTC 2016-2019 Final Report since February 4, 2019 or a PTC vote on the entire 54-page report.

The PTC calendar shows a meeting on May 16, 2019. The “supporting documents” link includes: Parking & Transportation Committee 2019 Final Report, DRAFT - 5/1/2019. The 5/1/2019 Draft Report is 33 pages.

The PTC Final Report that the VNC board voted on is 54 pages.

PTC was in violation of VNC by-laws ARTICLE VII, Section 2(D). The VNC board should not have voted on Item 13B.

#3. Violation of VNC by-laws ARTICLE VI, Section 2: states: Vice President “Maintains oversight of Standing and Ad Hoc Committees.”

3. Prior to the May 21 vote, PTC had not posted minutes for a meeting since February 4, 2019. It is unclear if the meetings listed on the calendar took place, had a quorum, or voted. The only supporting document for this Parking & Transportation Committee (since Sept. 2018) is posted for the May 16 meeting. There is no documentation of a committee vote on individual elements in the PTC 2016-2019 Final Report since February 4, 2019 or a PTC vote on the entire 54-page report.

This violates VNC by-laws ARTICLE VII, Section 2(D). Vice President George Francisco was responsible for maintaining “oversight of Standing and Ad Hoc Committees” and did not administer this responsibility as required. The VNC board should not have voted on Item 13B.

#4. Violation of VNC by-laws ARTICLE VI, Section 2: Vice President “Maintains oversight of Standing and Ad Hoc Committees.”

4. The PTC committee started with seven members in 2016. Since October 1, 2018, when the new PTC did post meeting minutes, they show three attendees and three votes cast. The PTC page shows seven meeting dates in 2019: January 7, February 4, February 13, March 4, April 1, May 7 and May 16. No minutes have been posted for PTC since February 4, 2019.

The PTC calendar shows a meeting on May 16, 2019. The “supporting documents” link includes: Parking & Transportation Committee 2019 Final Report, DRAFT - 5/1/2019. The 5/1/2019 Draft Report is 33 pages. The PTC Final Report that the VNC board voted on is 54 pages.

There is no indication if the committee met, had a quorum, or voted to approve that draft.

Nick Antonicello was a PTC member since 2016. He is not listed on the agenda for the May 16, 2019 meeting (only). Selena Inouye is listed on the committee for the May 16, 2019 meeting – only this one meeting. Ms. Inouye was a candidate for the Mar Vista NC at that time.

All meetings Oct 1 to May 7.

May 16 meeting only.

James Murez (Chair)
Nick Antonicello
Jonathan Deer
Alyson Wilson

James Murez (Chair)
Selena Inouye
Jonathan Deer
Alyson Wilson

This does not seem appropriate. It is not clear if that constitutes a quorum. The Vice President should have overseen this committee, their meetings, voting and posting of minutes.

***Agendas/ committee members appear to have been changed since the May 21 vote. This is also of concern. All screen grabs here were listed at the time of the vote and are time stamped.

Violation of VNC by-laws ARTICLE VI, Section 2. Vice President George Francisco was responsible for maintaining “oversight of Standing and Ad Hoc Committees” and did not administer this responsibility as required. The VNC board should not have voted on Item 13B.

#5. Violation of VNC by-laws ARTICLE VI, Section 2: Vice President “Maintains oversight of Standing and Ad Hoc Committees.” The VNC board should not have voted on Item 13B.

5. At the May 21 board meeting PTC chair Jim Murez stated that the PTC 2016-2019 final report “was posted online under the Brown Act and everybody had a chance to read it more than two weeks ago.” This information was not accurate.

Mr. Francisco chaired the vote for 13B on May 21. He did not correct the statement by Mr. Murez to the board ahead of their vote.

The PTC calendar shows a meeting on May 16, 2019. There are no minutes. The “supporting documents” link includes:

Parking & Transportation Committee 2019 Final Report

DRAFT - 5/1/2019

The 5/1/2019 Draft Report is 33 pages. There are no minutes for this meeting: no indication if the committee met, had a quorum, or voted to approve that draft.

The last meeting of the Administrative Committee was on May 13, 2019. No minutes are posted for that meeting. Supporting documents include:

Parking & Transportation Committee

2019 Final Report - Final 5/16/2019

The 5/16/2019 Final Report is 54 pages.

There are no minutes or notes for this meeting to explain if the Adcom Committee voted to approve the “Final Report 5/16/2019,” a date that is three days after that Adcom meeting.

Violation of VNC by-laws ARTICLE VI, Section 2. Vice President George Francisco was responsible for maintaining “oversight of Standing and Ad Hoc Committees” and did not administer this responsibility as required. The VNC board should not have voted on Item 13B.

#6. Violation of VNC by-laws ARTICLE VII, Section 3(B): Committee Authority: {Ad Hoc} Committees may only make recommendations. All committee recommendations shall be brought back to the full Board for discussion and action.

6. The Parking & Transportation Committee 2019 Final Report is 54 pages.

Board member Jim Murez chaired the Ad Hoc Parking & Transportation Committee. The last meeting was on May 16, 2019. No minutes are posted. Support Documents include a Draft PTC 2016-2019 Report dated March 1, 2019. It is 33 pages.

Ad Hoc committees are **advisory only** to the board of the VNC. Most PTC meetings in 2019 do not have minutes posted. Only one meeting, on February 4, 2019, shows how many people were present, with a vote count for items on the agenda.

The Administrative Committee sets the agendas for VNC Board. The last Adcom meeting for the 2016-2019 VNC was on May 13. Supporting documents for Adcom on May 13 has a Parking & Transportation Committee 2019 Final Report with 54 pages dated 5/16/2019. That date is three days after the final Adcom meeting. No minutes are posted.

The Adcom meeting was chaired by Ira Koslow, President. Also present were George Francisco, VP, Melissa Diner, Secretary, Hugh Harrison, Treasurer, Michele Meepos, Community Officer, Alex Neiman, Community Officer, and John Reed, Community Officer.

Mr. Murez claimed prior to the VNC board vote on 13B that every item in the Final Report had been voted on by his Ad Hoc committee. There is no evidence to support that statement. His committee has not been compliant with the VNC By-Laws and Standing Rules requirements for posting of minutes. It appears that Adcom should not have approved the motion.

In board comment on Item 13B on May 21, Mr. Koslow stated: "I have no problem with the work that he {Jim Murez} did but the board is supposed to, everyone said, the Parking and Transportation Committee. No. This is a Jim Murez motion. Because half these things were brought before the board and the other half were not. So the board, the committee didn't hear them, they talked about them. I've talked a lot to Jim. They didn't vote on any of this stuff. And the board is not supposed to pass on things that are just talked about. **There has to be a vote from a committee. Now I decided not to get in a fight over this. I could have pulled it on the basis of administrative impropriety.** But I will yield to the board if they want to pass a thing that supports his report. Oh, it doesn't support any of the motions, it just supports the report. **None of these things have been vetted and voted on by the Parking {& Transportation Committee}, half of them have not been.** If you wanted to present a report of everything that was voted on - great, it could go through. **But this is very improper to have somebody write a report and have the VNC approve it.** No matter how good it is. Thank you. That's my opinion."

Each of these items had not been brought to the VNC board including controversial items such as permit parking that the community has previously rejected. There was no evidence on the PTC page to support the claim by Mr. Murez that each item in the 54-page report had been approved by the Parking and Transportation Committee.

Violation of VMNC by-laws ARTICLE VII, Section 3(B): Committee Authority: {Ad Hoc} Committees may only make recommendations. All committee

recommendations shall be brought back to the full Board for discussion and action. The VNC board should not have voted on Item 13B.

#7. Violation of VNC by-laws Article 5, Section 5: (c): Conflict of Interest: The VNC shall be subject to applicable sections of the City of Los Angeles Governmental Ethics Ordinances. Applicable laws of local, state, and federal government shall be the minimum ethical standard for the VNC and its Board of Officers.

7. Mr. Murez has a potential conflict of interest in his position as chair of the Ad Hoc Parking & Transportation Committee.

Mr. Murez is a property owner and developer. He demolished and remodeled existing residential properties at 800, 802 and 804 Main Street in Venice and built three Artist-in-Residence homes. He appears to live at 804 Main.

800 Main is permitted as an Artist-in Residence with parking for 3 cars in a Community Commercial C2-1 zone. Mr. Murez maintains 800 Main as a commercial event space only stating on his website at <http://800main.com> "the building with decorations but no people"

Clearly this was not the intended use of the planning approval for APCW-2001-2695-SPE-SPP-CDP-ZAA-MEL.

800Main is listed on event sites including Venue Report. The property profile on Venue Report states that 800 Main can accommodate 125 Seated, 386 Buffet and 386 Standing. In the Awards & Notables section the profile it states: "For the most part we operate under the radar, quality over quantity and have received most of our business from referrals which has attracted the right kind of clientele we are looking to work with."

AWARDS & NOTABLES

For the most part we are under the radar, quality over quantity and have received most of our business from referrals which has attracted the right kind of clientel we are looking to work with.

800 Main - Home | Facebook

www.facebook.com/800MAIN ✓

800 Main - 800 S Main St, Venice, California 90291 - Rated 4.6 based on 12 **Reviews** "Our company held an event at this venue that had 400+ guests in..."

800 Main - Venice - Venice, CA - Yelp

www.yelp.com/biz/800-main-venice-2 ✓

1 review of 800 Main "My wife and I came to celebrate our friend's birthday at an event venue on 800 Main Street in Venice CA, a few minutes after we arrived, The business owner came from behind us and loudly demanded that we would leave the..."

On <http://800main.com>, the Parking Plan has five options.

Options 1 & 2 are rental of parking lots at Westminster Elementary School with a valet requirement.

Options 3 & 4 are the use of an existing valet service for restaurants located on Abbot Kinney. The plan says that this will provide “off-street parking in secured lots that close at 10 PM unless special arrangements have been made prior to the event.”

Option #5 are 2 public lots. One is on the Southwest corner at Main St. and Rose Ave, and the second **is at “the end of Rose {Avenue} at the beach. This lot is operated by the County Beaches and Harbor. Both of these lots have long stay parking meters. Both lots allow exiting at any time.”**

Mr. Murez’s profile for his VNC candidacy states that he served for 12 years on the VNC’s Planning and Land Use Committee. He is familiar with development and parking requirements in Venice. The Venice Specific Plan, Venice Land Use Plan and the Coastal Act do not allow public parking to be used to satisfy business parking requirements. Any change of use or change of intensity-of-use of a property in the coastal zone requires a coastal development permit. In the Venice Specific Plan, an AIR is a residential use. Parking requirements are based on this and the calculation of vehicle trips generated, versus a commercial use.

Artist in Residence

plus 5 trips per 1,000 sq.
ft. of other than habitable
floor area.

0.7 trips per dwelling unit,

Coastal Commission staff wrote the following report for an AIR property at 1209 Abbot Kinney Blvd., Venice, (A-5-VEN-18-0033):

“The certified LUP stipulates that Artist-in- Residence uses cannot include sales; it also requires two on-site parking spaces for structures designated as Artist-in-Residence. The applicant has indicated that part of the structure would be used to support an existing real estate business. Real estate businesses are typically associated with the sale of real estate. As such, the City should have designated the proposed development as a mixed-use Residential/Commercial structure not Artist-in-Residence. If the City had used the correct designation, the proposed development would require significantly more on-site parking spaces than the two on-site spaces proposed by the applicant and approved by the City. The project is located within the Beach Impact Zone designated by the certified LUP.

For the reason described above, the appeal raises a substantial issue as to conformity with the Chapter 3 policies of the Coastal Act.”

Mr. Murez's use of an Artist-in-Residence as a commercial event space **(only)** with no tenants, his listing of parking options that include the public beach parking lot at Rose Avenue for events at <http://800main.com>, and his statement on on Wedding Venue that "For the most part we operate under the radar....." all suggest that Mr. Murez has a conflict of interest in chairing the PTC and producing the Parking & Transportation 2016-2019 Report.

I believe that Mr. Murez is in violation of VNC by-laws Article 5, Section 5: (c): Conflict of Interest for the reasons stated above. The VNC board should not have voted on Item 13B.

#8. Violation of VNC by-laws Article 5, Section 5: (c): Conflict of Interest: The VNC shall be subject to applicable sections of the City of Los Angeles Governmental Ethics Ordinances. Applicable laws of local, state, and federal government shall be the minimum ethical standard for the VNC and its Board of Officers.

8. VNC Secretary Melissa Diner worked for several years as an event planner and site supervisor at 800 Main. She did not disclose this in board comments on 13B, or recuse herself.

Ms. Diner stated: "Jim put in so much work. I don't know if anyone else here can say that they've put in this much work on one motion ever in the entire service of the board."

I believe that it is a violation of VNC by-laws Article 5, Section 5: (c): Conflict of Interest for the reasons stated above. Ms. Diner should have recused.

#9. Violation of VNC by-laws Article 5, Section 5: (c): Conflict of Interest: The VNC shall be subject to applicable sections of the City of Los Angeles Governmental Ethics Ordinances. Applicable laws of local, state, and federal government shall be the minimum ethical standard for the VNC and its Board of Officers.

9. An email below from developer Carl Lambert to LAPD Captain Nicole Alberca states that Mr. Lambert, George Francisco, concurrently vice-president of the VNC and president for the Venice Chamber of Commerce, and Mike Newhouse, immediate former president of the VNC and president for the West Los Angeles Planning Commission, worked very hard to get a VNC 2016 slate elected and that they achieved a "super majority" with an * indicating friendlies.

The 2016-2019 VNC board included many developers. These developers are aware of the business that Mr. Murez operates at 800 Main and his potential

conflict-of-interest as chair of PTC and the primary creator of the PTC 2016-2019 Report.

Developers and their commercial clients have invested interests in parking policies that are different than homeowners and residential tenants in Venice. The rush to approve a major 54-page document, even as an advisory document, appears to be inappropriate under all of these circumstances.

The VNC board approved Item 13B in a 9-3-7 vote.

James Murez: yes - developer

John Reed: yes - developer

Matt Royce: yes - developer

Robert Thibodeau: yes - developer

Michelle Meepos: yes - developer

Melissa Diner: yes – former supervisor at 800 Main

Jamie Paige: yes – Founder, Rose Avenue Merchants Association

Evan White: yes

Hugh Harrison: yes

This appears to be a violation of VNC by-laws Article 5, Section 5: (c): Conflict of Interest for the reasons stated above. The VNC board should not have voted on Item 13B.

#10. Violation of VNC by-laws Article 5, Section 5: (c): Conflict of Interest: The VNC shall be subject to applicable sections of the City of Los Angeles Governmental Ethics Ordinances. Applicable laws of local, state, and federal government shall be the minimum ethical standard for the VNC and its Board of Officers.

10. The Certified Venice LCP shows a “Potential Public Parking Structure Site” directly across from Mr. Murez’s properties at 800, 802 and 804 Main Street. It is clearly a potential that will affect Mr. Murez’s property values. The Planning Department is in the process of updating the Venice Community Plan and the Venice Local Coastal Plan.



VENICE LUP POLICIES (certified by the Coastal Commission June 14, 2001)

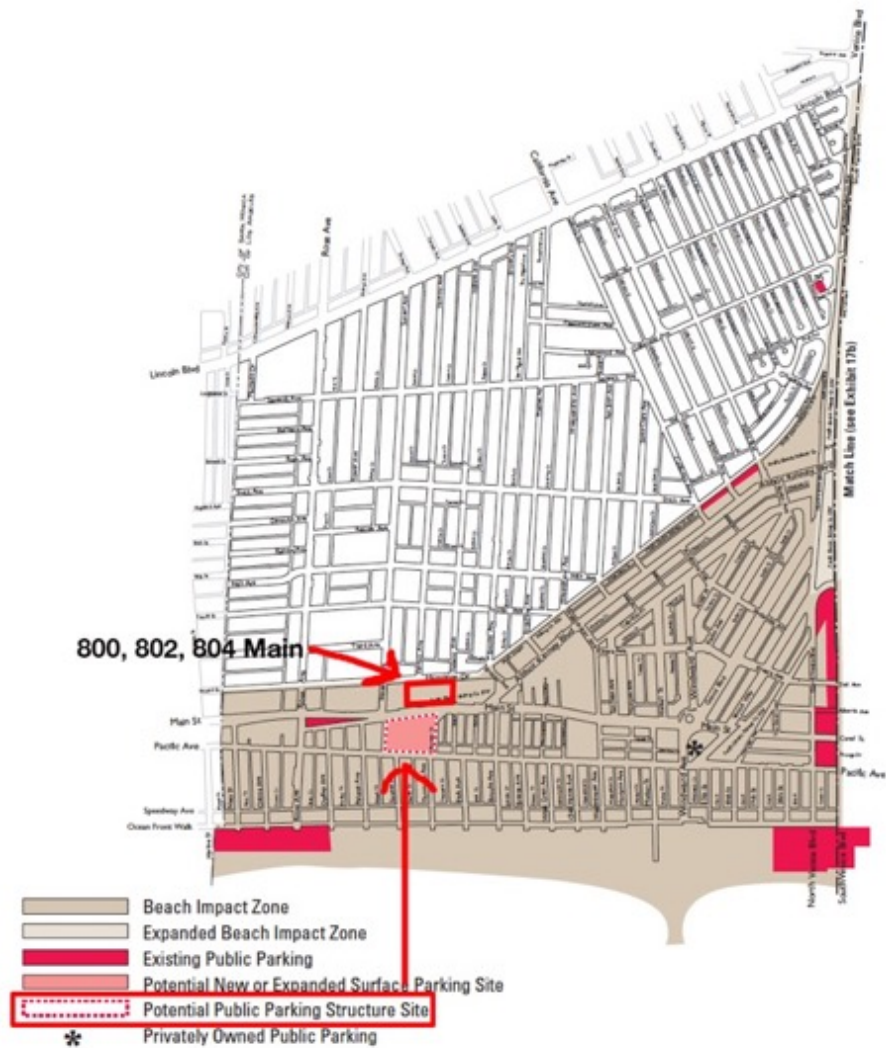


Exhibit 17a
Coastal Access Map
Parking and Beach Impact Zone

This appears to be a violation of VNC by-laws Article 5, Section 5: (c): Conflict of Interest for the reasons stated above. The VNC board should not have voted on Item 13B.

