



Miranda Paster <miranda.paster@lacity.org>

Fwd: Venice BID Questions

1 message

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

Mon, Aug 22, 2016 at 11:53 AM

Hi Miranda, I am sorry to bother you with one more thing, but we are trying to answer some questions for this Venice publication. Would you be able to check this over and see if there is anything missing/wrong/or something else?

Thank you so much!
 Debbie

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

From: **Tara Devine** <tara@devine-strategies.com>
 Date: Thu, Aug 18, 2016 at 11:49 AM
 Subject: Re: Venice BID Questions
 To: david grahamcaso <david.grahamcaso@lacity.org>
 Cc: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Here are my answers to her questions. As mentioned, I think the Clerk should review these questions. I've highlighted in red those that they either should or may wish to respond to. Should my answers in any way conflict with theirs, I welcome you to use theirs. I do not expect that they will comment on boundary questions, as they are determined by property owner discussion (as well as the restrictions of state and local law.)

Is the voting structure fair? On the surface it seems that the owners who make up the majority of the total value of property are in support of the BID. How can a person who owns a small studio off the Boardwalk have their vote count against an entity as large as, say for example, Venice Breeze Suites?

The voting process is consistent with state law, and with other special assessment districts. Voting is weighted by the weight of the assessment. A voter paying more does have a greater vote than a voter paying less. There are 42 BIDs in Los Angeles, and hundreds across the state of California, formed in the same way.

A lot of the land is owned by the city. Does the city get a vote?

Yes, the City gets a vote. State law says that public/government parcels are not exempt from assessments. Anyone assessed gets a vote, proportional to the size of the assessment. The public property within the proposed Venice BID has a clear and direct relationship to the overall BID area. The proposed BID area is equally defined by its public and commercial spaces - it makes no sense to include private parcels and exclude the public parcels.

I've come across one lady, an 88 year old artist, who says she won't be able to afford the assessment on her live/work studio. What happens in cases like this?

I have not talked to this person (to my knowledge - at least no one has identified herself to me in this way.) I did talk to a male property owner of a similar age who lives on a very limited/fixed income, but he has elected to support the BID despite the financial obligation. I believe that if the assessment is not paid and is delinquent for a substantial period of time, at some point, the County Assessor can elect to place a lien on the property. The Clerk may be able to provide more information. I do not believe that there is any "hardship exemption" for property taxes or BID assessments. **But again, Clerk or Assessor should answer this question.**

Why are the boundaries of the BID so specific?

The boundaries of the proposed Venice BID are specific (but they are not gerrymandered.) State law clearly specifies that zoning, not use, is the appropriate criteria.

Per state and local law, the residentially-zoned properties in Venice are not eligible for BID assessment. The proposed BID includes all of the property eligible for assessment west of Abbott Kinney. Abbott Kinney has its own Merchants Association which already performs some functions similar to a BID. The "sawtooth" boundary lines are entirely due to a requirement that the proposed BID exclude residentially-zoned properties (which are not eligible for assessment.) If you look at a map of the zoning in the area, you can see that the boundary lines include the commercially-zoned, industrially-zoned and government/public facilities-zoned parcels, and exclude the residentially-zoned. This is consistent with state and local law.

Why not just form an Ocean Front Walk BID?

See above.

Why not blanket the entire area of Venice?

See response to "Why are the boundaries of the BID so specific?"

Is there a risk that crime and grime will migrate off the Boardwalk and out of areas within the boundaries of the BID to other parts of Venice?

Crime and grime does not conform to any particular boundaries. That is a possibility with or without the proposed BID. The proposed BID arguably includes the area of Venice that is most attractive to criminal activity and blight. If a safer, cleaner environment within the proposed BID is created over time, it is likely that there will be a substantial reduction in overall criminal and blight activity within Venice.

Is the public hearing being held on the last day of voting? If so, why was the decision made to schedule it this way?

State law requires that the proposed BID ballots be out for 45 days. Clerk can tell you when they were mailed, and when that 45-day window expires (my best guess is a day or two before it's been scheduled for council.)

Warmest regards,

TARA DEVINE

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On Wed, Aug 17, 2016 at 2:11 PM, david grahamcaso <david.grahamcaso@lacity.org> wrote:

Yes, tomorrow is fine. Thank you!

Sent from my iPhone

On Aug 17, 2016, at 2:11 PM, Tara Devine <tara@devine-strategies.com> wrote:

Hi David -

I am out of the office today but back tomorrow. Can I respond to you on these question tomorrow? (No deadline mentioned in her email.)

Also, on her very last question, I would have the Clerk (Miranda, Rita or their designee) answer that. They are responsible for tracking that timetable and the council scheduling.

State law requires that the ballots be out for 45 days. Clerk can tell you when they were mailed, and when that 45-day window expires (my best guess is a day or two before it's been scheduled for council.)

Clerk may or may not wish to answer a couple of her other questions (I can provide an answer to questions #1 and #2, but if the Clerk wishes to take those, I would defer to them.)

The rest are really questions for me.

On Aug 17, 2016 1:59 PM, "Debbie DynerHarris" <debbie.dynerharris@lacity.org> wrote:

Hi Tara. Can you please respond to her? Thanks

Sent from my samsung cell phone. please excuse any typos.

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

From: "david grahamcaso" <david.grahamcaso@lacity.org>

Date: Aug 17, 2016 1:46 PM

Subject: Fwd: Venice BID Questions

To: "Debbie Dyner Harris" <debbie.dynerharris@lacity.org>

Cc:

Can you please send this to the BID consultant to get her help with the answers? Thank you.

Sent from my iPhone

Begin forwarded message:

From: Melanie Camp <mel@yovenice.com>
Date: August 17, 2016 at 1:09:20 PM PDT
To: david grahamcaso <david.grahamcaso@lacity.org>
Subject: Venice BID Questions

Hi David,

I have several questions regarding the BID. The information you provided, coupled with the information/misinformation flying around raises a couple of issues that need clearing up.

I'm interested in Mike's opinion, as well as your own, on any or all of these.

If I use these they will be part of a larger, more balanced piece that includes everything good about a BID so feel free to add anything that hasn't already been said in the information you sent through before....

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Is the public hearing being held on the last day of voting? If so, why was the decision made to schedule it this way?

Thank you so much.

Mel

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Melanie Camp
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