



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org)



## VNC Board Meeting Exhibits B-H

Tuesday, March 15, 2011

### Exhibit B – Vehicles to Homes Program

December 23, 2010

Dear Councilman Rosendahl,

**RE: CF 08-3125**

**The following motion to urge immediate implementation of the Vehicles to Homes Program was passed by the Venice Neighborhood Council on Tuesday, December 21, 2010.**

**“MOTION:** Whereas: The VNC supports Councilman Rosendahl's multi-pronged approach to the problems attendant with homelessness seeking relief for Venice residents, business owners and visitors and to assist those truly in need;

“Whereas: Implementation of the Streets to Homes Pilot Program is dependent upon amendment of Los Angeles Municipal Code 85.02;

“Whereas: The Oversized Vehicle Ordinance (CF 09-3036) has been approved by City Council and will be implemented soon;

“Therefore: The VNC urges the Councilmember to act with all due haste to send the amended ordinance to the full City Council so that the Venice Neighborhood Council may review these changes and seek support for full implementation of his multi-pronged approach.”

Amending LAMC 85.02 is essential to the success of your efforts to simultaneously provide compassionate services to those truly in need and to provide enforcement tools to protect the beleaguered Venice community which has suffered more than its fair share of the problems attendant with homelessness. Without proper and speedy amendments to 85.02, the services part of the program is impossible to implement and the result is unacceptable.

Sincerely,

Linda Lucks  
President, Venice Neighborhood Council



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Dear Councilman Rosendahl:

The following motion was approved by the Venice Neighborhood Council at its regular Board meeting on October 20, 2009.

**Whereas** the issue of RV's parked in Venice has long resulted in media attention, anguish, anxiety and anger by many Venice stakeholders;

**Whereas** Councilman Bill Rosendahl, at the urging of the VNC, researched the models for safe parking programs that work in other municipalities (Santa Barbara and Eugene, Oregon);

**Whereas** the California Coastal Commission rejected LA City's application to create Overnight Parking restrictions in the Coastal zone and suggested that the City and the Neighborhood Council come up with alternative solutions to this social problem;

**Whereas** the Venice Neighborhood Committee feels that a Citywide safe parking program may well provide a partial solution;

**Therefore**, The VeniceNC Neighborhood Committee voted to request the VNC to send a letter of support to City Council, members of the Transportation Committee & to Mayor Villaraigosa in support of Councilman Rosendahl's Council motion #08-3125 to create a provision for Councilmembers to designate discrete and distinct areas of their council district where people would be allowed to park and sleep overnight, by permit & with case management services.

<http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=08-3125>

We appreciate your recent efforts to help us address the plight of the homeless and the frustrations with overnight live-in parking, and it seems clear to us that most Venetians have sympathy for the homeless and the residents. However, at the same time, they are frustrated with the constant political in-fighting that undermines efforts to create a workable consensus. We believe that committing to the following two actions would create a workable consensus and mutually reinforcing solutions to both problems:

1. We are available to help you draft and implement the intent of your Council Motion 08-3125. In doing this, we suggest that you consider two recent VNC motions (see enclosure) insofar as they are relevant. When a draft ordinance is ready for public review, we will provide opportunities for broad Venice stakeholder review and comment.
2. The intent of Ordinance 177876 is to help address the overnight live-in parking concerns of residents. To clarify this intent, we ask that you file a Council Motion to replace the word 'and' with 'or' where it is currently causing enforcement confusion. We believe this letter speaks for the broad majority of Venetians in that it recognizes the mutually reinforcing impact of focusing efforts on both problems simultaneously. Your commitment to join with us in pursuing both of these goals would help us build a better Venice Community.

Sincerely,

Mike Newhouse  
President Venice Neighborhood Council



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## **Homelessness Motions Adopted By VNC**

### **Homelessness - Report & Recommendation to Support St. Joseph's Center's Service Registry**

The VNC Ad Hoc Homelessness & Vehicular Occupation Committee presents a report & recommendations regarding St. Joseph's Center's proposal to create a service registry of the homeless population of Venice. The proposed service registry would be modeled on the successful service registries used in Downtown Los Angeles & also in Santa Monica that have assisted homeless service providers in identifying the most vulnerable of the homeless population & successfully providing them with housing & services. Further, the Committee will ask for the VNC Board to take certain actions, including forwarding letters of support to government officials & agencies, to support the proposal, and to sponsor and publicize the program.