In conclusion, the Ad Hoc Parking and Transportation Committee chaired by Jim Murez was not compliant with VNC by-laws and Standing rules. PTC was in violation of VNC by-laws ARTICLE VI, Section 2; ARTICLE VII, Section 2; ARTICLE VII, Section 2(D); and Standing Rule 1. The VNC board should not have voted on Item 13B.

The entire undertaking of this study by Mr. Murez may be in violation of VNC by-laws Article 5, Section 5: (c): Conflict of Interest for the reasons stated above.

EXHIBIT 2

a. Item 13B – Motion May 21, 2019

b. PTC WEBSITE postings on JUNE 1, 2019

a.

13B Approval of PTC 2016-2019 PTC Report (James Murez on behalf of Parking & Transportation Committee murez@venicnc.net)

MOTION: The VNC shall send a letter to LA Dept of Transportation, LA Dept of Planning and the California Coastal Commission recommending consideration of the information described in the PTC report and possible inclusion in the upcoming LUP and Community Plans.

Recommended by Parking and Transportation Committee 4-0-0

[Parking and Transportation 2019 Final Report w/ Attachments I-III](#)
[Attachment IV, Westside Transportation Mobility - 2012 In-Lieu Fee Study](#)

b.

PTC WEBSITE ON JUNE 1, 2019

May 16, 2019 PTC meeting minutes – no minutes

May 7, 2019 PTC meeting minutes – no minutes

April 1, 2019 PTC meeting minutes – no minutes

March 4, 2019 PTC meeting minutes – minutes do not show who was present, votes taken, or any other information, just notes on Item 9.

February 13, 2019 PTC – no minutes

February 4, 2019 PTC– minutes show three people present. Agenda #1:

Approve Agenda as Presented 7:50p (pending quorum)

January 7, 2019 PTC meeting – minutes show three people present

EXHIBIT 3

**Transcript of Venice Neighborhood Council Board vote on Item
13B on May 21, 2019.**

Transcript of Venice Neighborhood Council Board vote on Item 13B on May 21, 2019.

Jim Murez: The motion: The VNC shall send a letter to LA Department of Transportation, LA Department of Planning, California Coastal Commission recommending consideration of the information described in the Parking & Transportation Report and possible inclusion in upcoming land-use plan and community planning plans.

Ira Koslow: Thank you. Do we have a second? John {Reed}. Really? Okay. Thank you. We have public comment on this? Yolanda {Gonzalez}, Mark Rago, and Diane Fletcher.

Yolanda Gonzalez: I was just talking to CJ {Cole} and apparently she looked at the report and she says that it was an excellent report that was put in. What is 50 pages in it? It was very long. I'm in support. I think they've done an excellent excellent job on this one, okay. Thank you.

Mark Rago: Yeah, I've read that report. I actually agree with some and I disagree with a lot of it but my big problem is permit parking. Again, how many times does a community have to shoot down the idea of permit parking and metered parking? There's two empty lots every night, every day on the ocean front walk. Our document here from the California Coastal Commission that basically says 41 spaces in the Freak Show building {909 Ocean Front Walk} need to be allocated for North Venice residents. That does not happen. Only one person has a parking spot that lives in North Venice. So is corruption going on? That building is owned by Snapchat, remember them? Also, Thornton Lofts, every night, every day, the parking there, empty. Nobody parks there. Snapchat had all those parking spots. They're gone. The residents haven't gotten their parking spaces back. So you want parking? There's at least 100 spots right there Jim. So I'll give you copies of this stuff. That's about it.

Ira Koslow: Thank you. Diane? Is she still here? I guess not. Philip Gandov? We'll go through the list. Daryl? And CJ? On this parking report. Did you want to talk about the parking report? 13b. Did you put that? Ok, make it 13d.

Robin Rudisill: Just ten seconds. Robin Rudisill. I just want to say that if you have not read this report please don't vote yes to put it forward. You heard there's some pretty big issues in it just from this one speaker's information. So I think it'd be great to consider when the LCP process is done but if you're not familiar with what's in there please don't support it. Thank you.

CJ Cole: Well because I have nothing better to do, I actually read the report and I thought it was fabulous. I want to commend Jim and his committee for it. It may not be a hundred percent perfect but it really goes down through everything and even gets down to scooters. So I really think you should go ahead and approve the motion. Thank you.

Ira Koslow: Board comment. John {Reed}.

John Reed: I read the report and I think the concept is that, Jim's intent was, is that during the LCP process and the Venice Community Plan process that this document would be looked at and they would basically take a look at this document and determine whether or not there any good ideas in it. I don't think this document is being put forward to circumvent this process. I think it's to basically add an aide saying that we spent all this, three years as head of the transportation and the concept is why don't you look at the work we've done and see if there any good ideas and incorporate the good ideas if there are good ideas.

Hugh Harrison: I want to echo what John said. I also did read the report and while I don't agree with some of the solutions I do think it's one of the more articulate expressions of what the cause and nature of the problems are and the motion is only that people consider the report when developing their plans. And so in that sense I would support it.

Colleen Saro: I read the report as well. I couldn't get to the other one because that's a lot of reading for it to come through on a Saturday and we have a meeting on a Tuesday. I move that we postpone this until the next board gets on because I would love the honesty of this board to really find out exactly how people were able to read it. It was not a whole lot of time to ingest all the information. So I'd like to move to postpone it until the next board comes into effect and now whoever gets on that board has plenty of time to look at the stuff. And also I don't even know if the public had a chance to read all this stuff either.

Ira Koslow: Okay, do we have a second? Yes, second to Colleen's motion. Yes, second {Ilana Marosi}. Okay, first, we have a second. Public comment. Go ahead Yolanda.

Yolanda Gonzalez: You know it really amazes me that when we had these committees, they work hard. We work hard. We put out our time to do this type of work. And I know that this committee did a lot of work. Please approve this. We'll move on from this with the next board. Thank you.

Margaret Molloy: I would ask for postponement. I haven't had time to read those documents. And I think Mr. Murez has a personal agenda and has had it ever since he started running the transportation committee. And that is that he operates an artist-in-residence building that advertises a website 800MAIN, that says "the building with no residents but decorations." And has events with no parking. Three parking spaces for an artist-in-residence. So if that's where you start from and you endorse that person to be doing the research, I think you're all implicit in a very corrupt motivation. And we've seen a Francisco indictment for bribery and you know we'll see what happens with that. "Ira Koslow: Wait, wait. Sit down. There's no indictment. There's a letter from a person running against him and we'll see what happens." Margaret Molloy: "Okay, accusations." Ira Koslow: "What indictment? Yes. He's been accused by somebody that's running against him for office." Margaret Molloy: Thank you for correcting me. I apologize Mr. Francisco. I said I apologize. Did you hear me? I said it on a microphone.

I apologize Mr. Francisco. Anyway, I think that you have to look at motivation. And I would encourage you to postpone this please.

Ira Koslow: Okay, thank you. I don't know. I remember that you're innocent until you're proven guilty and you're innocent until something happens. All we saw was the letter. It was a very impressive letter but let the Commission do something. Thank you. I don't want to get involved. Alright, we had public comment. Board comment.

Colleen Saro: I just want to say this. I know that Jim put a lot of work into and I'm not saying he didn't. And it's very thorough. But it's a lot of information for people to ingest. It's a massive amount. And I know it's a recommendation but there's some things in there that could possibly be tweaked. And I think it's just, we should give the board enough time to actually be able to consume it and understand it. And I'm not saying that he did not do a good job and it's not thorough. I never said that.

Ira Koslow: I'm handing the microphone to him {George Francisco} and then he's handing it back to me so I can talk. Ivan {Spiegel} keeps saying these weird things. Anyway, I can't talk? That's what I did but then he gave it back to me so I can talk.

George Francisco: Would you like to be recognized?

Ira Koslow: **Just quickly, I have no problem with the work that he did but the board is supposed to, everyone said the Parking and Transportation Committee. No. This is Jim Murez motion. Because half these things were brought before the board and the other half were not. So the board, the committee didn't hear them, they talked about them. I've talked a lot to Jim. They didn't vote on any of this stuff. And the board is not supposed to pass on things that are just talked about. There has to be a vote from a committee. Now I decided not to get in a fight over this. I could have pulled it on the basis of administrative impropriety. But I will yield to the board if they want to pass a thing that supports his report. Oh, it doesn't support any of the motions, it just supports the report. None of these things have been vetted and voted on by the Parking {& Transportation Committee}, half of them have not been. If you wanted to present a report of everything that was voted on, great, it could go through. But this is very improper to have somebody write a report and have the VNC approve it. No matter how good it is. Thank you. That's my opinion.**

Ilana Marosi: Can I comment?

George Francisco: Yes, you can.

Ilana Marosi: So, I was just going to say, I haven't had a chance to read a hundred pages and study this since Saturday. If we had got it three weeks earlier, we would have had time. If I was to vote, and thank you Jim for your effort, but if I was to vote and vote no because I haven't read it completely, then I might be doing you a disservice Jim. And like anyone else on the board might be, if I was to, and I couldn't vote yes in good conscience because I don't know exactly what's in there. So I urge other people to do likewise if they haven't read it completely and digested it. **But what**

Ira {Koslow} just said puts a whole different spin on it. And if it actually wasn't vetted by the entire committee and voted on by the entire committee why is it Parking & Transportation Committee 2019 Final Report that we're voting on? And why did we let it get to this point Ira? So I would say let's move it on to the next board when everyone's had time, and maybe it when it's gone back to the committee.

George Francisco: Thank you. Jim, would you like to respond?

Jim Murez: Yes, thank you. **First of all, let me set the record perfectly straight Ira. You seem to have forgotten the conversation that we had. On two separate occasions everything in the report was voted on by the committee and it was posted online under the Brown Act and everybody had a chance to read it more than two weeks ago. So there's nothing new and unknown about it. As far as attachment number {?}, it's been out in public domain since 2012. There's nothing new or surprising about it. The items that you're referring to that the board did not vote on, the committee did vote on. Every single one of them. The entire document was all voted on twice. So there's nothing here that's being kept from anybody.** As far as being able to tweak the document or read the document, this is not saying that we are supporting the things in the document. It's making a recommendation to look at this for possible, possible inclusion. If we don't take a forward step, then we're basically not doing anything. We're not saying that this is something that can be considered. This is something that for the past 30 years the city has not considered and until I started raising the question about a year ago with them, the city was not planning on taking any of this into consideration. So unless we put these things in front of them and by putting it in front of them in writing, all we're doing is asking them to take it a look at it for consideration. Let me just make one final comment, because people seem to think that this is the end of the road. This isn't the end of the road. This is the start of the road. If the road needs to be tweaked along the way and the next board wants to tweak it, the next board says gee that what was written in this document we don't agree with, let's come up with a better solution, let's come up with a better idea, let's write that and make that a real motion that says this is the direction we support, we want to tweak this as a starting point, that's fine. But to just shoot down two and a half years' worth of work, because none of the people on this board came to any of the meetings is ridiculous. Thank you.

George Francisco: Stop, you're out of order. Jim are you done?

Colleen Saro: I came to your meeting the other night because it was a scooter thing and I thought we should join forces on that. I'm going to be honest and I'm pretty sure that 90% of people on this board probably do what I do. I don't go to every single meeting agenda and minutes and read them. I don't. And when the stuff comes through to us after it goes through Adcomm {Administrative Committee}, that's when I look at the supporting documents. That's when I try to look at everything. I don't know how anybody with a job is able to go and actually monitor every single committee. So just because it's been there for two weeks, I'm sorry. I will say it. I didn't look at any of this stuff until it was sent to me with Adcom agenda on Saturday night. And I'm pretty sure a lot of the board is doing that but they may not fess up to it. So we're not

shooting it down. We're just saying let the next board take care of this and now the next board is going to have plenty of time to look at these documents. And this other document, yes from - from 2012. Well you know, I'll tell you, I probably glanced over this when I first got on the on the board but I did not read it very closely. So again, I'm going to, I'm being honest. And I think a lot of people are kind of in the same boat I am whether they want to say it or not. So that's my last comment.

George Francisco: Thank You.

Melissa Diner: So sadly, what we do here, a lot of it, is push paper for people to consider reading, to consider maybe implementing it into more paper, to see if that paper can ever actually get realized. So I'm sick of that. And in this new board, I hope we do less of pushing paper and more of thinking about long term ideas and actions we can actually create. Jim put in so much work. I don't know if anyone else here can say that they've put in this much work on one motion ever in the entire service of the board. And not only that, I think he also puts action behind some of the words that he puts. All I see in this motion is us asking people to read something and the fact that they maybe even would read it I think is far-fetched even for the people that were sending it to. If we're lucky they'll read it. And then beyond that, who knows. So I just hope we can stop spending so much time on motions like this over and over again when really, all every motion we send is like, will you read this, you know? We waste a lot of time and energy talking back and forth about things like this when I think that energy could be better spent doing things. Thank you.

George Francisco: Thanks. Go right ahead.

Ilana Marosi: One more thing. If we pass it on to the city and say read this, that's like we've given it our blessing and we're passing it. So we have to be sure that what is in here is exactly what we want to represent. And there's some pretty controversial stuff in there I believe. I skimmed through. I haven't had a good read like I said so I can't vote either way in good conscience. That's something that is this huge, we would have loved to probably have you present it Jim. 10 to 15 minute presentation would have been really good. You could have filled in some blanks for us. So instead of passing it and then waiting for the next board to tweak it, let's hand it over to them to do what they need.

George Francisco: Thanks Ira. I'm going to give you the last word. Use Melissa's microphone.

Ira Koslow: Power corrupts. Absolute power corrupts absolutely. But that's not my last word. Just quickly, on the idea of energy matters. There was a committee that worked for three years on something called Mass, Scale & Character. They put so much work and so many meetings into that, if the character, if the condition for approval was how long and how much energy they put in we would have passed it. We didn't agree with it. This, how do we know if we agree with it? It was so long. I didn't read it but I'm against the principle of passing things on to the city that the board did not approve. That's all. It's very simple.

George Francisco: Thank you. All right, we're going to take a vote on the motion to postpone. It's a motion to postpone. Are you going to put a time limit before the parliamentarian jumps in my ear and says you have to have a time limit to postpone something? You're going to?

Colleen Saro: I would I would say July because new board gets here in June and I don't know if they're going have a chance to...okay, so August.

George Francisco: So you're saying three months. Okay, postpone for three months. All right. This is a motion to postpone the motion for three months.

Melissa Diner: Secretary - records vote.

Ira Koslow: yes

George Francisco: abstain

Hugh Harrison: abstain

Melissa Diner: no

Justin Breznev: yes

Matt Royce: no

Evan White: no

Robert Thibodeau: no

Brad Aarons: abstain

Alex Nieman: yes

Joslyn Williams: yes

Jamie Paige: no

Ilana Marosi: yes

Holly Stenson: abstain

Michelle Meepos: no

James Murez: no

John Reed: no

Colleen Saro: yes

Michael Greco: abstain

So 6-8-5.

George Francisco: 6-8-5. The motion fails. We will return to the original motion on the floor. We've had public comment. We've had board comment. We have not had board comment? What I was going to do, is I was going to offer up to Ilana, who had requested some sort of report or discussion, would you like Jim to try to encapsulate it for you in ten minutes?

Ilana Marosi: No.

George Francisco: No? Okay. Jim?

Jim Murez: I just wanted to respond to the gentleman that stood up and spoke about permit parking. The report does take into consideration permit parking. The parking lots that you referenced are private property. They would not qualify under the state

guidelines for being able to have permit parking within the coastal zone. They would fall into a parking business district or something along the lines that was described where there could be a district with extra parking like the hundred and twenty-five parking spaces that are in the Venice Renaissance building that very few people know. Those types of parking spaces could all be contributors to a larger shared parking pool that residents could use. But as far as being able to get permit parking they have to be public lots. I just wanted you to understand that so you understand where it's coming from.

George Francisco: We understand. We get it. Is there any other board comments? We took public comment already. Any other board comment? No? All right. Melissa will take a vote.

Melissa Diner: Secretary - records vote.

Ira Koslow: no

George Francisco: abstain

Hugh Harrison: yes

Melissa Diner: yes

Justin Breznev: abstain

Matt Royce: yes

Evan White: yes

Robert Thibodeau: yes

Brad Aarons: abstain

Alex Nieman: abstain

Joselyn Williams: abstain

Jamie Paige: yes

Ilana Marosi: no

Holly Stenson: abstain

Michelle Meepos: yes

James Murez: yes

John Reed: yes

Coleen Saro: no

Michael Greco: abstain

9-3-7.

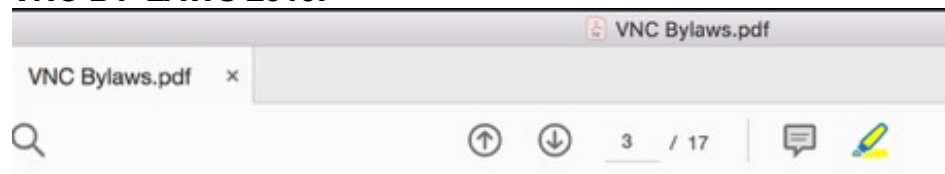
George Francisco: All right. Thank you. Passing the microphone back for 13C.

EXHIBIT 4

Venice Neighborhood Council

By-Laws & Standing Rules 2019

VNC BY-LAWS 2019:



ARTICLE II: PURPOSE

A. Mission Statement: To improve the quality of life in Venice by building community and to secure support from the City of Los Angeles for the resources needed to achieve our goals.

