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CALIFORNIA



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NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION
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MIRANDA PASTER
DIVISION MANAGER

clerk.lacity.org

July 27, 2016

William and Laura Kuel

RE: Proposed Venice Beach Business Improvement District (BID) and 1307 Innes Place

Dear Mr. and Mrs. Kuel,

The Office of the City Clerk is in receipt of your letter, dated July 14, 2016, regarding property located at 1307 Innes Place, Venice, CA 90291 and the petition to establish the Venice Beach Business Improvement District. We have noted your concerns relative to the inclusion of the rent controlled property (Assessor's ID No. 4238 011 022) in the proposed Venice Beach Business Improvement District. The Office of the City Clerk, Neighborhood and Business Improvement District Division has confirmed that 1307 Innes Place, Venice, CA 90291 is a four-unit residential property built in 1910 and, therefore, subject to the Rent Stabilization Ordinance. It is zoned C4 for commercial use (LAMC Chapter 1 Article 2 § 12.16), and can be assessed if an Engineer determines it will receive a special benefit.

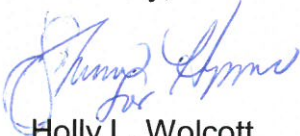
In regards to the assessing of all multi-unit residential-zoned parcels, unless said parcels are zoned for commercial or industrial use, Proposition 218 prohibits the levy of an assessment in the establishment of a Business Improvement District on parcels zoned solely residential. Further, the City Clerk does not have the authority to remove or add any properties in a Business Improvement District. We will forward your letter and this information to the Engineer who determined that the property will receive special benefit from the Venice Beach Business Improvement District.

You also requested suggestions or options you may have such as applying for a zone change. Information on the process can be obtained from the Department of Building and Safety, Case Management Section at (213) 482-6864. You can also find information and the application to determine if any costs associated with a higher property tax bill can be passed on to the tenants, on the Housing and Community Impact Department's website, under the Just and Reasonable Rent Adjustment Program (<http://hcidla.lacity.org/Just-and-Reasonable-Rent-Adjustment-Program>). In addition, the property is currently a non-contributing structure

adjacent to the Lost Venice Canals Historic District ([http://preservation.lacity.org/sites/default/files/Venice Districts 1 175 0.pdf](http://preservation.lacity.org/sites/default/files/Venice_Districts_1_175_0.pdf)). You may wish to consider restoring the property to qualify for historic designation (<http://preservation.lacity.org/commission>) through the City's Office of Historic Resources (<http://preservation.lacity.org/>), which can qualify you for a reduction in property taxes through the Mills Act or other preservation incentives (<http://preservation.lacity.org/incentives>), in order to maintain the historic character of the property.

If you have questions related to this letter, please contact Rita Moreno at (213) 978-1122 or via email: rita.moreno@lacity.org. Any questions about the proposed Venice Beach Business Improvement District should be directed to Tara Devine at tara@devine-strategies.com.

Sincerely,



Holly L. Wolcott
City Clerk

cc: Ed Henning, Certified Engineer
Hon. Councilmember Mike Bonin

HLW:MP:rm