

Special  
assessment  
parking  
district

**From:** Mike and Ruthie [mailto:mikeandruthie@mikeandruthie.com]  
**Sent:** Wednesday, April 04, 2007 4:08 PM  
**To:** Arnold Springer; challis.macpherson@2cowherd.net  
**Subject:** Re: Today's meeting

Hi Arnold & Challis,

First, Arnold, good email and good meeting the other day. Challis, sorry you were unable to attend.

~~Second, while I do not mind taking a crack at drafting a proposal for a special assessment parking district in Venice, I am not sure I am qualified to do so. When we left the meeting, I was under the impression I was going to draft up a list of the conditions we might apply to folks coming before us re intensification of uses on AK (such as the French Restaurant or EVO or AXE). In other words, provide a list of conditions necessary prior to approval, including applying for a CDP should one be necessary.~~

As part of that proposal, I intended to include a general bit about the need for a special assessment parking district and a brief outline of items that needed to be addressed in such a proposal. I, however, was going to recommend that Robert and Lainie (the Parking Task Force) come up with this proposal, using our suggestions and input. They are much closer to this issue and appear to be in a better position to draft such a proposal.

Unless I hear otherwise, I will proceed with my understanding.

Oh, and Challis, do you have at your fingertips the section of the VSP which distinctly states that with an intensification of use comes additional parking requirements and possibly a CDP? Arnold asked me for this and I have yet to put my fingers on it.

Thanks to you both,

Ruthie

*Arnold Springer* <ulanbator@venice-ca.com> wrote:

Hi Challis

Ruthie and I met for about one hour today. Sorry you were unable to make it.

We decided to do the following:

Ruthie will do an initial draft of what a full blown Parking Assessment District on Abbot Kinney might look like. Probably Robert and Laine will

have another and we can compare eventually.

Funding: Special assessment on property owners.

Special assessment on business owners.

En lieu of fees for intensified commercial uses in existing commercial. These need to be immediately revised upward.

LA City Funds. Channel Gateway project. Venice Fund.

Proceeds of the sale of one Silver Triangle lot?

#### ISSUES TO BE COVERED IN OUR DRAFT:

Administration of Assessment District.

Enforcement of Assessment District regulations and permits.

Location of Parking Structure. Public land or private land?

I would like to have this sketched out, Rosendahl on board, and get the Coastal Commission to cite the developer, his agent, and Building and Safety for a violation and get them to come in for a permit, effectively bypassing Los Angeles City planning or building and safety- who have already ruled.

According to ZA Landini, neither Building and Safety nor Planning believe that a CDP is required of this project or applicant. This interpretation violates the VCSP language about intensifications of commercial uses requiring CDP's and parking compliance with the provisions of the VCSP.

We want to get the Coastal Commission to approve this restaurant with the conditions which we apply, which would be the Parking Assessment district.

Building and Safety has stressed, in its permit, that A COASTAL DEVELOPMENT

PERMIT MAY BE REQUIRED OF THIS PROJECT. This means they are off the hook

regarding potential litigation from the applicant. So, in response to Building and Safety and Planning's ploy viz. this 1427 project approval, we do need to counter with the Coastal Commission. Only the Coastal Commission can make them come in for a permit now.

So that's the game plan we imagined.

Meanwhile, I will write three letters.

- 1) Councilman Rosendahl. Has been written.
- 2) Building and Safety. Pending your info.
- 3) Coastal Commission and Chuck Posner. Pending your info

I would like to have these letters and draft to you by tomorrow please.

In order to write my next two letters, I do need a copy of the City Permit which you have in hand. I had expected to get a copy of that at today's meeting but you were unable to be there. Is it possible for you to drop it by my house this evening or early tomorrow morning so I can pen more accurate and focused letters which include the details I will need to cite? That would be the easiest for both of us.

Ruthie is sending me the language and specifics about intensified uses in VCSP so I can quote chapter and verse. I need to do that with the City issued permit as well.

Thanks Challis

Arnold