B. Purpose: The purpose of the VNC shall be:

1. To engage the broad spectrum of Stakeholders for collaboration and deliberation on matters affecting the community including events, issues and projects.
2. To work with other organizations in Venice and other Los Angeles Neighborhood Councils that want help in accomplishing their objectives or projects that the Venice Neighborhood Council desires to support.
3. To promote Stakeholder participation and advocacy in Los Angeles City government decision-making processes and to promote greater awareness of available City resources.
4. To be an advocate for Venice to government and private agencies.

C. Policy: The policy of the VNC shall be:

1. To respect the Stakeholders as the ultimate authority and controlling force of the Venice Neighborhood Council.
2. To consistently and diligently outreach to the diverse and ever-changing Venice community.
3. To respect the autonomy of all individuals, groups, and organizations within the community.
4. To maintain the confidentiality of the Voting Member database as required by law.

Article V:

Section 5: Duties and Powers

A. The Board of Officers shall establish policies and positions of the VNC at its meetings and review and recommend actions to governmental and other entities on issues affecting the Venice community.

Approved by Dept. of Neighborhood Empowerment 9.01.15

5

B. Community Officers shall serve on or chair at least one (1) VNC Committee.

C. Conflict of Interest: The VNC shall be subject to applicable sections of the City of Los Angeles Governmental Ethics Ordinances. Applicable laws of local, state, and federal government shall be the minimum ethical standard for the VNC and its Board of Officers.

D. Restriction on Political Campaigns: The VNC shall not participate in any political campaign on behalf of any candidate for public office. This restriction shall not be interpreted to forbid informational events such as candidate forums.

ARTICLE VI: OFFICERS/ Section 2: Duties and Powers

B. Vice President

- Assumes the duties of the President when the President is unavailable and performs other duties as delegated by the President
- Chairs the Neighborhood Committee
- Acts as chief liaison with other Neighborhood Councils
- Maintains oversight of Standing and Ad Hoc Committees

ARTICLE VII: COMMITTEES AND THEIR DUTIES

Stakeholders are encouraged to participate on Committees in which they are interested by contacting the Committee Chair. Unless otherwise defined by the bylaws, the size, composition and quorum are left to the discretion of each Committee and its Chair.

Section 1: Standing Committees

The following Standing Committees shall be established:

A. Administrative Committee: Consists of eight (8) Officers, including the President, Vice-President, Secretary, Treasurer, and four (4) Community Officers who shall be selected by the fourteen (14) Community Officers at the first Board of Officers meeting. Chaired by President. Sets agenda for Board of Officers and Stakeholder meetings. Approves the mission statements of proposed Ad Hoc Committees and can veto Ad Hoc Committee Chair appointments. Administrative Committee meetings shall require a minimum of four (4) members to be present to establish a quorum. The Administrative Committee shall meet at least every two (2) months. The Community Officer members may be removed by a majority vote of the Community Officers.

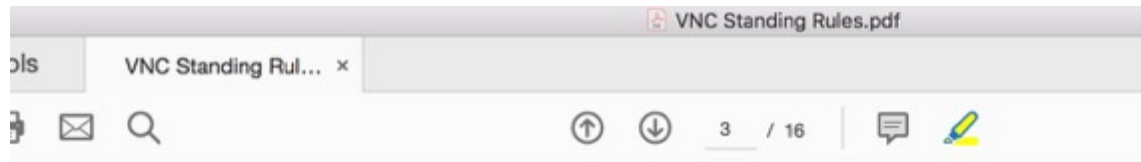
Section 2: Ad Hoc Committees

Ad Hoc Committees may be established as deemed appropriate by the Board of Officers. Chairs are appointed by the President. Ad Hoc Committees shall be terminated automatically if they have not met in 90 days.

Section 3: Committee Creation and Authorization

- A. Committee Creation:** Committees may be created as outlined in Article VII, Sections 1 & 2 above.
- B. Committee Authority:** Committees may only make recommendations. All committee recommendations shall be brought back to the full Board for discussion and action.
- The VNC Committee Chairs are responsible for posting agendas and meeting announcements for their committee meetings in accordance with the Brown Act and the Plan for Neighborhood Councils.
- The VNC Secretary is responsible for producing accurate minutes of General Board and Administrative Committee meetings. The VNC Standing & Ad Hoc Committees chairs are responsible for producing accurate minutes of their respective Committees. The VNC Secretary and the VNC Standing & Ad Hoc Committees chairs are responsible for public posting of minutes on the VNC website no later than seven (7) days after the meeting at which they are approved but not more than 45 days after the meeting at which the minutes were taken.

VNC STANDING RULES 2019:



1. Ad Hoc Committees

All ad hoc committees are strictly advisory only to the Board of the VNC and shall:

- a. Have a mission statement approved by the Administrative Committee
- b. Report their minutes regularly to the Administrative Committee, including committee members and meeting attendees.
- c. Have a specific period of service approved by the Administrative Committee.
- d. Post agendas of posting sites and on the website no less than 72 hours prior to meeting.
- e. Have a Board members liaison assigned to their committee.

An ad hoc committee that does not have a sunset date associated with it will automatically be given a date 12 months from the date of their approval as an ad hoc committee by the Board of Directors. An ad hoc committee that has not met for 90 days shall be automatically terminated.

22. Posting of agendas, meeting notices and Minutes

The VNC Committee Chairs are responsible for posting agendas and meeting announcements for their committee meetings in accordance with the Brown Act and the Plan for Neighborhood Councils.

The VNC Secretary is responsible for producing accurate minutes of Stakeholder, Board of Officers and Administrative Committee meetings. The VNC Standing & Ad Hoc Committees chairs are responsible for producing accurate minutes of their respective committees. The VNC Secretary and the VNC Standing & Ad Hoc Committees chairs are responsible for public posting of minutes on the VNC website no later than seven (7) days after the meeting at which they are approved but not more than 45 days after the meeting at which the minutes were taken.

EXHIBIT 5

Venice Neighborhood Council Postings on June 1, 2019

VNC Board meeting page – Screengrab June 1, 2019

Adcom Committee page – Screengrab June 1, 2019

**Ad Hoc Parking & Transportation Committee
– Screengrabs June 1, 2019**

***Records for this committee were posted on the VNC's Parking & Transportation Committee page after the May 21, 2019 vote and after the June 2, 2019 VNC election. It should be of concern that the updated records do not appear to match the time-stamped screen grabs for this committee that were posted on May 21 before the VNC board voted. Screengrabs included here and available for review upon request are all date-stamped June 1, 2019.

VNC WEBSITE June 1, 2019:

Venice Neighborhood Council General Board

Board Meetings are held on the 3rd Tuesday of each month at:
Westminster Elementary School Auditorium
1010 Abbot Kinney Boulevard
Venice, California 90291

Parking is available in the school's staff parking lot. Enter the parking lot from the south side off of Westminster Avenue, in the first block west of Abbot Kinney Boulevard.

The Administrative Committee is responsible for setting the agendas for all Board, Policy Forum, and Town Hall Meetings. Please refer to the Administrative Committee Webpage for information on how to place a matter on a Board agenda.

LA City's Early Notification System

Meetings (Agendas, Minutes, Documents)










2019	2018	2017	2016	2015	2014	2013
 Meeting Agenda May 21, 2019	Supporting Documents					
 Meeting Agenda Apr 16, 2019	 Meeting Minutes Apr 16, 2019	Supporting Documents				
 Meeting Agenda Mar 19, 2019	 Meeting Minutes Mar 19, 2019	Supporting Documents				

Administrative Committee

The Administrative Committee sets the agendas for Board and Town Hall meetings. It is chaired by the President and consists of the following Board Members:

- Ira Koslow, President
- George Francisco, Vice President
- Melissa Diner, Secretary
- Hugh Harrison, Treasurer
- Michele Meepos, Community Officer
- Alex Neiman, Community Officer
- John Reed, Community Officer

Meetings (Agendas, Minutes, Documents)

2019	2018	2017	2016	2015	2014	2013
 Meeting Agenda May 13, 2019	Supporting Documents					
 Meeting Agenda Apr 08, 2019	 Meeting Minutes Apr 08, 2019	Supporting Documents				
 Meeting Agenda Mar 11, 2019	 Meeting Minutes Mar 11, 2019	Supporting Documents				
 Meeting Agenda Feb 11, 2019	 Meeting Minutes Feb 11, 2019	Supporting Documents				
 Meeting Agenda Jan 15, 2019	 Meeting Minutes Jan 15, 2019	Supporting Documents				

Committees

Looking for Board Meeting Agendas and Minutes?

STANDING

- Election Committee
- Administrative Committee
- Budget & Finance Committee
- Education Committee
- Land Use & Planning Committee
- Neighborhood Committee
- Ocean Front Walk Committee
- Outreach & Event Planning Committee
- Rules & Selections Committee
- Arts Committee

AD HOC

- Innovation Committee
- Discussion Forum Committee
- Parking and Transportation Committee
- Commercial Cannabis Committee
- Community Resiliency Committee

[Click here to view Defunct Committees](#)

Defunct Committees

Looking for Board Meeting Agendas and Minutes?

AD HOC

- Homeless Committee
- Public Health and Safety Committee
- Venice Cityhood Committee
- Biz Committee

Parking and Transportation Committee

Introduction/Mission

The Venice Neighborhood Council, Parking and Transportation Committee (PTC) will evaluate existing and potential future conditions, relating to Parking and Transportation, consider stakeholders input, and propose solutions to the Board of Directors.

Regular Meetings Times and Locations

Please see the posted Agenda for meeting time and location.

Members


















Chair: James Murez

(see Agenda/Minutes membership)









Agenda/Minutes

Please [CLICK HERE](#) to make a request to have a topic put on the Agenda for a committee meeting.

Resources

-  **Metro Bike Share Plan** - *The proposed Station locations are described within this file.*
-  **Metro Bike Share Plan - PTC Plan Recommendations** - *The Parking and Transportation meet on 7/5/2017 and reviewed the proposed CDP application by LADOT for 13 new Metro Bike Share Stations within the VNC region. This document is recommendations to the VNC Board the result of that meeting.*
-  **Metro Bike Racks CDP Plans** - *CDP to install new bike racks*
-  **Metro Bike Racks CDP LADOT Application** - *application for CDP by LADOT*
-  **Metro Bike Racks CCC Application** - *Coastal Commission Application*
-  **Pacific-Washington** - *Intersection base map*
-  **Pacific-25th** - *Intersection base map*
-  **Pacific-South Venice Bl.** - *intersection base map*
-  **Pacific-North Venice Blvd** - *intersection base map*
-  **Pacific-Mildred to Clubhouse** - *intersection(s) base map*
-  **Pacific-Windward** - *Intersection base map*
-  **Pacific-Brooks** - *intersection base map*
-  **Pacific-Rose** - *Intersection base map*
-  **Pacific-Navy** - *Intersection base map*
-  **Intersection Accidents**
-  **Pacific Accidents 1 of 2**
-  **Pacific Accidents 2 of 2**

Meetings (Agendas, Minutes, Documents)

2019	2018	2017	2016	2014	PTC Ad Hoc Committee: Chair: Jim Murez	
 Meeting Agenda May 16, 2019					Supporting Documents	No Minutes
 Meeting Agenda May 07, 2019						No Minutes
 Meeting Agenda Apr 01, 2019						No Minutes
 Meeting Agenda Mar 04, 2019					 Meeting Minutes Mar 04, 2019	No Minutes
 Meeting Agenda Feb 13, 2019						No Minutes
 Meeting Agenda Feb 04, 2019					 Meeting Minutes Feb 04, 2019	Minutes include attendance & votes 3 members
 Meeting Agenda Jan 07, 2019					 Meeting Minutes Jan 07, 2019	Minutes include attendance & votes 3 members

2019	2018	2017	2016	2014	PTC Ad Hoc Committee: Chair: Jim Murez	
	 Meeting Agenda Dec 03, 2018				 Meeting Minutes Dec 03, 2018	Minutes include attendance & votes 3 members
	 Meeting Agenda Nov 05, 2018				 Meeting Minutes Nov 05, 2018	Minutes include attendance & votes 3 members
	 Meeting Agenda Oct 01, 2018				 Meeting Minutes Oct 01, 2018	Minutes include attendance & votes 3 members
	NO MEETING FOR 7 MTHS					
	 Meeting Agenda Mar 06, 2018				 Meeting Minutes Mar 06, 2018	Minutes include attendance & votes 5 members
	 Meeting Agenda Feb 06, 2018				 Meeting Minutes Feb 06, 2018	Minutes include attendance & votes 6 members

2019 2018 **2017** 2016 2014

PTC Ad Hoc Committee: Chair: Jim Murez; 6 members

 Meeting Agenda Dec 05, 2017	No Minutes	
 Meeting Agenda Nov 07, 2017	 Meeting Minutes Nov 07, 2017	Minutes include attendance & votes
 Meeting Agenda Oct 03, 2017	 Meeting Minutes Oct 03, 2017	Minutes include attendance & votes
 Meeting Agenda Sep 05, 2017	 Meeting Minutes Sep 05, 2017	Minutes include attendance & votes
 Meeting Agenda Jul 05, 2017	 Meeting Minutes Jul 05, 2017	Minutes- attendance no votes
 Meeting Agenda Jun 06, 2017	 Meeting Minutes Jun 06, 2017	Minutes include attendance & votes
 Meeting Agenda May 09, 2017	 Meeting Minutes May 09, 2017	Minutes- attendance no votes
 Meeting Agenda Apr 11, 2017	 Meeting Minutes Apr 11, 2017	Minutes include attendance & votes
 Meeting Agenda Mar 14, 2017	 Meeting Minutes Mar 14, 2017	Minutes- attendance no votes
 Meeting Agenda Feb 07, 2017	 Meeting Minutes Feb 07, 2017	Minutes include attendance & votes



JOINT MEETING OF Parking and Transportation Committee and Board of Directors – Agenda

Meeting Date: 5/16/2019

Meeting Time: 7:00pm

Meeting Location: James Beach, 60 N Venice Blvd, Venice, CA 90291

Contact: James.Murez@venicenc.org

1. 07:00pm – Call to Order and Roll Call

James Murez (Chair)			
Selena Inouye			
Jonathan Deer			
Alyson Wilson		Ira Koslow (ex-officio)	

2. Start time + 00:05 -- Approve Agenda as Presented
3. Review, Comment and Adopt Minutes from prior meeting
4. PUBLIC COMMENT – non-agenda items related to Parking and Transportation Committee only
5. PTC 2016-2019 Report
 - a. Item for discussion and possible action
 - b. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations

Old Business: (carried over from prior meetings)

6. Streetscape, Landscape and Sidewalks
 - a. Item for discussion and possible action
 - a. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations
7. 00:10 -- New Business
8. Comments on items not on the agenda for consideration
9. ADJOURN

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← → ↺ <https://www.venicenc.org/agenda-request-2/>

Not Found

The requested URL /agenda-request-2/ was not found on this server.



JOINT MEETING OF Parking and Transportation Committee and Board of Directors – Agenda

Meeting Date: 5/7/2019

Meeting Time: 7:00pm

Meeting Location: James Beach, 60 N Venice Blvd, Venice, CA 90291

Contact: James.Murez@venicenc.org

1. 07:00pm – Call to Order and Roll Call

James Murez (Chair)			
Nick Antonicello			
Jonathan Deer			
Alyson Wilson		Ira Koslow (ex-officio)	

2. Start time + 00:05 – Approve Agenda as Presented
3. Review, Comment and Adopt Minutes from prior meeting
4. PUBLIC COMMENT – non-agenda items related to Parking and Transportation Committee only
5. 3d Crosswalks
 - a. Item for discussion and possible action
 - b. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations
6. Sidewalk Usage – NHC Motion Review
 - a. Item for discussion and possible action
 - b. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations
7. PTC 2016-2019 Report
 - a. Item for discussion and possible action
 - b. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations

Old Business: (carried over from prior meetings)

8. Certified Land Use Plan (carry over)
 - a. Item for discussion and possible action
Background Reading: <https://planning.lacity.org/complan/othrplan/pdf/venluptxt.pdf>
Discussion about CUP Shared Parking Plan
 - b. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations
9. Streetscape, Landscape and Sidewalks
 - a. Item for discussion and possible action
 - a. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations
10. 00:10 – New Business
11. Comments on items not on the agenda for consideration
12. ADJOURN

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JOINT MEETING OF Parking and Transportation Committee and Board of Directors – Agenda

Meeting Date: 4/1/2019

Meeting Time: 7:00pm

Meeting Location: James Beach, 60 N Venice Blvd, Venice, CA 90291

Contact: James.Murez@venicenc.org

1. 07:00pm – Call to Order and Roll Call

James Murez (Chair)			
Nick Antonicello			
Jonathan Deer			
Alyson Wilson		Ira Koslow (ex-officio)	

2. Start time + 00:05 – Approve Agenda as Presented
3. Review, Comment and Adopt Minutes from prior meeting
4. PUBLIC COMMENT – non-agenda items related to Parking and Transportation Committee only
5. Automobile Display Signs
 - a. Item for discussion and possible action
 - b. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations
6. Scooters / Bike Share
 - a. Item for discussion and possible action
 - b. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations
7. Non-Residential Parking Demands
 - a. Item for discussion and possible action
 - b. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations
8. Walk Streets / Walk Street Alleys / Walk Street Sidewalks
 - a. Item for discussion and possible action
 - b. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations

Old Business: (carried over from prior meetings)