**[Adopted Unanimously 3/17/09]**

### **Motion to Create Pilot Vehicle-to-Housing Transition Program**

Request that the VNC recommend that the City of Los Angeles establish a program, funded by the City, County and possibly private charitable sources, and operated by a non-profit social service provider, to provide sites and services to assist vehicle dwellers, on a voluntary basis, find affordable housing.

The VNC suggests that most successful programs are flexible in their approaches to homeless individuals and that the initial program be a "Pilot" program. This suggests that the program specifics be determined by any contract the City of Los Angeles concludes with the non-profit social service provider selected to operate the program. The contract should be sensitive and protective of both residents' and homeless individuals' needs. It is further suggested that the City of Los Angeles and its contractor explore the ideas contained in the VNC Ad Hoc Committee on Homelessness and Vehicular Occupation's Final Report in the section on the Pilot Vehicle-to-Housing Transition Program ([http://venicenc.org/files/090508Homelessness\\_Committee\\_Final\\_Report-1.doc](http://venicenc.org/files/090508Homelessness_Committee_Final_Report-1.doc) - which includes the description of the St. Joseph's Center's Service Registry program).

**[Adopted Unanimously 9/15/09]**

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200 N. Main Street  
Room 800  
Los Angeles, CA 90012

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**CARMEN A. TRUTANICH**  
City Attorney

REPORT NO. R 1 1 - 0 0 9 8  
MAR 1 0 2011

**REPORT RE:**

**ORDINANCE ADDING SECTION 85.11 TO DIVISION Q OF CHAPTER VIII OF THE  
LOS ANGELES MUNICIPAL CODE TO ALLOW THE LAWFUL PARTICIPATION IN  
THE ROADMAP TO HOUSING PROGRAM ADMINISTERED BY THE LOS ANGELES  
HOMELESS SERVICES AUTHORITY**

The Transportation Committee  
of the Honorable Los Angeles City Council  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Council File No. 08-3125

Honorable Members:

On January 12, 2011, your Honorable Committee requested that this Office draft an ordinance to allow the lawful participation in the Roadmap to Housing Program in the Eleventh Council District, administered by the Los Angeles Homeless Services Authority. As requested, this Office has prepared and now transmits for your consideration the attached draft ordinance, approved as to form and legality.

Background and Summary of Ordinance Provisions

On January 12, 2011, the Transportation Committee of the Los Angeles City Council requested that this Office draft an ordinance as described above, and the attached draft ordinance incorporates the requested provisions. The draft ordinance makes lawful under City law participation in the Roadmap to Housing Program under the express provisions of the draft ordinance. These provisions are designed to ensure that the Roadmap to Housing Program will have no adverse impact on residents or the environment. The provisions include restricting Roadmap to Housing Program parking to public streets and publicly owned parking lots, limiting the number of vehicles on any given lot or street, restricting the hours during which vehicles may be parked, limiting

limiting the number and type of streets eligible for overnight parking and requiring the provision of restroom facilities for persons residing in vehicles. Lastly, the Roadmap to Housing Program is restricted to residents of the Eleventh Council District in order to ensure that the Program alleviates residents' existing concerns and existing environmental issues without acting as a magnet for vehicle dwellers who currently reside outside of the Eleventh Council District.

### CEQA Findings

The City Planning Department has determined that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) because it involves a minor alteration in the condition of land and has negligible or no permanent effects on the environment. State CEQA Guidelines 15304; City CEQA Guidelines, Art. III, Sec. 1.d.6. The ordinance is also exempt because it involves the operation of existing public streets and existing public parking lots, and will result in negligible expansion of the use of these facilities. State CEQA Guidelines 15301; City CEQA Guidelines, Art. III, Sec. 1.a.3. Additionally, the City Planning Department does not anticipate that the social impact of the proposed ordinance will result in any potentially significant environmental impact, and thus the ordinance is not subject to environmental review under CEQA on that basis. Pub. Res. Code Sec. 21080(e)(2); State CEQA Guidelines 15064(e) and 15382. The ordinance is not cognizable as a project subject to environmental review under CEQA since it will not result in a direct physical change to the environment or a reasonably foreseeable indirect change to the environment. Pub. Res. Code Sec. 21065; State CEQA Guidelines 15378.