9. Certified Land Use Plan (carry over)
 - a. Item for discussion and possible action
Background Reading: <https://planning.lacity.org/complan/othrplan/pdf/venluptxt.pdf>
Discussion about CUP Shared Parking Plan
 - b. Public Comment
 - c. Committee Discussion – draft letter “time of use” CUP wording and tie to parking solutions
utilize public lots when not in use for visitor access, commercial required parking tied to ride share parking,
fee based used to offset credits, Lyft, Tap, Uber, etc.
 - d. Motion: Recommend considerations
10. Streetscape, Landscape and Sidewalks
 - a. Item for discussion and possible action
 - a. Public Comment
 - c. Committee Discussion
 - d. Motion: Recommend considerations
11. 00:10 – New Business
12. Comments on items not on the agenda for consideration
13. ADJOURN

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JOINT MEETING OF Parking and Transportation Committee and Board of Directors – Agenda

Meeting Date: 3/4/2019

Meeting Time: 7:00pm

Meeting Location: James Beach, 60 N Venice Blvd, Venice, CA 90291

Contact: James.Murez@venicenc.org

- 07:00pm – Call to Order and Roll Call

James Murez (Chair)			
Nick Antonicello			
Jonathan Deer			
Alyson Wilson		Ira Koslow (ex-officio)	

- Start time + 00:05 – Approve Agenda as Presented
- Review, Comment and Adopt Minutes from prior meeting
- PUBLIC COMMENT – non-agenda items related to Parking and Transportation Committee only
- Great Streets – Pacific Ave
 - Item for discussion and possible action
 - Public Comment
 - Committee Discussion
 - Motion: Recommend considerations
- Scooters / Bike Share
 - Item for discussion and possible action
 - Public Comment
 - Committee Discussion
 - Motion: Recommend considerations
- Dell Ave Traffic Control
 - Item for discussion and possible action
 - Public Comment
 - Committee Discussion
 - Motion: Recommend considerations
- Non-Residential Parking Demands
 - Item for discussion and possible action
 - Public Comment
 - Committee Discussion
 - Motion: Recommend considerations
- Old Business: *(carried over from prior meetings)*
- Certified Land Use Plan (carry over)
 - Item for discussion and possible action
Background Reading: <https://planning.lacity.org/complan/othrplan/pdf/venluptxt.pdf>
Discussion about CUP Shared Parking Plan
 - Public Comment
 - Committee Discussion – draft letter “time of use” CUP wording and tie to parking solutions
utilize public lots when not in use for visitor access, commercial required parking tied to ride share parking, fee based used to offset credits, Lyft, Tap, Uber, etc.
 - Motion: Recommend considerations
- Streetscape, Landscape and Sidewalks
 - Item for discussion and possible action
 - Public Comment
 - Committee Discussion
 - Motion: Recommend considerations
- 00:10 – New Business
- Comments on items not on the agenda for consideration
- ADJOURN

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Special 24 HR Notice Meeting Parking and Transportation Committee – Agenda

Meeting Date: 2/13/2019

Meeting Time: 7:00pm

Meeting Location: James Beach, 60 N Venice Blvd, Venice, CA 90291

Contact: James.Murez@venicenc.org

1. 07:00pm – Call to Order and Roll Call

James Murez (Chair)			
Nick Antonicello			
Jonathan Deer			
Alyson Wilson		Ira Koslow (ex-officio)	

2. Start time + 00:05 -- Approve Agenda as Presented
3. PUBLIC COMMENT – non-agenda items related to Parking and Transportation Committee only
4. Community Impact Statement – Council File #19-0072
 - a. Item for discussion and possible action
 - b. Public Comment
 - c. Committee Discussion
 - d. Motion: Preserve and expand Venice Public Parking Lot opportunities
5. Comments on items not on the agenda for consideration
6. ADJOURN

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JOINT MEETING OF Parking and Transportation Committee and Board of Directors – Minutes

Meeting Date: 2/4/2019

Meeting Time: 7:00pm

Meeting Location: James Beach, 60 N Venice Blvd, Venice, CA 90291

Contact: James.Murez@venicenc.org

1. 07:00pm – Call to Order and Roll Call

James Murez (Chair)	x		
Nick Antonicello			
Jonathan Deer	x		
Alyson Wilson	x	Ira Koslow (ex-officio)	

2. Start time + 00:05 -- Approve Agenda as Presented **7:50p (pending quorum)**
3. Review, Comment and Adopt Minutes from prior meeting **3,0,0**
4. **PUBLIC COMMENT** – non-agenda items related to Parking and Transportation Committee only
5. **Parking Inventory**
Motion: request vnc follow up letter **3,0,0**
6. **Traffic Patterns** – Commuter vs. Local
postponed
7. **Scooters / Bike Share**
Request VNC send letter to invite service provides to come to a PTC meeting 3,0,0
8. **Pacific Av Traffic Control**
motion submitted to board, based on LADOT 2019 priority issue

Old Business: (carried over from prior meetings)

9. **Certified Land Use Plan (carry over)**
10. **Streetscape, Landscape and Sidewalks**
MVNC presented information about CEQA Exempt to remove median and expand Bart system
11. **00:10 -- New Business**
12. **Comments on items not on the agenda for consideration**
13. **ADJOURN 8:35p**

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JOINT MEETING OF Parking and Transportation Committee and Board of Directors – Minutes

Meeting Date: 1/7/2019

Meeting Time: 7:00pm

Meeting Location: 205 Ocean Front Walk, Venice, CA 90291

Contact: James.Murez@venicenc.org

1. 07:00pm – Call to Order and Roll Call

James Murez (Chair)	x		
Nick Antonicello			
Jonathan Deer	x		
Alyson Wilson	x	Ira Koslow (ex-officio)	

- 2. Start time + 00:05 -- Approve Agenda as Presented 7:10**
- 3. Review, Comment and Adopt Minutes from prior meeting**
- 4. PUBLIC COMMENT – non-agenda items related to Parking and Transportation Committee only**
- 5. Shuttle - motion: recommend to board for approval 3/0/0**
- 6. Road Diet – Great Streets – Hwy 187**
motion: combined with #7 below, recommend board ask city for solution 3/0/0
- 7. Tsunami / Emergency Evacuation**
motion: see above #6
- 8. Pacific Av / Washington Blvd Traffic Control**
motion: recommend to board removal of no right turn on red 3/0/0
- 9. 00:10 -- New Business**
Scooter related issues and pacific traffic
- 10. Comments on items not on the agenda for consideration**
- 11. ADJOURN**
9:05p

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a "Speaker Card" to address the Neighborhood Committee on any agenda item before the Neighborhood Committee takes action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Neighborhood Committee jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Neighborhood Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Neighborhood Committee meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer.

NOTING: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board members in advance of a meeting may be viewed at Beyond Baroque, 681 Venice Blvd; Venice Public Library, 501 Venice Blvd; and at our website by clicking on the following link: www.venicenc.org, or at the scheduled meeting. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at www.lacity.org/your-government/government-information/subscribe-meetings-agendas-and-documents/neighborhood. In addition, if you would like a copy of any record related to an item on the agenda, please contact vp@venicenc.org.

RECONSIDERATION AND GRIEVANCE PROCESS: For information on the VNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the VNC Bylaws. The Bylaws are available at our Board meetings and our website www.venicenc.org.

DISABILITY POLICY: THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting George Francisco, VP, at (310) 421-8627 or email vp@venicenc.org.

PUBLIC ACCESS OF RECORDS: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting may be viewed at our website: www.venicenc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact George Francisco, VP, at (310) 421-8627 or email vp@venicenc.org.



JOINT MEETING OF Parking and Transportation Committee and Board of Directors – Minutes

Meeting Date: 12/3/2018

Meeting Time: 7:00pm

Meeting Location: 205 Ocean Front Walk, Venice, CA 90291

Contact: James.Murez@venicenc.org

1. 07:00pm – Call to Order and Roll Call

James Murez (Chair)	x		
Nick Antonicello			
Jonathan Deer	x		
Alyson Wilson	x	Ira Koslow (ex-officio)	

2. Start time + 00:05 – Approve Agenda as Presented 7:15p

3. Review, Comment and Adopt Minutes from prior meeting (3,0,0)

4. PUBLIC COMMENT – non-agenda items related to Parking and Transportation Committee only

5. Discussion Re: Visitor Traffic – Beach Impacts

Motion: VNC to request LADOT reconfigure existing traffic light timing at the intersections on No and So Venice Blvd and Pacific Ave to allow six way pedestrian crossing (AKA scramble) and paint the street with diagonal crossing lines. (3,0,0)

Motion: Recommend to the VNC Board to send a letter to LA City Planning, Los Angeles Homeless Services Authority (LAHSA) and CCC. Require all affordable housing projects be held to the existing parking standards as described in the City prepared, State Coastal Commission Certified, Land Use Plan. Whereas Venice suffers from a lack of visitor serving public parking; and whereas the City has documented many people are living in their vehicles on the streets of Venice; whereas: LAHSA has documented the people living on the streets in their vehicles qualify for affordable housing assistance, whereas: affordable housing residents living in a beach community such as Venice have visitors that need parking. (3,0,0)

Motion: VNC to recommend to LADOT a proposal to widen the street width of Pacific Ave between North and South Venice Blvd. for the purpose of creating dedicated U-turn lane. Whereas: Traffic on North Venice Blvd (west bound) on holidays and throughout the summer months backs up as far east as Abbot Kinney and whereas; during congestion times Venice Blvd contributes to grid lock at Pacific Ave., whereas: electronic traffic signage could restrict traffic once beach lots at the end of Venice Blvd fill up to divert cars to utilize the U-turn, whereas Venice Blvd south (east bound) does not typically have any congestion problems during holiday or summer peak periods. (3,0,0)

6. Discussion Re: Visitor and Stakeholder Parking

Motion: VNC to recommend to LADOT a proposal to construct a 43,000 SF per floor parking structure on Venice Blvd median parking lot 731 between Dell Av. and historic bridge at the Grand Canal. The proposed structure would be limited in height to 25 feet. The City should consider both a conventional ramp configuration and fully automated solution. See attached map with highlight showing proposed area.

Motion: VNC to recommend to LA Planning and CCC that any permanent development at the MTA Bus Yard (100 Sunset Av.) be conditioned to provide a public parking lot with a minimum stall count to offset the defense of parking as defined in the LA City parking inventory for North Venice and Oakwood subareas of the LUP. Whereas: the City is conducting an on street and off street inventory of all parking as part of the updated LUP and Community plan, whereas: the City has identified a shortage of parking due to historic buildings that were constructed prior to LAMC having a parking requirement; whereas: additional parking under this request shall be considered in addition to all LUP required spaces including BIZ parking requirements, whereas parking lot rates shall not exceed County beach daily or monthly rates, whereas said lot shall be subterranean. (3,0,0)

7. Discussion Re: Pacific Traffic considerations Marine to Washington

Motion: VNC to request LAPD provide a traffic officer at or near the intersection of Rose Ave. and Pacific Ave. between the hours of 10:00 and 16:00 to enforce traffic laws. Whereas: motorists regularly exceed the speed limit on Pacific Ave and frequently do not yield for the red light at this intersection. (3,0,0)



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org Phone: 310-421-8627



8. Discussion Re: Certified Land Use Plan (carry over)

carry forward

9. Discussion Re: legal definition of "Public Highway Use" (place marker for future meeting)

carry forward

10. Discussion Re: Streetscape, Landscape and Sidewalks

carry forward

11. 00:10 – New Business

Scooters

12. ADJOURN 9:00p

EXHIBIT 6

VNC BOARD VOTE ON MTA YARD ON DECEMBER 18, 2018



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



Board of Officers Regular Meeting Minutes

Westminster Elementary School (Auditorium)
1010 Abbot Kinney Blvd, Venice, 90291
Tuesday, December 18, 2018 at 7:00 PM

14D Parking requirement for MTA Bus Yard (James Murez on behalf of the Parking and Transportation Committee) (james.murez@venicenc.org) (20 minutes)

MOTION: Whereas the City is conducting an on street and off street inventory of all parking as part of the updated Land Use Plan (LUP) and Community plan, and

Whereas the City has identified a shortage of parking due to historic buildings that were constructed prior to LAMC having a parking requirement; and

Whereas additional parking under this request shall be considered in addition to all LUP required spaces including BIZ parking requirements, and

Whereas parking lot rates shall not exceed County beach daily or monthly rates, and

Whereas said lot shall be subterranean.

The VNC shall send a letter to the LA Department of Planning and the California Coastal Commission recommending that any permanent development at the MTA Bus Yard (100 Sunset Av.) be conditioned to provide a public parking lot with a minimum stall count to offset the defense of parking as defined in the LA City parking inventory for North Venice and Oakwood subareas of the LUP.

Recommended by Parking and Transportation Committee 3-0-0 on 12-3-2018

JM, JR (15, 2, 1)

FAVOR:George Francisco, Hugh Harrsion, Melissa Diner, Robert Thibodeau, Evan White, Jamie Paige , Holly Stenson, James Murez, John Reed, Michael Greco, Matt Royce, Justin Brezhnev, Sunny Bak, Alex Neiman , Ilana Morosi

AGAINST : Joslyn Williams, Cindy Chambers

ABSTAIN: Ira Koslow,

EXHIBIT 7

- a. 800, 802, 804 Main Street, Venice, CA 90291 denial at West Los Angeles Planning Commission**
- b. 800, 802, 804 Main Street, Venice, CA 90291 approval at Los Angeles City Council**
- c. Certificate of Occupancy: 800 Main Street, Venice, CA 90291**
- d. CONCERNS RE DEPARTMENT OF PLANNING APPROVALS & LADBS PERMITTING FOR 800, 802, 804 MAIN STREET**

a. 800, 802, 804 Main Street, Venice, CA 90291 denial at West Los Angeles Planning Commission:



West Los Angeles Area Planning Commission

200 North Spring Street, Room 532, Los Angeles, CA 90012-4801 (213) 978-1300
<http://www.lacity.org/pln/index.htm>

DETERMINATION OF THE WEST LOS ANGELES AREA PLANNING COMMISSION

Mailing Date: December 20, 2002

Case No.: APCW 2001-2695
(SPE)(SPP)(CDP)(ZAA)(MEL)

Location: 800, 802 & 804 S. Main St.

Council District: 11

Plan Area: Venice

CEQA: MND 2001-2698-SPE-CDP-SPP-ZAA-MEL

Applicant: James Murez

At the meeting on December 04, 2002, the West Los Angeles Area Planning Commission:

Disapproved the request as filed

Disapproved the requests for the Specific Plan Exceptions to the Venice Specific Plan

Disapproved the Specific Plan Project Permit Compliance for the project

Disapproved the request for a Coastal Development Permit for the project

Disapproved the request for a Zoning Administrator's Adjustment

Disapproved the Mello Act Compliance Review

Adopted the attached Findings

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

b. 800, 802, 804 Main Street, Venice, CA 90291 approval at Los Angeles City Council:

The Planning and Land Use Management Committee recommended that Council grant the applicant's appeal and to approve the recommendations listed above for the proposed construction of a 3-story, 42-foot in height, 3 dwelling units, Artists-in-Residence building in conjunction with the remodeling of two adjacent units located at 800, 802, and 804, South Main Street, subject to Conditions of Approval, as modified, as recommended by Councilmember Miscikowski.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



JAW:ys

4/10/03

Enc: APCW 2001-2695 SPE SPP CDP ZAA MEL

Attachment: Conditions of Approval, as modified
CD 11

Note: (Notice has been published not less than 24 days prior to the public hearing date pursuant to Sections 12.24 I3 and 12.24 D2(b) of the Los Angeles Municipal Code).

#030003.wpd

MIT. NEG DEC,
REPT 1 FINDINGS
ADOPTED

APR 16 2003

LOS ANGELES CITY COUNCIL

c. Certificate of Occupancy: 800 Main Street, Venice, CA 90291

Page 1 of 2

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER MUREZ, JAMES D AND MELANIE G 804 MAIN ST VENICE CA 90291	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC CERTIFICATE: Issued-Valid BY: RICHARD FORTMAN DATE: 07/24/2013
---	--

SITE IDENTIFICATION

ADDRESS: 800 S MAIN ST 90291

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
BURK'S PLACE		13		M B 15-31	109-5A143 335	4286-012-015

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT 3 STORY, TYPE V-N, ARTIST IN RESIDENCE/PARKING GARAGE BUILDING. OCCUPANCY GROUPS: R3/U1.

USE	PRIMARY	OTHER
	Artist-in-Residence	Garage - Private

PERMITS

05010-10000-03868 |

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Basement	1 Levels	1 Levels
Dwelling Unit	1 Units	1 Units
Floor Area (ZC)	3785 Sqft	3785 Sqft
Height (BC)	33.33 Feet	33.33 Feet
Height (ZC)	33.33 Feet	33.33 Feet
Length	56 Feet	56 Feet
Methane Site Design Level II		
Stories	3 Stories	3 Stories
Type V-N Construction		
Width	64 Feet	64 Feet
R3 Occ. Group	6080 Sqft	6080 Sqft
U1 Occ. Group	2184 Sqft	2184 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	3 Stalls	3 Stalls
Provided Compact for Bldg	1 Stalls	1 Stalls
Provided Standard for Bldg	2 Stalls	2 Stalls



APPROVAL

CERTIFICATE NUMBER: 29524
BRANCH OFFICE: WLA
COUNCIL DISTRICT: 11
BUREAU: INSPECTN
DIVISION: BLDGINSF
STATUS: CoFO Issued
STATUS BY: RICHARD FORTMAN
STATUS DATE: 07/24/2013

Richard R. Fortman

APPROVED BY: RICHARD FORTMAN
EXPIRATION DATE:

08-B-95A

d. CONCERNS RE DEPARTMENT OF PLANNING APPROVALS & LADBS PERMITTING FOR 800, 802, 804 MAIN STREET



September 04, 2016
Document Report

11-16-05

Documents

Document Number(s)

AF 052767946

But this one is on the Cofo

Record Description

Record ID: 51041190

Doc Type: AFFIDAVIT

Sub Type: LOT TIE

Doc Date: 11/16/2005

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 1010914200636891

Dwelling Units: None

Property Address(es)

802 S MAIN ST 90291-0000

800 S MAIN ST 90291-0000

Legal Description(s)

Tract: BURK'S PLACE

800 Block: Lot: 13 Arb:

Map Reference: M B 15-31 Modifier:

Tract: BURK'S PLACE

802 Block: Lot: 12 Arb:

Map Reference: M B 15-31 Modifier:

} 4286-012045 (per ZIMAS)

PIN(s)

109-5A143 346

109-5A143 335

Assessor Number(s)

4286-012-015

4286-012-014

800
802

} combined
to: 4286-012-045? (per ZIMAS)

Council District(s)

11

Census Tracts(s)

September 04, 2016
Document Report

11-16-05

Documents

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Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 1010914200636891

Dwelling Units: None

Property Address(es)

802 S MAIN ST 90291-0000

800 S MAIN ST 90291-0000

Legal Description(s)

Tract: BURK'S PLACE

800 Block: Lot: 13 Arb:

Map Reference: M B 15-31 Modifier:

Tract: BURK'S PLACE

802 Block: Lot: 12 Arb:

Map Reference: M B 15-31 Modifier:

} 4286-012045 (per ZIMAS)

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109-5A143 346

109-5A143 335

Assessor Number(s)

800 4286-012-015

802 4286-012-014

} combined to: 4286-012-045? (per ZIMAS)

Council District(s)

11

Census Tracts(s)

2734.000

District Offices(s)

WLA

Film RBF

Type: IDIS Z505; 00349; 0000 thru 00349; 0003

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM, EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

800 S Main St



Permit #:

5010 - 10000 - 03868

Plan Check #: B05LA12003

Printed: 04/13/06 10:12 AM

Event Code:

Bldg-New
1 or 2 Family Dwelling
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 04/13/2006

1. TRACT	BLOCK	LOT#	ASS	COUNTY MAP REF#	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
BURK'S PLACE		13		M B 15-31	109-5A143 335	4286 - 012 - 015
BURK'S PLACE		12		M B 15-31	109-5A143 346	4286 - 012 - 014

800 802
Lot 11?

3. PARCEL INFORMATION	4. DOCUMENTS	5. CHECKLIST ITEMS
Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 11 Certified Neighborhood Council - Grass Roots Venice Community Plan Area - Venice	Census Tract - 2734.00 Coastal Zone Cons. Act - YES District Map - 109-5A143 Energy Zone - 6 Fire District - 2	Earthquake-Induced Liquefaction Area - Yes Lot Size - IRR Lot Type - Interior Methane Hazard Site - Methane Zone Near Source Zone Distance - 5.5

ZONES: C2-1/

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	7. EXISTING USE	8. PROPOSED USE	9. DESCRIPTION OF WORK
Owner(s) Murcz, James D And Melanie G 804 Main St VENICE CA 90291	(01) Dwelling - Single Family (07) Garage - Private	(01) Dwelling - Single Family (07) Garage - Private	NEW SFD WITH ATTACHED GARAGE AND POOL INSIDE DWELLING

10. APPLICATION PROCESSING INFORMATION	11. PROJECT VALUATION & FEE INFORMATION
BLDG. PC By: Lily Teng OK for Cashier: Lily Teng Signature: <i>[Signature]</i> Date: 4/13/06	Permit Valuation: \$750,000 PC Valuation: FINAL TOTAL Bldg-New 31,793.89 Planning Surcharge 302.68 Permit Fee Subtotal Bldg-New 3,253.25 Planning Surcharge Misc Fee 5.00 Energy Surcharge 23,173.20 School District Residential Level 2 Electrical 845.85 Dwelling Unit Construction Tax 200.00 HVAC 422.92 Residential Development Tax 300.00 Plumbing 845.85 Permit Issuing Fee 0.00 Plan Check Subtotal Bldg-New 1,150.88 Off-hour Plan Check 575.44 Plan Maintenance 65.07 Fire Hydrant Refuse-To-Pay 75.00 E.Q. Instrumentation 144.69 O.S. Surcharge 434.06 Sys. Surcharge Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan <i>A. & -</i>

13. BUILDING PERMIT INFORMATION
For information and/or inspection requests originating within LA County, Call toll-free (888) LA4BUILD (524-2845) Outside LA County, call (213) 482-0000 or visit www.ladbs.org For Cashier's Use Only W/O #: 51003868 <i>06LA-90866</i> LA Department of Building and Safety LA 06 35 093807 04/13/06 10:21AM BUILDING PERMIT RES \$3,253.25 ELECTRICAL PERMIT RES \$845.85 PLUMBING PERMIT RES \$845.85 HTG/REF PHY RES \$422.92 BUILDING PLAN CHECK \$1,150.88 PLAN APPROVAL FEE \$575.44 PLAN MAINTENANCE \$65.07 EI RESIDENTIAL \$75.00 ONE STOP SURCH \$144.69 SYSTEMS DEVT FEE \$434.04 CITY PLANNING SURCH \$302.68 MISCELLANEOUS \$5.00 SCHOOL DEV RES \$23,173.20 DWELLING UNIT \$200.00 SEC DEVT TAX \$300.00

14. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$750,000 PC Valuation: FINAL TOTAL Bldg-New 31,793.89 Planning Surcharge 302.68 Permit Fee Subtotal Bldg-New 3,253.25 Planning Surcharge Misc Fee 5.00 Energy Surcharge 23,173.20 School District Residential Level 2 Electrical 845.85 Dwelling Unit Construction Tax 200.00 HVAC 422.92 Residential Development Tax 300.00 Plumbing 845.85 Permit Issuing Fee 0.00 Plan Check Subtotal Bldg-New 1,150.88 Off-hour Plan Check 575.44 Plan Maintenance 65.07 Fire Hydrant Refuse-To-Pay 75.00 E.Q. Instrumentation 144.69 O.S. Surcharge 434.06 Sys. Surcharge Sewer Cap ID: Total Bond(s) Due:

15. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$750,000 PC Valuation: FINAL TOTAL Bldg-New 31,793.89 Planning Surcharge 302.68 Permit Fee Subtotal Bldg-New 3,253.25 Planning Surcharge Misc Fee 5.00 Energy Surcharge 23,173.20 School District Residential Level 2 Electrical 845.85 Dwelling Unit Construction Tax 200.00 HVAC 422.92 Residential Development Tax 300.00 Plumbing 845.85 Permit Issuing Fee 0.00 Plan Check Subtotal Bldg-New 1,150.88 Off-hour Plan Check 575.44 Plan Maintenance 65.07 Fire Hydrant Refuse-To-Pay 75.00 E.Q. Instrumentation 144.69 O.S. Surcharge 434.06 Sys. Surcharge Sewer Cap ID: Total Bond(s) Due:

16. ATTACHMENTS
Plot Plan <i>A. & -</i>

1020418200629544

* P 0 5 0 1 0 1 0 0 0 0 0 3 8 6 8 F N *

CITY OF LOS ANGELES
CALIFORNIAERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

All shibe 800-802-804 Main St

OWNER MUREZ, JAMES D AND MELANIE G

804 MAIN ST
VENICE CA 90291

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof.
Section 91.109.1 LAMC

CERTIFICATE: Issued-Valid **DATE:**
BY: RICHARD FORTMAN 07/24/2013

SITE IDENTIFICATION
ADDRESS: 800 S MAIN ST 90291

LEGAL DESCRIPTION
TRACT BLOCK LOT(s) AKB CO. MAP REF. # PARCEL PIN APN
BURK'S PLACE 13 MB 15-31 109-5A143 335 4286-012-015

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT: 3 STORY, TYPE V-N, ARTIST IN RESIDENCE/PARKING GARAGE BUILDING. OCCUPANCY GROUPS: RM/U1.
Permit says 2 story

USE: PRIMARY OTHER
Artist-in-Residence Garage - Private

PERMITS: 05010-10000-83868 1

STRUCTURAL INVENTORY		
ITEM DESCRIPTION	CHANGED	TOTAL
Basement	1 Levels	1 Levels
Dwelling Unit	1 Units	1 Units
Floor Area (ZC)	3785 Sqft	3785 Sqft
Height (BC)	33.33 Feet	33.33 Feet
Height (ZC)	33.33 Feet	33.33 Feet
Length	56 Feet	56 Feet
Methane Site Design Level II		
Stories	3 Stories	3 Stories
Type V-N Construction		
Width	64 Feet	64 Feet
R3 Occ. Group	6080 Sqft	6080 Sqft
U1 Occ. Group	2184 Sqft	2184 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	3 Stalls	3 Stalls
Provided Compact for Bldg	1 Stalls	1 Stalls
Provided Standard for Bldg	2 Stalls	2 Stalls



APPROVAL

CERTIFICATE NUMBER: 29524

BRANCH OFFICE: WLA

COUNCIL DISTRICT: 11

BUREAU: INSPECTN

DIVISION: BLDGINSF

STATUS: CofO Issued

STATUS BY: RICHARD FORTMAN

STATUS DATE: 07/24/2013

Richard R. Fortman

APPROVED BY: RICHARD FORTMAN

EXPIRATION DATE:

2-story per permit

PERMIT DETAIL			
PERMIT NUMBER 85010-10000-03868	PERMIT ADDRESS 800 S Main St	PERMIT DESCRIPTION (N) 2-STORY ARTIST IN RESIDENCE BUILDING W/ ATTACHED GARAGE & POOL INSIDE	STATUS - DATE - BY CofD Issued - 8/7/24/2013 RICHARD FORTMAN
PARCEL INFORMATION			
Area Planning Commission: West Los Angeles	Census Tract: 2734.00	Certified Neighborhood Council: Grass Roots Venice	
Coastal Zone Cons. Act: YES	Community Plan Area: Venice	Council District: 11	
District Map: 109-SA143	Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 6	
Fire District: 2	LADBS Branch Office: WLA	Lot Size: 1000	
Lot Type: Interior	Methane Hazard Site: Methane Zone	Near Source Zone Distance: 5.5	
School Within 500 Foot Radius: YES	Thomas Brothers Map Grid: 671-G5	Zone: C2-1	
PARCEL DOCUMENT			
Affidavit (AFF) AFF 05 2767946 (L.T.)	City Planning Cases (CPC) CPC-1987-648-ICO	City Planning Cases (CPC) CPC-1998-115-LCT	
City Planning Cases (CPC) CPC-2001-4046-CA	Community Development Block Grant (CDBG) LARZ-Venice	Ordinance (ORD) ORD-172019	
Ordinance (ORD) ORD-172897	Ordinance (ORD) ORD-175693	Ordinance (ORD) ORD-175694	
Specific Plan Area (SPA)	Specific Plan Area (SPA) Los Angeles Coastal Transportation Corridor	Specific Plan Area (SPA) Venice Coastal Zone	
APCW-2001-2097-SPE-CFD-ZAA-SFP	Zoning Information File (ZI) ZI-2273 Venice Coastal Zone		
Zoning Information File (ZI) ZI-1874 LA Coastal Transportation Corridor			
CHECKLIST ITEMS			
Attachment - Plot Plan	Combine Elec - Wrk. per 91.107.2.1.1.1	Combine HVAC - Wrk. per 91.107.2.1.1.1	
Combine Plumbing - Wrk. per 91.107.2.1.1.1	Fabricator Req'd - Structural Steel	Special Inspect - Concrete > 2.5ksi	
Special Inspect - Field Welding	Special Inspect - Grade Beams/Caisson	Special Inspect - Grading/Excav. Below 1:1 Plane	
Special Inspect - Shotcrete	Special Inspect - Structural Observation		
PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
OWNER(S)			
Murcz, James D And Melanie G	804 Main St	VENICE CA 90291	
TENANT			
APPLICANT			
Relationship: Owner-Bldr			
James Murcz-Owner-BUILDER	804 Main St.	VENICE, CA 902913218	(310) 399-1490
BUILDING RELOCATED FROM:			
(CONTRACTOR, ARCHITECT & ENGINEER INFORMATION			
NAME	ADDRESS	CLASS	LICENSE #
(E) Hollingsworth, Robert Alan	31129 Via Colinas Suite 707,	NA	GE2022
(E) Polon, Gordon Leonard	709 19th Street,	NA	C28564
(O) Owner-BUILDER	804 Main St.,	NA	0
	Westlake Village, CA 91362		(310) 399-1490
	Santa Monica, CA 90402		
	, 902913218		
SITE IDENTIFICATION-ALL			
ADDRESS: 800 S MAIN ST 90291			
LEGAL DESCRIPTION-ALL			
TRACT	BLOCK	LOT(s)	ARB
BURK'S PLACE		12	
BURK'S PLACE		13	
	CO. MAP REF #	PARCEL PIN	APN
	MB 15-31	802 109-5A143 346 ✓	4286-012-074
	MB 15-31	800 109-5A143 335 ✓	4286-012-015

NO. 13 also lot 11

804 109-5A 143-356

13

4286-012-045



12-4-13

September 04, 2016
Document Report

Documents

Document Number(s)

AF 131714853

replaced by AF 140148697

Record Description

Record ID: 54787586

Doc Type: AFFIDAVIT

Sub Type: LOT TIE

Doc Date: 12/04/2013

done after CoFO issued on 7-24-13

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 1010116201470798

Dwelling Units: None

Property Address(es)

804 S MAIN ST 90291-0000

802 S MAIN ST 90291-0000

800 S MAIN ST 90291-0000

Legal Description(s)

Tract: BURK'S PLACE

800 Block Lot: 13 Arb:

Map Reference: M B 15-31 Modifier:

Tract: BURK'S PLACE

802 Block Lot: 12 Arb:

Map Reference: M B 15-31 Modifier:

Tract: BURK'S PLACE

804 Block Lot: 11 Arb:

Map Reference: M B 15-31 Modifier:

Council District(s)

11

Census Tracts(s)

2734.020

District Offices(s)

WLA

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM, EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

800 S Main St
804 S Main St



Permit #:
Plan Check #: B13LA14421
Event Code:

13016 - 10000 **23917**
Printed: 12/09/13 09:19 AM

Bldg-Alter/Repair 1 or 2 Family Dwelling Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety		Issued on: 12/09/2013	
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY				Last Status: Issued	
				Status Date: 12/09/2013	
1. TRACT	BLOCK	LOT#	ADD	COUNTY MAP REF#	PARCEL ID# (PIN#)
BURK'S PLACE		13		M B 15-31	109-SA143 335
BURK'S PLACE		12		M B 15-31	109-SA143 346
BURK'S PLACE		11		M B 15-31	109-SA143 356

2. PARCEL INFORMATION		Census Tract - 2734.02		Earthquake-Induced Liquefaction Area - Yes	
Area Planning Commission - West Los Angeles		Coastal Zone Cons. Act - YES		Methane Hazard Site - Methane Zone	
LADBS Branch Office - WLA		District Map - 109-SA143		Near Source Zone Distance - 4.6	
Council District - 11		Energy Zone - 6		School Within 500 Feet Radius - YES	
Certified Neighborhood Council - Venice		Fire District - 2		Thomas Brothers Map Grid - 671-G5	
Community Plan Area - Venice					
ZONING: C2-1					

3. DOCUMENTS		ORD - ORD-172897		CPC - CPC-17681	
Z1 - Z1-2406 Dir Inter of Venice SP for Small SPA - Venice Coastal Zone		ORD - ORD-175693		CPC - CPC-1980-648-JCO	
ZA - ZA-1991-428-CUZ		ORD - ORD-175694		CPC - CPC-1998-119-LCP	
SPA - APCW-2001-2697-SPE-CPD-ZAA-SPP		CPC - CPC-12425		CPC - CPC-2006-4046-CA	
SPA - Los Angeles Coastal Transportation Cor					

4. CHECKLIST ITEMS	
--------------------	--

5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		For Cashier's Use Only		W/O #: 31623917	
Owner(s) MUREZ, JAMES D AND MELANIE G 804 MAIN ST, VENICE CA 90291 - Tenant					
Applicant: (Relationship: Owner-Bldg) JAMES MUREZ - OWNER-BUILDER 800 & 804 MAIN, 90291 - (310) 399-1490					

6. EXISTING USE	PROPOSED USE
(27) Artist-in-Residence	

7. DESCRIPTION OF WORK
CREATE OPENING GUARD RAIL OF BOTH BUILDING AND ADDING ONE STEP FOR ADDITIONAL ACCESS, NO CHANGE OF USE ON ROOF DECK.

8. Address Site & Use	ARTIST-IN-RESIDENCE
-----------------------	---------------------

9. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Larry Lee	DAS PC By:
OK for Cashier: Larry Lee	Coord. OK:
Signature: <i>[Signature]</i>	Date: 12/09/2013

10. PROPERTY VALUATION	
Permit Valuation: \$1,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

11. ATTACHMENTS	
Owner-Builder Declaration	
Plot Plan	

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.



LA 0013 103026558 12/9/2013 9:19:40 AM

BUILDING PERMIT-RES	\$130.00
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$10.00
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$2.81
SYSTEMS DEVT FEE	\$8.43
CITY PLANNING SURCH	\$8.40
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$7.00
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$178.14
Permit #: 130161000023917
Receipt #: 0102233874
Building Card #: 2013LA25533

*requested after
got new Affidavit
on 12-4-13 (which
was subsequently
terminated)*

*to correct
roof deck on 2
buildings?*



September 04, 2016
Document Report

2-11-14

Documents

Document Number(s)

AF 140148697

Record Description

Record ID: 54877196

Doc Type: AFFIDAVIT

Sub Type: TERMINATION

Doc Date: 02/11/2014

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 1010304201473868

Dwelling Units: None

Comments: AFFIDAVIT AF 131714853 IS TERMINATED BY AFFIDAVIT AF 140148697.

and replacement?