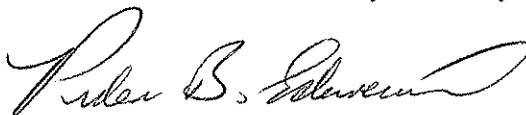
### Council Rule 38 Referral

A copy of the draft ordinance was sent pursuant to Council Rule 38 to the Los Angeles Homeless Services Authority with a request that any comments be transmitted directly to Council.

Should you have any questions regarding this matter, please contact Deputy City Attorney Judith E. Reel at (213) 978-2021. She or another member of this Office will be present when you consider this matter and to answer any questions you may have.

Very truly yours,

CARMEN A. TRUTANICH, City Attorney

By 

PEDRO B. ECHEVERRIA  
Chief Assistant City Attorney

PBE:JER:ac

**ORDINANCE NO. \_\_\_\_\_**

An ordinance adding Section 85.11 to Division Q of Chapter VIII of the Los Angeles Municipal Code to allow the lawful participation in the Roadmap to Housing Program administered by the Los Angeles Homeless Services Authority.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. Section 85.11 is added to Division Q of Chapter VIII of the Los Angeles Municipal Code to read:

**SEC. 85.11. ROADMAP TO HOUSING PROGRAM PARTICIPATION.**

(a) Notwithstanding any provision of this Code, the Los Angeles Administrative Code or other City of Los Angeles rule or regulation, a person who is enrolled in the Roadmap to Housing Program administered by the Los Angeles Homeless Services Authority (Roadmap to Housing Program), and who is in compliance with the rules and regulations of the Roadmap to Housing Program, may lawfully sleep or reside in his or her vehicle in the designated space assigned to that person by the Roadmap to Housing Program.

(b) Notwithstanding any provision of this Code, the Los Angeles Administrative Code or other City of Los Angeles rule or regulation, it shall be lawful to provide parking spaces on public streets or in publicly-owned parking lots for overnight parking of a vehicle in which persons enrolled in the Roadmap to Housing Program sleep or reside.

(c) The provisions of Subsections (a) and (b) of this Section apply to the Roadmap to Housing Program provided that the Program must comply with the following:

(1) Parking spaces designated for overnight residential use may be located only on public streets or in publicly owned parking lots located in the Eleventh Council District, and are in compliance with the following:

(i) With regard to parking in publicly owned parking lots, there may be no more than five parking spaces in any single publicly owned parking lot authorized for overnight residential use on any night;

(ii) With regard to parking on public streets, there may be no more than three parking spaces in a single block on a public street authorized for overnight residential use on any night, and for purposes of this Section, "block" shall mean both sides of a street between two consecutive intersecting streets that are not alleys; and

(iii) With regard to parking on public streets, there must be a minimum of five hundred feet between blocks on a public street authorized for overnight residential use on any night.

(2) No parking space on a public street may be authorized for overnight residential use in a location with posted signs prohibiting overnight parking of any vehicle, nor where parking is otherwise prohibited;

(3) There must be a minimum of fifty feet, measured in a straight line without regard to any intervening structure or barrier, between any parking space authorized for overnight residential use and any residential lot;

(4) Every parking space authorized for overnight residential use must have existing bathroom facilities available to every person sleeping or residing in the vehicle, unless the space is used by a participant who resides in a vehicle that contains operable bathroom facilities;

(5) No parking space may be used for residential purposes except during the hours from 6:00 p.m. until 8:00 a.m.; and

(6) In order to qualify for eligibility to enroll in the Roadmap to Housing Program, a person must establish one of the following conditions:

(i) The person resided in a vehicle in the Eleventh Council District as of July 20, 2010; or

(ii) The person resided in a dwelling, not a vehicle, in the Eleventh Council District as of the effective date of this Section and later became homeless and forced to reside in a vehicle.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

JUNE LAGMAY, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By Judith E. Reel  
JUDITH E. REEL  
Deputy City Attorney

Date March 10, 2011

File No. 08-3125





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## **EXHIBIT C – Retaining space at Westminster Elementary School**

Steve Zimmer  
Los Angeles School Board District 4

Whereas, according to estimates, local district 4, which includes Venice, contains more collocated charter schools than anywhere else in the city;

Whereas, the Venice Neighborhood Council appreciates the difficulty in allocating resources to all students;

Whereas the Venice Neighborhood Council values the unique contributions that neighborhood schools provide the community;

Whereas, a change in how rooms are evaluated as “available” has resulted in the giveaway of rooms for critical programs that directly contribute to the success of student achievement including after school enrichment, Parent Centers, specialized therapy, computer labs and after school care;

Whereas LAUSD’s new, lower threshold for these set-aside rooms has the potential for discriminating against the largely minority, low income, special education students and English language learners in the Venice community by reallocating scarce resources from neighborhood schools to charter schools;

Whereas the school district has offered additional space on many campuses that serve Venice children to charter schools that serve children both in- and outside our community;

THEREFORE, be it resolved that the Venice Neighborhood Council recommends

The evaluation and allocation of rooms at Westminster Elementary School and other similarly affected schools not adversely impact the students and teachers in these neighborhood schools;

The importance of serving protected classes of children be upheld;

And the integrity of neighborhood school be prioritized.

Sincerely,

Linda Lucks  
President, Venice Neighborhood Council

Cc: State Senator Ted Lieu; State Assembly member Betsy Butler; City Councilman Bill Rosendahl; President, LA School Board Monica Garcial Superintendent of LAUSD John H. Deasy; LA City Council Education and Neighborhoods Committee, Paul Krekorian, chair; State Superintendent of Public Instruction Tom Torlakson; California Department of Education



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## EXHIBIT D: SANTINO'S LUPC STAFF REPORT

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### SYNOPSIS:

Hytham and his partner own Santino's in Venice and they also own Santino's on the border of Santa Monica and Venice on Lincoln Blvd. The Venice location is located at 1611 Pacific Ave, has applied for a CUB (Type 41, beer and wine on-site sales only, no hard alcohol, no off-site sales) for their small restaurant/deli. The property is an existing permitted 1,103 sq ft restaurant accommodation about 30 patrons and they are not requesting any other changes other than the CUB. It is a small neighborhood place that attracts mostly foot traffic, tourists and locals that live in the area. They have a permit to close at 3 but would only sever beer and wine from 11:00 AM to 12:00 AM Sunday thru Thursday and Friday and Saturday from 11:00 AM to 2:00 AM.

<b>Size of Parcel:</b>	2,046 sq ft
<b>Size of Project:</b>	1,103 sq. ft.
<b>Project Description:</b>	Type 41 CUB (been and wine only) for permitted family restaurant
<b>Height Adjustment request:</b>	None
<b>Venice Sub-Area:</b>	Venice Coastal Zone – North Venice
<b>Zone:</b>	C2-1-CA
<b>Date of Planning Report:</b>	TBA
<b>Date of End of Appeal Period:</b>	TBA
<b>City Planning Report</b>	
<b>Prepared by:</b>	TBA
<b>LUPC Staff Report Done By:</b>	Jory Tremblay
<b>Owner/Applicant:</b>	Hythum Kiswani
<b>Contact Information:</b>	(310) 431-5411
<b>Date(s) heard by LUPC:</b>	March 2, 2011

### ARGUMENTS FOR THIS PROJECT:

- Small neighborhood spot
- Owner has excellent record with no violations
- Real local establishment with primarily foot traffic
- Bike rack for bikes
- Overwhelming community support
- Hires local homeless to clean up the area promoting harmony
- Good neighbor providing discounts to local businesses
- Track record of successful running a similar business in Santa Monica

### ARGUMENTS AGAINST THIS PROJECT:

CUB

### SYNOPSIS OF PUBLIC COMMENT:

The held a public hearing on February 26<sup>th</sup> at 5:30 PM, details below:

*It's YOUR Venice - get involved!*



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- There were 16 people in attendance
- There were no dissenting people at the hearing
- Some local businesses came by to support the project
- The client indicated that the owners of the Townhouse and the Erwin do not object
- They have a petition that will be provided at the LUPC hearing

They did the following to promote the hearing:

Here is what we did to promote hearing:

1. put up flyers in most neighboring establishments: Maos', Seed, Subway, Collage, Erwin, Edward Farms, Sushi Okayi
2. put up the same flyers on lampposts in 180 degree parameter going as far south as James Beach, and North to horizon.
3. put up posting on our Santino's FB page announcing our attention and asking for feedback.