Property Address(es)

802 S MAIN ST 90291-0000

Legal Description(s)

Tract: BURK'S PLACE

Block: Lot: 12 Arb:

Map Reference: M B 15-31 Modifier:

Tract: BURK'S PLACE

Block: Lot: 13 Arb:

Map Reference: Modifier:

Tract: BURK'S PLACE

Block: Lot: 11 Arb:

Map Reference: Modifier:

802 } 4286-012-045
800 }
804 } 4286-012-044

PIN(s)

109-5A143 346

Assessor Number(s)

4286-012-014

? No

Council District(s)

11

Census Tracts(s)

2734.020

District Offices(s)

WLA

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM,
EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

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800 S MAIN ST

Address/Legal

Site Address: 800 S MAIN ST

ZIP Code: 90291

PDN Number: 109-5A143-335

Lot/Parcel Area (Calculated): 1,573.8 (sq ft)

Thomas Brothers Grid: PAGE 671 - GRID G5

Assessor Parcel No. (APN): 4286012045

Tract: BURKS PLACE

Map Reference: M 8 15-31

Block: None

Lot: 13

Abt (Lot Ctl Reference): None

Map Sheet: 109-5A143

Jurisdictional

Planning and Zoning

Assessor

Assessor Parcel No. (APN): 4286012045

Ownership (Assessor)

Owner 1:

Address:

Ownership (Bureau of Engineering, Land Records)

Owner:

Address:

APN Area (City Public Works): 0.178 (ac)

Use Code: 0101 - Single Residence with Pool

Assessed Land Val: \$532,274

Assessed Improvement Val: \$1,056,244

Last Owner Change: 04/29/04

Last Sale Amount: \$0

Tax Rate Area: 67

Deed Ref No. (City Clerk): None

Building 1

Year Built: 2012

Building Class: A130

Number of Units: 1

Number of Bedrooms: 3

Number of Bathrooms: 3

Building Square Footage: 3,838.0 (sq ft)

Building 2: No data for building 2

Building 3: No data for building 3

Building 4: No data for building 4

Building 5: No data for building 5

Case Numbers

Recent Activity: DPR-2008-4793-DL

Recent Activity: APCW-2001-2696-SPE-SPP-COP-ZAA-MRL-EXT

Area Planning Commission: APCW-2001-2697-COP-SPE-SPP-ZAA

Area Planning Commission: APCW-2001-2695-SPE-COP-ZAA-SPP

City Planning Commission: CPC-2005-8252-CA

City Planning Commission: CPC-2000-4046-CA

City Planning Commission: CPC-1998-119-LCP

City Planning Commission: CPC-1987-648-ICD

City Planning Commission: CPC-1984-226-SP

City Planning Commission: CPC-17631

City Planning Commission: CPC-12420

Ordinance: ORD-175694

Ordinance: ORD-175693

Ordinance: ORD-172697

Ordinance: ORD-172612

Ordinance: ORD-165899

Ordinance: ORD-150337

Ordinance: ORD-121313

Director of Planning: DPR-2014-3824-DL

Environmental: ENV-2005-8253-ND

Environmental: ENV-2004-2691-CE

Environmental: ENV-2002-6836-SP

Environmental: ENV-2001-849-ND

Environmental: ENV-2001-2698

Environmental: ENV-2001-2696

Citywide/Code Amendment Cases

Additional

Airport Hazard: None

Coastal Zone: Coastal Exclusion Area

Coastal Zone: Coastal Zone Commission Authority

Farmstead: Areas Not Mapped

Very High Fire Hazard Severity Zone: No

Fire District No. 1: No

Flood Zone: None

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Generalized Zoning

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802 S MAIN ST

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▼ Address/Legal

Site Address: 802 S MAIN ST

ZIP Code: 90291

PIN Number: 109-SA143 346

Lot/Parcel Area (Calculated): 1,766.7 (sq ft) ✓

Thomas Brothers Grid: PAGE 671 - GRID 95

Assessor Parcel No. (APN): 4286012045

Tract: BLANK'S PLACE

Map Reference: M B 15-31

Block: None

Lot: 12

Abn (Lot Cut Reference): None

Map Sheet: 109-SA143

▶ Jurisdictional

▶ Planning and Zoning

▼ Assessor

Assessor Parcel No. (APN): 4286012045

Ownership (Assessor)

Owner 1

Address

Ownership (Bureau of Engineering, Land Records)

Owner

Address

APN Area (Co. Public Works)

Use Code: 0101 - Single Residence with Pool

Assessed Land Val: \$532,274

Assessed Improvement Val: \$1,056,244

Last Owner Change: 04/29/04

Last Sale Amount: \$0

Tax Rate Area: 67

Deed Ref No. (City Clerk): None

Building 1

Year Built: 2012

Building Class: A130

Number of Units: 1

Number of Bedrooms: 3

Number of Bathrooms: 3

Building Square Footage: 3,838.0 (sq ft)

Building 2: No data for building 2

Building 3: No data for building 3

Building 4: No data for building 4

Building 5: No data for building 5

▼ Case Numbers

Recent Activity: DIR 2008-4703-CI

Area Planning Commission: APCW 2001-2697-COP-SPP, SPP-ZAA

Area Planning Commission: APCW 2001-2695-SPP-COP, ZAA-SPP

City Planning Commission: CPC 2005-5253-CA

City Planning Commission: CPC 2000-4048-CA

City Planning Commission: CPC-1998-119-LCP

City Planning Commission: CPC-1987-648-ICD

City Planning Commission: CPC-1984-726-SP

City Planning Commission: CPC-17831

City Planning Commission: CPC-12425

Ordinance: ORD-175604

Ordinance: ORD-175603

Ordinance: ORD-172887

Ordinance: ORD-172019

Ordinance: ORD-168909

Ordinance: ORD-138337

Ordinance: ORD-121313

Director of Planning: DIR 2014-2824-CI

Environmental: ENV 2005-5253-ND

Environmental: ENV 2004-2694-CA

Environmental: ENV 2003-6438-SP

Environmental: ENV 2001-548-AB2

Environmental: ENV 2001-2698

Environmental: ENV 2001-2699

▶ Citywide/Code Amendment Cases

▼ Additional

Airport Hazard: None

Coastal Zone: Calvo Exclusion Area

Coastal Zone: Coastal Zone Commission Authority

Farm/land: Area Not Mapped

Very High Fire Hazard Severity Zone: No

Fire District No. 1: No

Flood Zone: None

Watercourse: No

Hazardous Waste / Boiler Zone: No

0.02 Miles
80 Feet

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804 S MAIN ST

Address/Legal

Site Address: 804 S MAIN ST

ZIP Code: 95291

PIN Number: 109-SA143 356 ✓

Lot/Parcel Area (Calculated): 1,820.4 (sq ft) ✓

Thomas Brothers Grid: PAGE 671 - GRID 05

Assessor Parcel No. (APN): 4286012044

Tract: BURK'S PLACE

Map Reference: M B 15-31

Block: None

Lot: 11 ✓

Adj. (Lot Out Reference): None

Map Sheet: 109-SA143

Assessor

Assessor Parcel No. (APN): 4286012044 ✓

Ownership (Assessor):

Owner1:

Address:

Ownership (Bureau of Engineering, Land Records):

Owner:

Address:

APN Area (City Public Works): 0.064 (ac)

Use Code: 0200 - 2 units (4 stories or less)

Assessed Land Val: \$268,136

Assessed Improvement Val: \$363,826

Last Owner Change: 04/29/04

Last Sale Amount: \$0

Tax Rate Area: 67

Next Ref No. (City Clerk): None

Planning and Zoning

Building 1:

Year Built: 1991

Building Class: C75

Number of Units: 2

Number of Bedrooms: 3

Number of Bathrooms: 4

Building Square Footage: 2,780.8 (sq ft)

Building 2: No data for building 2

Building 3: No data for building 3

Building 4: No data for building 4

Building 5: No data for building 5

Case Numbers

Recent Activity: DIR-2008-4703-DI

Area Planning Commission: APCW-2007-2607-COP-SPEL, SPP, ZAA

Area Planning Commission: APCW-2007-2606-SPE-COP, ZAA, SPP

City Planning Commission: CPC-2005-8252-CA

City Planning Commission: CPC-2005-4948-CA

City Planning Commission: CPC-1998-118-LCP

City Planning Commission: CPC-1987-648-IGD

City Planning Commission: CPC-1984-228-SP

City Planning Commission: CPC-17425

City Planning Commission: ORD-175884

Ordinance: ORD-175882

Ordinance: ORD-172887

Ordinance: ORD-172018

Ordinance: ORD-146566

Ordinance: ORD-130337

Ordinance: ORD-521313

Director of Planning: DIR-2014-3824-DI

Zoning Administration: ZA-1991-428-CLJ2

Environmental: ENV-2005-8253-ND

Environmental: ENV-2004-2681-CE

Environmental: ENV-2002-6836-SP

Environmental: ENV-2001-646-ND

Environmental: ENV-2001-2608

Environmental: ENV-2001-2096

Citywide/Codes Amendment Cases

Additional:

Airport Hazard: None

Coastal Zone: Calve Exclusion Area

Coastal Zone: Coastal Zone Commission Authority

Farmstead: Area Not Mapped

Very High Fire Hazard Severity Zone: No

Fire District No. 1: No

Flood Zone: None

Watercourse: No

Intersecting (Whether / Whether From No

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0.02 Miles
80 Feet

Terms & Conditions

EXHIBIT 8

SECTIONS OF VENICE SPECIFIC PLAN

VENICE SPECIFIC PLAN

Sec. 9. COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS.

A. Exemption. Any commercial and/or industrial Project which consists solely of (i) additions or alterations to an existing building or structure which results in a ten percent or less increase in total occupant load, or (ii) a Change in Use which results in a ten percent or less increase in Trips is exempt from this Section.

B. Commercial Development. The following standards shall apply to all commercial Projects on commercially zoned lots.

1. Ground Floor Commercial Development. The following regulations shall apply to all commercial Projects which are new buildings or additions, except that commercial lots along Lincoln Boulevard, Washington Boulevard east of Oxford Avenue and in the Oxford Triangle Subarea are exempt from the following requirements:

a. The Project shall include a Street Wall, which shall extend for at least 65 percent of the length of the Building Frontage, and shall be located at the lot line or within five feet of the lot line. Adjacent to a sidewalk cafe, public plaza, retail courtyard, arcade, or landscaped area, the required Street Wall may be set back a maximum of 15 feet along the portion of the Project which consists of the cafe, plaza, courtyard, landscaping or arcade. The required Street Wall at the Ground Floor shall have a minimum Height of 13 feet.

b. At least 50 percent of the area of the Ground Floor Street Wall of a commercial Project shall be devoted to pedestrian entrances, display windows or windows offering views into retail, office gallery or lobby space.

c. Blank Walls shall be limited to segments of 15 feet in length, except that Blank Walls which contain a vehicle entry door shall be limited to the width of the door plus five feet.

d. All Projects shall provide at least one pedestrian entrance into each business or use for each Store Frontage.

e. Ground Floor exterior building walls that face rear parking areas shall provide a pedestrian entrance into the building.

4. Building Separation. A minimum of five feet shall be provided between commercial, mixed use and residential buildings.

5. Landscaping

a. Any open portion of the lot on which the Project is located that is not used for buildings, parkways, driveways, or other access features shall be landscaped. A list of applicable plant materials appears in the attached Appendix B.

b. A landscape development plan prepared by a State licensed landscape architect, State licensed architect or landscaped contractor shall be submitted to the Director of Planning for review and approval. This Plan shall include the location of a permanent underground sprinkler system designed to insure complete coverage of all plant materials.

A. Residential Development Standards.

1. General Regulations. Building materials, colors, massing and scale of new Projects shall complement those of existing structures in the neighborhoods. Building facades shall be varied and articulated to provide visual interest to pedestrians. Ground floor residential building entrances and frequent windows shall face the Walk Streets. Front porches, bays, and balconies shall be encouraged. For two family dwellings and low density multiple-family buildings, entries shall be located in the exterior building facade for each residential unit, and shall face Walk Streets and be well-defined and separate.

2. Public Right-of-Way.

a. The existing gardens/patios located within the public right-of-way, between the fences and the property line, shall be maintained to provide a transitional zone between the public pathways and private dwellings.

b. No shrub or hedge in the public right-of-way shall be higher than 42 inches. The bottom of tree canopies shall be maintained at least eight feet above the existing grade.

c. Any fence erected in the public right-of-way shall not exceed 42 inches in Height as measured from the existing grade of the public right-of-way. The use of decorative fence patterns such as split rail, picket and rustic is recommended. New fences shall be located in a straight line with existing fences on the same side of the street.

B. Permanent Encroachments.

1. Permanent Encroachments within the existing public right-of-way of a designated Walk Street shall be limited to grade level uses including gardens, patios, landscaping, ground level decks and fences and shall be permitted only by obtaining a revocable encroachment permit from the City Department of Public Works.

2. No Encroachments, including fences, hedges or other accessory structures, shall be permitted within five feet of the centerline of the existing public right-of-way except in the Milwood area where fences shall be permitted in stringline with the existing fences. Encroachments shall not exceed 42 inches above natural grade.

Sec. 11. PARKING

A. Parking Requirements. Except as otherwise provided here, the parking standards set forth in the Parking Requirement Table shall apply to all Projects.

C. PARKING REQUIREMENT TABLE

STRUCTURES	OFF-STREET PARKING REQUIRED
<u>RESIDENTIAL USES</u>	
Single family dwelling on lots less than 40 feet in width, or less than 35 feet in width if adjacent to an alley.	2 spaces; except projects in the Silver Strand and Venice Canals Subareas, where 3 spaces are required. The third space may be uncovered and in tandem with the other two required covered parking spaces. In the Venice Canals Subarea, the third space may also be located in the garage driveway within the required rear yard.
Single family dwelling on lots of 40 feet or more in width, or 35 feet or more in width if adjacent to an alley	3 spaces; the third space may be uncovered and in tandem with the other two required covered parking spaces.
Multiple dwelling	2 spaces for each dwelling unit
Artist-in-residence	2 spaces for each artist-in-residence unit
Multiple dwelling and duplex on lots of 40 feet or more in width, or for 35 feet or more in width if adjacent to an alley	2 spaces for each dwelling unit; plus a minimum of 1 guest parking space for each 4 units (or fraction thereof); except that for Projects where all required parking spaces are fully enclosed, any required guest spaces may be paid for at the same in lieu fee rate defined for BIZ parking under Section 11 D (1) (2) of this Specific Plan.
Mobile Home Park	2 spaces for each mobile home space
Hotel, Motel or Motor Hotel	2 spaces; plus 2 spaces for each dwelling unit; plus 1 space for each guest room or each suite of rooms for the first 30; plus

D. Beach Impact Zone Parking Requirements. In addition to the above requirements, all Projects located within the Beach Impact Zone shall provide parking spaces in accordance with this Subsection.

1. One parking space for each 640 square feet of floor area of the Ground Floor for commercial and industrial Projects. In lieu of physically providing the spaces, a fee of \$18,000.00 per space may be paid for up to 50 percent of the total number of parking spaces required in this subdivision. Provided, however, that no payment shall be allowed in lieu of any parking space required by Section 12.21 A 4 of the Los Angeles Municipal Code. All fees shall be paid into the Venice Coastal Parking Impact Trust Fund.

2. One parking space for each 1,000 square feet of the floor area of the ground floor for multiple dwelling Projects of three units or more. In lieu of physically providing the space, a fee of \$18,000.00 per space may be paid for up to 100 percent of the total number of parking spaces required in this subdivision. Provided, however, that no payment shall be allowed in lieu of any parking space required by the Los Angeles Municipal Code. All fees shall be paid into the Venice Coastal Parking Impact Trust Fund.

3. In no event shall the number of Beach Impact Zone parking spaces required for Projects of three or more dwelling units, or commercial or industrial Projects, be less than one parking space for residential Projects and two parking spaces for commercial and industrial Projects.

APPENDIX C

LAND USE

VEHICLE TRIPS PER PEAK HOUR

Artist in Residence

plus 5 trips per 1,000 sq.
ft. of other than habitable
floor area.