The feedback I've had from all owners of establishments that I've approached has been very positive. I've spoken to Louie from Townhouse, and he has been extremely helpful and supportive. All the managers from Erwin Hotel have given us their approval, and I'm awaiting to Erwin himself. The same feedback has been true of Seed, Collage, Nikki's, Canal Club, Danny's. It's been very heartwarming to see the support, and get positive feedback from the community.

See Appendix A. (CUB Application, Applicant Answers).

LUPC Report compiled by: Jory Tremblay  
Estimated number of hours of staff time: 6



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## APPENDIX A – ABC Application Question and Answer

### See attached sign off from Applicant

#### VENICE CUB CONSIDITIONS:

- 1) No branded alcohol advertisements shall be visible from the outside of the premises.
- 2) There shall be no coin-operated games, video machines, pool tables or similar game activities maintained upon the premises at any time.
- 3) Any future operator or owner for this site must file a new Plan Approval Application to allow the City of Los Angeles to review the mode and character of the usage.
- 4) The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrators opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
- 5) The applicant shall train staff to provide Designated Driver resources, when appropriate, for restaurant patrons, such as taxicabs, referral services (e.g., [www.designateddriver.com](http://www.designateddriver.com) ).
- 6) In addition to the business name or entity, the name of the individual Applicant(s) shall appear on the alcohol license and any related permits.
- 7) Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of being applied, and the paint shall match the original color.
- 8) The Applicant shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
- 9) Noise generated on-site shall not exceed the decibel levels stated in the Citywide Noise Ordinance.
- 10) The use and development of the property shall be in substantial conformance with the floor plan submitted.
- 11) No tobacco sales allowed on the premises.
- 12) The Applicant shall adhere to VNC - Best Management Practices as they pertain to the location.
- 13) To encourage a walk-friendly environment, the applicant maintain bicycle racks.
- 14) Exterior lighting on the building shall be maintained and provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible. Said lighting shall be directed in such a manner so as not to illuminate any nearby residence.
- 15) The Applicant shall regularly police the area under their control in an effort to prevent loitering.
- 16) The entitlement will run with the applicant, not the property.
- 17) Trash receptacles used will be designed to contain odors per VNC - Best Management Practices.
- 18) Cleanup and all trash removal will be performed in such a manner as to prevent debris from entering the storm drain system, and will not interfere in any way with surrounding uses.
- 19) No exterior work-related activity will occur either before opening or over one hour after closing.
- 20) Offsite advertising signage will be prohibited.
- 21) Trash pickup will occur between the hours of 8am and 6pm on weekdays as necessary.



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- 22) Loading and unloading hours will be arranged to avoid conflict with surrounding uses, and will in no case occur after 4pm.
- 23) The storage/changing room will be clearly marked as such on plans submitted to the City, and will not be used as service area.
- 24) The applicant will appear before LUPC twelve months after beginning of the sale of alcohol if approved to provide a status.
- 25) Upon change or termination of any lease regarding satisfaction of the Conditions of Approval, the applicant will notify the Department of Planning and the Venice Neighborhood Council, and will comply within thirty days.
- 26) Upon change of ownership, the new owner must appear before the City within 30 days of the close of escrow, with a plan approval application to renew the conditions and demonstrate that the required parking can be provided.
- 27) The applicant must obtain approval for all outside signage, or must remove nonconforming signage.
- 28) All bottles will be recycled upon removal from the premises.
- 29) A laminated copy of these Conditions shall be posted in a conspicuous place.
- 30) Applicant shall comply with LAMC 64.70.
- 31) Hours of operation are 11:00 am to 12:00 pm on weekdays, 11:00 am to 2:00 am on Friday and Saturday.