0.7 trips per dwelling unit,

EXHIBIT 9

LADBS COMPLAINTS FOR 800 MAIN

LADBS COMPLAINTS FOR 800 MAIN:

800 S MAIN ST

Date Received: 9/12/2014
Description: BUSINESS OPERATED FROM A HOUSE OR GARAGE
Inspector: ROBERT GARTH
Status: CLOSED

800 S MAIN ST

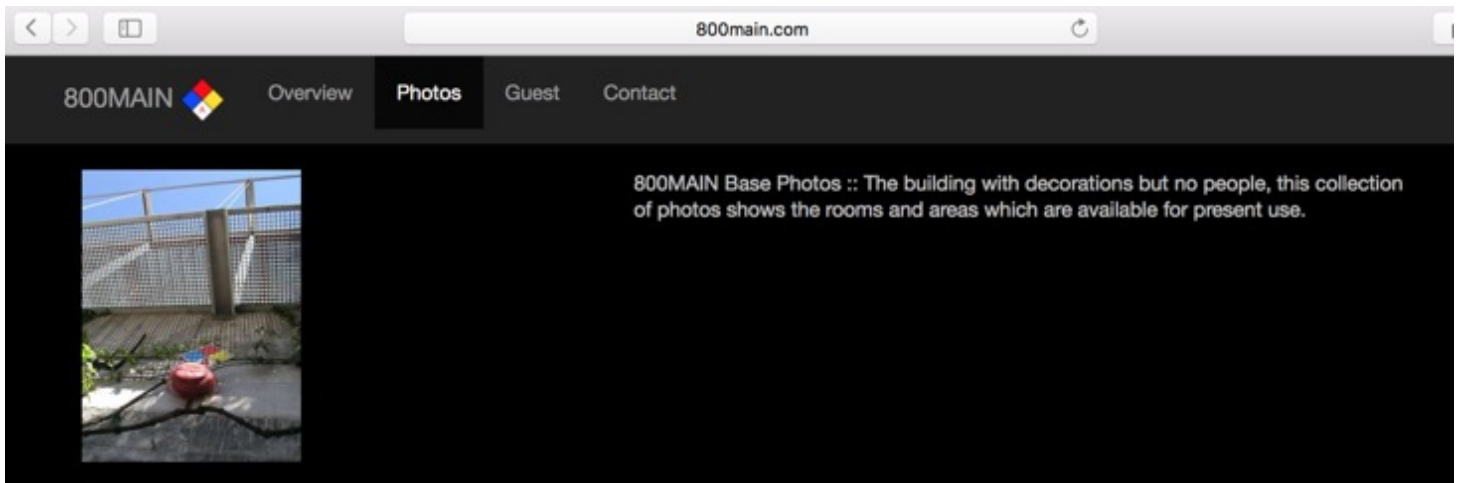
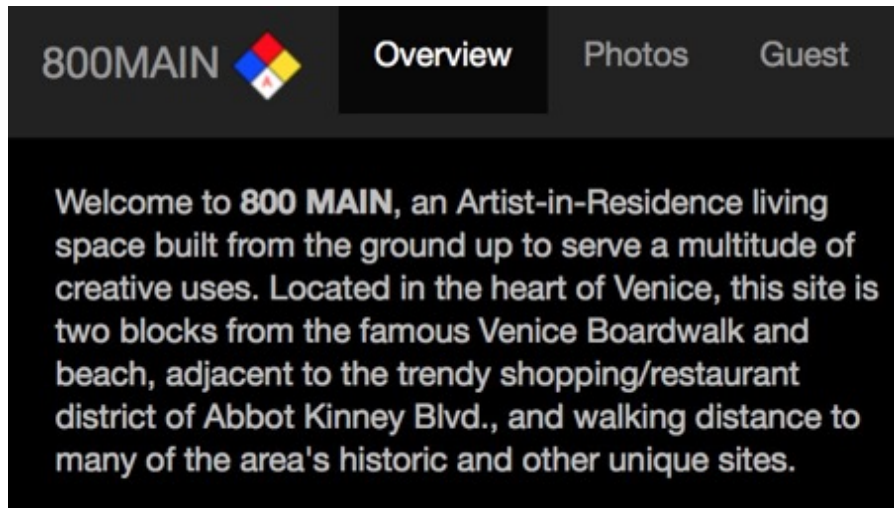
Date Received: 7/5/2016
Description: BUILDING OR PROPERTY CONVERTED TO ANOTHER USE
Inspector: ROBERT GARTH
Status: UNDER INVESTIGATION


EXHIBIT 10


800 MAIN: COMMERCIAL EVENT SPACE

800 MAIN: DECICATED WEBSITE FOR COMMERCIAL EVENT SPACE

www.800main.com



800MAIN  Overview Photos Guest Contact



Parking in Venice is like any other dense urban area that borders the beach: hard to find when you need a space. In response to this limitation, 800MAIN has established a close working relationship with our local public elementary school, Westminster Avenue. Located one short block from our site, they have the ability to accommodate over 1200 cars. Rental of their parking lot(s) contributes to the school fund which helps in the school garden, after-hours student programs and to purchase badly needed books and classroom supplies. Valet services are required to ensure visitor convenience and automobile security.

Additional details are provided on our [Planner](#) page or please feel free to contact us with any unanswered questions.

800MAIN :: Overview Overview Photos Guest Contact

800MAIN offers an online planning system for our customers. Once you are signed up with one of our staff members, you will receive instructions that will allow you to sign-in and manage your event.

To expedite our price quote for your event, please download and fill-in our [Request For Use](#) MS Word compatible file.

- [Specifications and Floor Plans](#)
- [Parking Map](#)
- [Rules](#)
- [Seating Guide](#)
- [Audio Equipment](#)
- [Video Equipment](#)
- [Banner, front of building specifications](#)
- [Step & Repeat - Red Carpet specifications](#)

Policy Statements

Permitted Events: Under some conditions, the City of Los Angeles requires 800 Main to obtain a Special Event Permit. This sort of event would include any assembly which is open to the general public, a cover charge is being collected, or where the use of the space would not be included in the definition of an Artist-In-Residence occupancy. Private weddings, business meetings, luncheons, dinners, photo shoots or gallery gatherings are not typically required to carry such a special event permit.

Alcohol Service: Alcohol service is regulated by the Alcoholic Beverage Control Department of the State of California. 800 Main is allowed to serve and charge for drinks at public events (excluding minors) under two categories of licensing: a licensed restaurant catering company (as defined by Sec. 24045.12) or through an event that is hosted by a non-profit organization, in which case they shall be required to obtain a single use permit (Type 57). In either case, beer, wine and/or distilled spirits may only be served under strict State regulations. A cover charge at the entry or a charge by the drink both amount to the same thing and require that this permit be obtained. Any violation is grounds for immediate termination of an event without any refund. The staff at 800 Main reserves the right to deny access to anyone who is underage and under the influence of drugs or alcohol.

Fire Marshal: Depending on the nature of the event and the number of attendees, a Fire Marshal may require that a set of floor plans be submitted to his office for approval. In the case that such a step is required, once the plan is approved, no furniture or decorations may be altered from the plan. Should a change be desired, the plan must be resubmitted and a new approval obtained prior to making the modifications.

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800 MAIN

Venue Details:

800 Main Street
Venice, Ca 90291-3218

Latitude: 33.9929
Longitude: -118.4744



Owner: Murez, 804 Main St. Venice, Ca 90291-3218 (310) 399-1490

Date of Completion: July 2013

Occupancy: Single Family Dwelling / Artist-In-Residence

Use Zone: C2-1

Construction: Type V - N.R.

Fully Fire Sprinklered

No. of Stories: 3

Lot Size: 64'0" x 58'5-1/2" x 65'0" X 46'10-3/4" Irregular Shape

Lot Area: 3367 Sq. Ft.

Building Area 3785 Sq.Ft

Fire Zone: 2

Building Height: 30'0"

Parking: 3 (plus 6 with valet onsite)

Elevator: 5 Stop 3500 Lbs., 5'-0" x 7'-0" Interior

Electric: 120/240 VAC @ 400A Single Phase, 120/208 VAC @ 400A Three Phase
(Standby Generator: Natural or Propane Gas, 10kV @ 220 Single Phase)

Gas: Natural 850,000 Btu

Domestic Water: 1.5" @ 75 PSI (Hot 80 Gal. stand-by with 100% recovery)

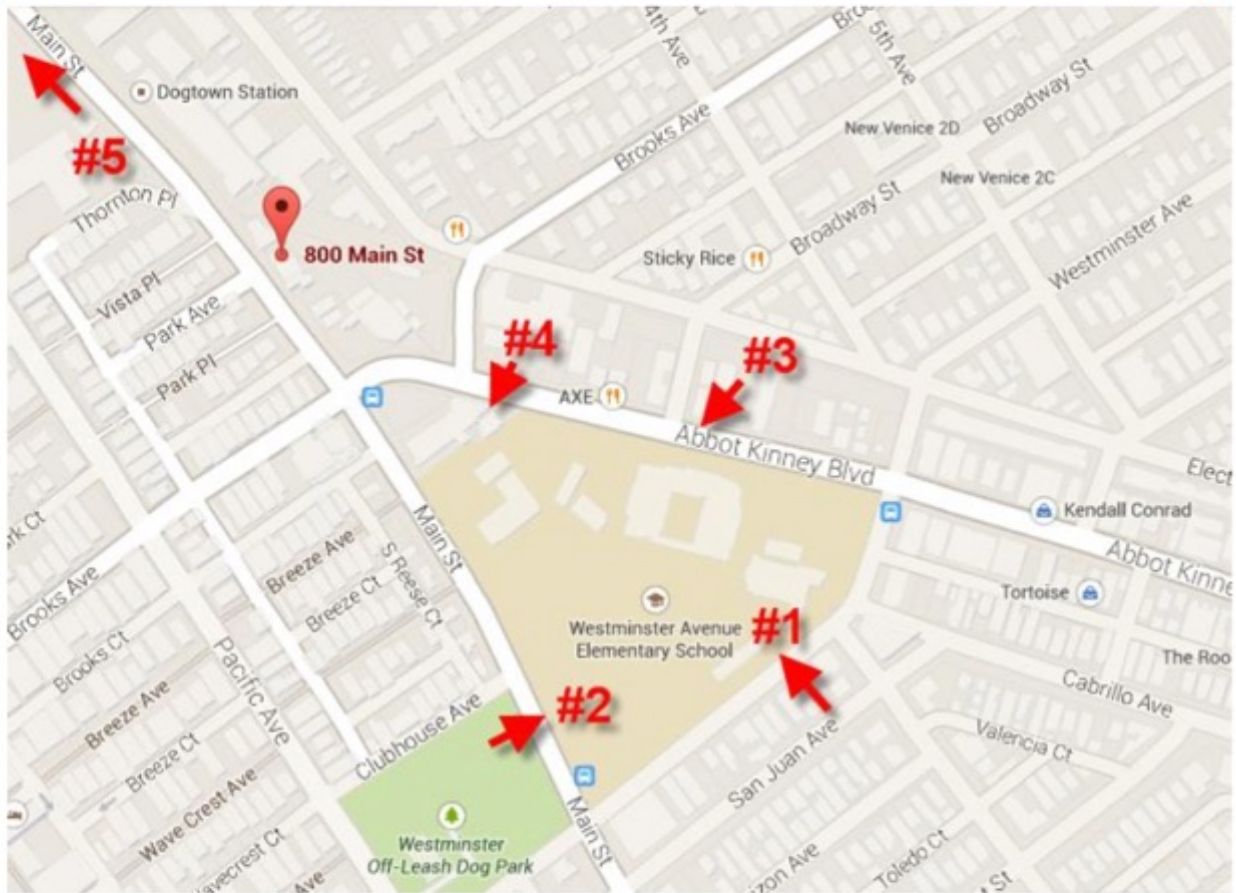
Heating: Radiant

Cooling: open windows (NO A/C)

Communications: Fiber Optic > Ethernet Gigabit (hardwired & wireless)

800 MAIN Street, Venice, Ca 90291 -- Parking Map

The parking map below shows five red arrows each of which is pointing to a parking lot option. Your invitation to 800MAIN specified where to park, meaning lot 1-5 as shown below. Each of these lots is described as follows:



#1 Westminister School, lot is entered on Westminister Ave in the middle of the block. This lot has an approximate occupancy of eighty vehicles. An attendant is required at his lot at all times.

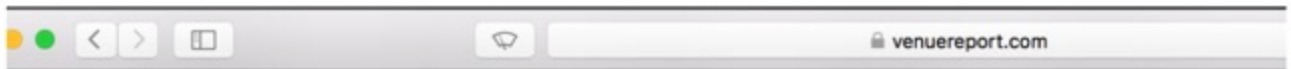
#2 Westminister School, lot is entered on Main Street just across from the park in the middle of the block. This lot has an approximate occupancy of five hundred vehicles. An attendant is required at his lot at all times.

#3 This location is a valet zone for the restaurants located on this block. An attendant will take your car and give you a ticket number. Your car will be parked off-street in a secured lot. Typical cost is \$6-\$10 per car. The closing time is 10 PM unless special arrangements have been made prior to the event.

#4 This lot is identical to lot #3 above. It is managed by the same company.

#5 This arrow is pointing in the direction of public lots that exist on Rose Av. The first one is on the Southwest corner at Main St. and Rose Ave. The second public lot is at the end of Rose at the beach (left or west of Main St.). This lot is operated by the County Beaches and Harbor. Both of these lots have long stay parking meters. Both lots allow exiting at any time.

VENUE REPORT:



800-perfect-party-pad is more like it.

This versatile and vibrant Venice Beach locale is an artist-in-residence living space with a multitude of chic and creative uses. Intimate I-do's, luxe luncheon, creative workshop or hipster holiday party would suit it sweetly.

THE LOWDOWN

type Art Gallery Loft / Warehouse Building Penthouse / Rooftop	views Cityscape	style Contemporary Eco Industrial Modern Urban
best type of celebrations		
charity event	corporate event	dinner party
holiday party	lgbt weddings	rehearsal dinner / welcome reception
retreats: corporate, spa, wellness, etc.	social event	wedding reception

CAPACITY

seated 125	buffet 386	standing 386
----------------------	----------------------	------------------------



celebrations hosted here since 2013



curfew 12 am



venue spaces indoor & outdoor venue spaces available

AWARDS & NOTABLES

For the most part we are under the radar, quality over quantity and have received most of our business from referrals which has attracted the right kind of clientel we are looking to work with.

EATS & DRINKS

Food, Restaurants, Cafes, Bars & Lounges

food, restaurants, cafes:

There are no eateries on site but we love working with: Ado Restaurant Bread & Water catering and many more!

bars & lounges:

There are no bars on site but we have worked with mixologists from : Townhouse Roosevelt Hotel and many more!

COMMERCIAL ACTIVITIES AT 800 MAIN:



800 Main shared a link.

June 25, 2015 · 🌐

...



LA Mermaid School

LA Mermaid School Pre-registration required (805) 328- 4911

KTLA.COM

<https://www.facebook.com/dominika.wolski/videos/10157039439765107/>



Video player interface showing a blurry night scene with a person in a blue shirt and a bright light source. The video is at 0:13.



Dominika Woo posted a video to her Timeline — at **800 Main.** ...

April 27, 2016 · Instagram · 

295 Views



Jim Murez Looks like Propel Co:Labs party at **#800MAIN...** great voice!

Like · Reply ·  1 · April 30, 2016 at 5:49am



Tyeal Nichole



★ ★ ★ ★ ★ · May 11, 2017

Our company held an event at this venue that had 400+ guests in attendance. The night before the party my boss and I went to deliver some party gift bags to the venue with the owners permission to leave things overnight. As we arrived we were very rudely cursed out several times by the owning yelling at us to "move the f'ing vehicle" not willing to answer our questions about where we could park to unload our items. Very rude and very unprofessional with no remorse, acknowledgment or apology for his actions.

The day of the event the owners were intrusive and unprofessional the entire day. Yelling at all of our staff members in front of our guests and telling us we were handling our party all wrong. Overall, renting this venue was a terrible experience and the owners are extremely unprofessional, to say the least.

EXHIBIT 11

James Murez

Venice Neighborhood Council Candidate Profile

James Murez: Venice Neighborhood Council Candidate

2014:



James Murez – Since moving to Venice 25 years ago, I've been invested in this community. I raised 2 my children here, managed the Farmer's Market since 1989, organized the planting of 1400 trees, and have been involved in planning since Ruth Galanter's CPAC, having served on LUPC the last 8 years.

Our local plans are incomplete and ambiguous, creating uncertainty and multiple interpretations. Challenged by developers trying to build to the max, we need stronger guidelines for smart change, which will not erode our history and charm. It's our responsibility, in a collaborative and open way, to gather and present facts and opinions to our government officials. I will ensure that the Council Office, City Planning, Building and Safety, and Coastal Commission listen to us!!

ask for your vote, so together we can ensure that Venice remains protected, eclectic, diverse and, simply, the best place to live, work and play.

2019:

JAMES MUREZ

Los Angeles native, I joined Venice Action Committee 1988 after retiring from computer industry and volunteering for 1984 LA Olympic Committee. As manager of the Venice Farmers' Market (1988-present) I've witnessed change. I served Councilwoman Galanter for 10 years on land use advisory committee. In 1992, I applied for funds to plant trees in Venice & organized volunteers to plant over 1400 trees throughout the community. My wife Melanie and I

have raised two wonderful children in Venice. Both attended LAUSD schools, now Zachary, CS PhD. with two undergraduate degrees from Yale, and Andrea with two NCAA records while swimming at Stanford, competed in Rio Olympics, presently a medical student and training for Tokyo 2020. I helped organize Grass Roots Venice (renamed Venice NC), served on Land Use & Planning for 12 years, presently Parking & Transportation Chair with 37 motions passed by the Board. I would like to help make Venice a cleaner and safer place to live, work and play.

EXHIBIT 12

VNC SECRETARY MELISSA DINER – Site Supervisor at 800 Main

2019

Site Supervisor

800 Main

Aug 2013 – Apr 2017 • 3 yrs 9 mos

800 Main St. Venice, CA 90291

Handle all business management, sales, partnerships and on site event site supervision for 800 Main events in Venice, CA. Event Planning services available upon request.

Secretary

Venice Neighborhood Council

2012 – Present • 7 yrs



Melissa Diner • 2nd

Property Manager, Events & Entrepreneur

800 Main • IED-Barcelona

Greater Los Angeles Area • 500+ 28

Connect

Send InMail

...



Site Supervisor

800 Main

Aug 2013 – Present • 4 yrs 3 mos

800 Main St. Venice, CA 90291

Handle all business management, sales, partnerships and on site event site supervision for 800 Main events in Venice, CA. Event Planning services available upon request.



Secretary

Venice Neighborhood Council

2012 – Present • 5 yrs



Property Manager

Statewide Enterprises

Oct 2011 – Present • 6 yrs 1 mo

Venice, CA

Apartment complex manager responsible for scheduling and overseeing all maintenance technicians, tenant relations, rent collection & compliance with both company and government housing policies.



CEO

LXRY LTD

Jun 2007 – Present • 10 yrs 5 mos

Venice, CA

Brand, Event & Property Management Agency that offers consulting and execution in sales, new business development, marketing, pr, distribution and licensing.

EXHIBIT 13

CARL LAMBERT, PRESIDENT OF THE VENICE CHAMBER OF COMMERCE

SLATE FOR THE VNC ON JUNE 5 2016

JUNE 4, 2016: Carl Lambert mailing re Venice Neighborhood Council election as President of the Venice Chamber of Commerce.

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

From: **Carl Lambert** <president@venicechamber.net>

Date: Sat, Jun 4, 2016 at 10:03 AM

Subject: Update - VNC Elections are this Sunday, June 5th - Please vote!



Dear xxx,

Changes were made to the voting instructions and eligibility. Please review carefully.

Your vote in this Venice Neighborhood Council election is important! We have a number Chamber members running for offices. Please come support your fellow members and elect people who represent our business community.

Most important, is that you vote in the election this Sunday, June 5th, and then find one of the many parties at a favorite Venice restaurant.

Venice Neighborhood Council Elections

Sunday, June 5th, 10 AM to 6 PM
Oakwood Recreation Center
767 California Avenue, Venice, CA

If you live, work or own property in Venice:

VOTE FOR ALL OFFICERS

Vice President: George Francisco
Secretary: Melissa Diner
Outreach: Matt Kline
Communications: Evan White
LUPC Chair: Matthew Royce

VOTE FOR ONE ONLY

Community Officer (Revised)

Sunny Bak
Will Hawkins

Michelle Meepos
Steven Vulin

OR

Community Interest: Lauri Burns

Remember to bring a photo ID and a utility bill, tax bill, deed or proof of ownership of property or business. If you work in Venice, a pay stub or business card or other proof with a Venice address will suffice.

Also you can vote for the "Community Interest Officer," if you are a member of the Chamber and are an active participant, even if you do not live, work or own in Venice.

[Download the eligibility letter here.](#)

Carl J. Lambert
President
Venice Chamber of Commerce
O: [310.822.5425](tel:310.822.5425)

Venice Chamber of Commerce, P.O. Box 202, Venice, CA 90294

EXHIBIT 14

CARL LAMBERT, PRESIDENT OF THE VENICE CHAMBER OF COMMERCE,

EMAIL FROM TO LAPD CAPTAIN NICOLE ALBERCA

**REGARDING HIS SUCCESS WITH GEORGE FRANCISCO, CURRENT VICE
PRESIDENT OF THE VNC AND PRESIDENT OF THE VENICE CHAMBER OF
COMMERCE**

**AND MIKE NEWHOUSE, CURRENT PRESIDENT FO THE WEST LOS ANGELES
PLANNING COMMISSION,**

TO ELECT A SLATE OF *FRIENDLIES ON THE VNC ON JUNE 5 2016.

CARL LAMBERT EMAIL TO LAPD CAPTAIN NICOLE ALBERCA RE 2016 VNC ELECTION RESULTS & HIS WORK WITH GEORGE FRANCISCO & MIKE NEWHOUSE TO GET THESE RESULTS

From: Nicole Alberca
Sent: Wednesday, June 15, 2016 8:18 AM
To: carl@lambertinc.com
Subject: Re: Venice wins!!!! FINAL

It made me smile

Sent from my iPhone

On Jun 14, 2016, at 7:48 PM, Carl Lambert <carl@lambertinc.com> wrote:

Nicole, Sorry for the late night text. I was so great to win big, I wanted to be the one to tell you. George, Mike Newhouse and I, really worked hard for this one. The public safety platform was very well received.

All challenges were dismissed as frivolous!!!! There can be no appeal.

Thank YOU for your help in making Venice strong again. A coalition* of moderate residents swept the Venice Neighborhood Council election, winning five of the seven executive offices and ten of the 14 community officer positions. This is a Super Majority.

There may be a change in the CO position, but we won by a clear margin. Now the work begins. Thank you, to all who helped bring it home. Carl

Below is an official list of results which will be verified in the next couple days. * indicates friendly

President - Ira Koslow

Vice President - George Francisco*

Secretary - Melissa Diner*

Treasurer - Hugh Harrison

Outreach - Matt Kline*

Communications - Evan White*

Land Use and Planning - Matt Royce*

Community Officer - Top 13 elected

1 - 219 - Matt Shaw*

2 - 121 - Robert Thibodeau*

3 - 119 - Will Hawkins*

4 - 103 - Ilana Marosi

5 - 92 - John Reed *

6 - 89 - Steve Livigni*

7 - 87 - Sunny Bak*

8 - 76 - Erin Darling

9 - 75 - Cayley Lambur*

10 - 74 - Colleen Saro

11 - 73 - Jim Murez*

12 - 72 - Michelle Meepos*

13 - 69 - Gina Maslow

Community Interest Community Officer - Lauri Burns* (founder and executive director of the Teen Project)

EXHIBIT 15

Jim Murez appeal ZA-2013-3376-CDP-CUB-SPP-1A
for 320 Sunset on August 26, 2015

.

Application

APPEAL APPLICATION

#1

ORIGINAL



This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number: ZA-2013-3376(CDP)(CUB)(SPP)

Project Address: 320 Sunset Ave., Venice 90291

Final Date to Appeal: 8/26/2015

Type of Appeal:

- ☐ Appeal by Applicant
☒ Appeal by a person, other than the applicant, claiming to be aggrieved
☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): James Murez

Company: N/A

Mailing Address: 804 Main Street

City: Venice

State: CA

Zip: 90291

Telephone: 310.399.1490

E-mail: murez@venice.net

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☒ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed?

☐ Entire

☒ Part

Are specific conditions of approval being appealed?

☒ Yes

☐ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Date: _____

8/26/2015

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- Original Applicants must pay mailing fees to BTC and submit a copy of receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered original applicants and must provide noticing per LAMC 12.26 K.7
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council: persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. (CA Public Resources Code § 21151 (c)). CEQA Section 21151 (c) appeals must be filed within the next 5 meeting days of the City Council

This Section for City Planning Staff Use Only		
Base Fee: \$89.00	Reviewed & Accepted by (DSC Planner): C. van der Zweep	Date: 8/26/2015
Receipt No: 25504	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

LA City Planning Case No. ZA-2013-3376(CDP)(CUB)(SPP)

Appeal Narrative

1. The Zoning Administrator (ZA) has marked up the applicant drawings in several ways that virtually redesign the project. These markings are then loosely documented without providing any detailed findings about how said changes will effectively protect the community. Although the ZA claims that adding an interior wall seven feet off the property rear wall will reduce the potential impacts on the adjacent residential properties, this proposed alteration is not addressing the source of the documented concerns which are noise.

I oppose adding an interior wall like that which the ZA illustrated and documented, as I believe it will not address the community's concerns and only serves to open doors to several additional unaddressed questions. For example, what Use is being defined between the rear property wall and the proposed wall? Does the proposed Use need to provide parking? Are there going to be new noise or odor impacts from the undefined Use that the ZA has omitted? Is the project now out of conformance with other sections of the City Code by having an area in a retail establishment that does not have a defined Use?

2. The ZA referenced a Noise Study that was prepared by an engineering firm, yet has omitted including the Study as part of the case background and/or findings. The study described that the patio will be a source of nuisance to the neighboring community if no mitigation measures are made to correct the potential problems. To address these issues, I discovered that the Applicant submitted a Supplemental Application to the ZA which has also been omitted. Upon review of these documents, I discovered that the Applicant is proposing to construct a retractable sound-proof roof and a concrete rear wall to mitigate ALL the patio noise issues. It is my understanding that such mitigation measures are described in the recommendations of the Noise Study.

I believe the ZA erred by not including these two documents in the conditions of approval. By omitting them, the public does not have the insight to fully understand the issues at hand nor to understand how the applicant proposes to address the issues. Rather we, the general public, are led to understand that the ZA knows best and has addressed all of the issues in the conditions of approval.

I further believe that the ZA erred by not insisting that the Applicant follow the engineering study, and did not require that the proposed patio be fully enclosed with conditions that described when the proposed retracting roof would be allowed to be open vs. when it had to be closed.

It seems to me that if the so called patio was treated as the Noise Study described, the ZA could reclassify the so called "patio" into indoor dining and thereby eliminate any further confusion

about how to address the indoor vs. the outdoor areas. Clearly the proposed sound wall and roof plan submitted by the Applicant changes the nature of the rear area, so why not call it out correctly, as Service Floor Dining Area?

3. In the WLA APC Hearing to determine if the outcome of the proposed Traffic Study, the commissioners and the applicant all spoke about a Commercial Loading Zone being located within the Public Right-of-Way directly in front of the project site. They went on to explain that LADOT and LABOE have already approved such a use pending the conclusion of this permit application process, and that it will address ALL of the delivery needs of the proposed bakery/retail/restaurant project.

With regards to this issue, I believe the ZA erred in several of the conditions of approval.

- a. The hours of delivery should not be a fixed time period determined by the ZA. This concept is a wrong way for the City to do business. It is the job of LADOT to determine what time makes sense for deliveries into any region of the City. This site is within an Industrial Zoned area and is not restricted by residential hours. The ZA has imposed delivery hours that I believe will only add traffic and congestion to our local streets during peak traffic times
 - b. The delivery times and the Commercial Loading Zone posted time restrictions should match. In other words, if the delivery times are from 9:30AM – 2:30PM the No Parking sign which is installed at this location should reflect only these hours and not be more relaxed or stringent.
 - c. The Loading Zone is eliminating public parking , by doing so, reducing visitor access to the beach. This is a fundamental consideration the City must consider when issuing a Coastal Development Permit. I further understand the ZA has allowed deliveries on weekends. I would prefer to have the City not allow the Loading Zone to exist on weekends or on national holidays as these are times when visitors are most likely to need parking.
 - d. The ZA has conditioned the Applicant to provide a Loading Zone onsite in the southwest corner of the abutting parking lot. I believe this is an error because this space is not only NOT needed for loading since WLA APC Hearing testimony stated that ALL of their requirements are being met with the street loading zone, and it is being restricted to not allow the Applicant to use it for customer parking and/or widening the egress from the parking lot into the alley. I would have preferred the ZA leave this portion of the parking lot either striped for additional parking or at least undefined within the outlines of the parking lot. My fear is that, because it is defined as a Loading Zone, the space will not be used to better serve the public because some complaining neighbor might then start filing for more violations.
4. When I read the ZA report under the section heading "Parking" on page 3, I feel like an error was made in the subparagraph numbering. The paragraph reads... "If the required parking can't

be accommodated in the on-site parking lot, the applicant can use one or all of the following:" which is then followed by three subparagraphs "a-c". Then the next paragraph talks about being required to provide Valet services. Since this was never considered, and it really does not follow if the applicant is providing all the required parking on-site to then also require them to provide valet, I believe this paragraph should have been lettered "d" so it could follow the stated condition in the preceding Parking paragraph.

Furthermore, this paragraph, whether it stands on its own or as part of the prior paragraph, is too restrictive in my opinion, and precludes the Applicant from taking advantage of special conditions that exist within the Venice Coastal Zone Specific Plan (VSP) and the Coastal Commission Certified Local Use Plan(LUP). In particular, I'm referring to the option, as the ZA states in subparagraph "a" above, of paying into an in-lieu parking lot. It is my belief that if a developer wants to purchase in-lieu parking and the City constructs a lot within the allowed 750 feet of the site, the City should be allowed to grant the Applicant use of said lot since they paid for the stalls in-lieu. Having the condition as written recorded on the property will preclude the applicant from improving their parking conditions should such an off-site lot become available in the future without being required to refile for an amendment to this approval.

5. I believe the ZA erred by documenting that an In-Lieu parking option is allowed to be purchased for the sum of \$18k per parking space. The City has published a report as part of the WLA Transportation Report that found the cost of creating and managing such spaces costs much more than the amount the ZA states in the conditions. Although the CCC LUP is not City law, it allowed the City to issue CDP's so long as the City preforms as the document states. In the LUP, the cost of In-Lieu parking spaces is defined as the real cost to create such spaces, and in both the LUP and the VSP, the intent is that the City will collect the funds and then construct parking lots with the funds. Since the creation of the Venice ICO in 1988, which is when the City adopted the In-Lieu policy and started collecting these monies, not one parking space has ever been constructed using this money. Therefore, when the ZA states that this project conforms to Chapter 3 of the Coastal Act, I believe an error is being created. Anytime a project is required to provide parking and the City allows project to go forward without providing the parking, access to the coast line to visitors is being restricted. Taking the funds for in-lieu parking and not creating the required parking is clearly such a violation of the Coastal Act. Additionally, when the ZA states that this project will not preclude the City's ability to get a Coastal approved Land Use Program, I believe another error exists, since granting allowances which conflict with CCC policies are not allowed.

I understand the VSP has In-Lieu parking included in its wording. Perhaps a better way for the ZA to phrase the condition would be to state something that does not reference a dollar amount and rather defers to the VSP as the source of this condition. In doing so, the Applicant might be able to exercise this option once the City amends the dollar amount and starts to construct said parking lots.

Just so it is very clear, I'm not opposed to In-Lieu parking, but I do not think it is fair to the community for the City to give developers an opportunity to purchase parking at a discounted rate from the real cost, and then tell the community they don't have enough funds to create the parking lots the funds were collected for. A well-managed in-lieu program could and should benefit everyone.

6. (Condition #6) The ZA is requiring the Applicant to indemnify the City and hold the City harmless from any attack arising out of this project approval. To this end, I would like to point out the Federal laws which refer to ADA and handicap access. Basically, the Applicant is required to provide equal access to handicap persons, yet the City agent, the ZA in this case, has, in my opinion, removed this Applicant's ability to comply with the law. In particular, both the dining and parking areas must comply and, under the marked up plans shown in Exhibit A, the ZA has altered the space into a non-conforming condition and approved the violations.

To comply with this law, a handicap person must be able to gain access to the business. The City interprets equal access to a restaurant use by requiring an operator to make five percent of the total dining area handicap accessible. For the Applicant to comply, they must provide seating space where the chairs are not fixed to any location and can be removed to allow a wheelchair to be rolled up to the table. But first, the wheelchair must be able to maneuver from the entrance of the business to the seating location. This pathway is defined in Code as the Path of Travel. The path of travel must be a minimum width, have a surface that does not exceed slope limits and be maintained in an unobstructed matter at all time. Simply put, the restaurant operator cannot use this area for overflow tables and chairs, equipment storage, waiter service stations or anything other than a walking aisle for ingress and egress.

For this project to be approved, the ADA requirements must be in harmony with other State and City imposed laws. This requirement introduces another important concept: how is the area of a restaurant determined within the coastal zone? To answer that question, we must consider the VSP and the LUP, both of which explain that only the area where persons are served food or drinks shall be considered and goes on to introduce the term "Service Floor Area" (SFA). A restaurant entrance, unless it is classified as a waiting area, the kitchen and storage are all specifically excluded when determining SFA. In the case of counter or bar top dining, the counter and an area directly behind the chairs are included in the SFA.

The underlying problem which now exists is whether the ZA recognized that the required ADA Path of Travel is not considered by the State as Service Floor Area. There are several existing approved cases which back up this statement, but the project called the "House of Pies" (ZA-2012-2454-CDP) most clearly ruled on this exact issue. This project was approved by the City and then appealed to the CCC. After the Commissioners debated this issue, the legal counsel and Director advised the commission the Applicant was correct which ultimately led to an

approval by the State. Clearly the ZA should not include Path of Travel in the square footage if the State has already ruled it is not to be considered SFA!

Therefore, if the Applicant follows the ZA conditions and utilizes the SFA that is approved, they will be in violation of Federal laws. How can the Applicant be asked to indemnify the City knowing they are asking them to break State and Federal law?

The ZA drew diagonal lines and added a wall to reduce access to the patio through Applicant's Path of Travel aisles to the ADA accessible dining tables and then recalculated SFA. In my opinion this was very wrong and confusing two separate issues, SFA and the parking requirements for it and the rights of handicapped persons.

The Path of Travel through the retail portion of the business should count as square footage for the purpose of calculating the parking requirement as it is not limiting ADA access.

7. The ZA has referred to the parking lot as part of this project. However, the County Recorder's Office shows the parking lot and building structure being located on two parcels. For this project to be approved, a Lot Tie Agreement must be recorded on both parcels to prevent the property owner from someday separating them into independent projects. Without this agreement in place, the City has no legal means to force the restaurant business to maintain the parking requirements on the abutting parcel or visa-versa.
8. The ZA has not specified any restrictions on the trash enclosure that would prevent rainwater runoff from putting bacteria into the ground water table and/or the storm water system. The requirement should be something described by the LA City Department of Public Works that addresses Best Management Practices (BMP). The trash enclosure should be 100% contained with a floor drain that is connected to the sewer system. All the interior walls and the ceiling of the enclosure should be smooth in nature and allow the Applicant a means to be washable. We are only three blocks from the Pacific Ocean and we MUST try to prevent any further pollution and contamination of the Santa Monica Bay.
9. The ZA seems to have changed the Applicant's requested use as a Bakery. I believe this was done in error and, as a result, it will cause a lot of further uncertainties in the community and for the Applicant. The ZA clearly restricted the hours of operation for the retail and restaurant uses, but what about the bakery use? Typically, a bakery works through the middle of the night and, although it is implied by the ZA's hours of allowing the operation to open for service at 7AM, no mention was made about preparation work that must take place for these hours to operationally work and serve customers fresh baked goods at opening.

My personal belief is that having a bakery at this site is a great use of the space. It puts employees at the site in the middle of the night when mostly all that exists on the streets are

homeless people. I think this is a crime deterrent. I also think it allows more people to be employed in a local small community business. I think the ZA should not have removed this as an approved use, but rather addressed potential issues that relate to noise, trash access, keeping the windows closes and other activities that might affect the abutting residential neighborhood.

This concludes my objections to the ZA's Approval. In summary, the parking lot loading zone should be removed, the public Commercial Loading Zone should be controlled by LADOT and mesh with non-peak trip traffic deliveries, the patio dining should be reclassified as dining area and required to become fully enclosed with retractable skylight roof (conform to ALL sound mitigation measures), no valet parking requirement if the project fully conforms to on-site parking and the ADA Path of Travel should be excluded from all Service Floor Area calculations.

Thank you for your consideration.