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## Exhibit E - 14 Jib Street LUPC STAFF REPORT

### SYNOPSIS:

**Request:** This application is the owner’s request for adoption of the Mitigated Negative Declaration, for exceptions from the VCZSP to allow 7 dwelling units on an approximately 3150 SF lot classified as R3-1 in lieu of the maximum 2 dwelling units permitted (1200 SF of lot area / unit per section 10.D.1 of the VCZSP), and to allow 7 parking spaces in lieu of the 16 minimum (section 13.D) that would be required for a 7 unit residential project (2 parking spaces per unit plus 2 guest spaces), for a Coastal Development Permit to allow conversion of 4 guest rooms and 1 recreation room into 5 dwelling units and to allow 7 parking spaces for the 2 permitted units and the 5 additional converted dwelling units. Applicant is also requesting a Project Permit Compliance determination and a Mello Act Compliance review.

**History:** Units range in size from 340 SF to 870 SF with the smallest being an owner-occupied studio apartment and the others built-out as 1-bedroom units. The original 2 permitted units have 2-story loft configurations.

- New Building Permit Application, dated August 31, 1971 and also December 1, 1971, to allow construction of a “duplex, 2-family dwelling, 3 guest rooms and attached garage” with a built area of 1880 SF and 7 parking spaces in lieu of the 6 required. Plot plan accompanying this application states that proposed apartment building has 2 units and 4 guest rooms.
- Alteration Permit Application dated December 21, 1971 to allow “revision of plans” and noted as having no change to building area, number of dwelling units or number of guest rooms.
- Alteration Permit Application dated June 8, 1972 to allow “revision of foundation plans” and noted as having no change to building area, number of dwelling units or number of guest rooms.
- Certificate of Occupancy issued October 2, 1975 (no copy found but reference shows it to be on file with LADBS).

<b>Size of Parcel:</b>	3150 sq. ft.
<b>Size of Project:</b>	4190 sq. ft.
<b>Assessed Land Value:</b>	unknown
<b>Last Owner Change:</b>	1986
<b>Project Description:</b>	The legalization, continued use and maintenance of 5 dwelling units converted without permits from 4 guest rooms and 1 recreation room in addition to an existing 4190 SF 4-story permitted duplex for a total of 7 dwelling units on a 3150 SF lot, zoned R3-1.

- Application Requests:** (Text from Hearing Notice, LACP, for 2/28/2011)
1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (MND) for the above referenced project.
  2. Pursuant to Section 12.36 B of the Municipal Code, concurrent processing of all entitlements listed below.
  3. Pursuant to Section 11.5.7 F of the Municipal Code, **Exceptions** from the

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Venice Coastal Zone Specific Plan (Ordinance 175,693) as follows:

- From Section 10.D 1.b to permit seven (7) dwelling units on an approximately 3,150 square foot lot classified in the R3-1 zone, instead of the maximum two (2) dwelling units otherwise permitted.
  - From Sections 13.C and 13.D to permit seven (7) parking spaces instead of the minimum 16 parking spaces that would otherwise be required for a seven unit residential project (two parking spaces per unit and two guest parking spaces)
4. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** to allow the conversion of four guest rooms and one recreation room into five dwelling units. The project would provide seven parking spaces for the existing duplex and the requested five additional dwelling units (total of seven units).
  5. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
  6. Pursuant to Government Code Sections 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone. (Note: The Mello Act is a statewide law which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.)

<b>Venice Sub-Area:</b>	Venice Coastal Zone – Marina Peninsula
<b>Zone:</b>	R3-1
<b>Date of Planning Report:</b>	TBA
<b>Date of End of Appeal Period:</b>	TBA
<b>City Planning Report Prepared by:</b>	Kevin Jones
<b>LUPC Staff Report Done By:</b>	Sarah Dennison
<b>Owner/Applicant:</b>	George Weisenfeld
<b>Owner’s Representative:</b>	Henry Ramirez
<b>Contact Information:</b>	4645 Van Nuys Blvd. Suite 201A Sherman Oaks, CA 91403 (310) 804-4100

<b>Date heard by LUPC:</b>	March 2, 2011
<b>LA City Planner Hearing Date:</b>	February 28, 2011
<b>Applicant’s Neighborhood Mtg:</b>	None, but letters of support from immediate neighbor and 3 tenants

## ARGUMENTS FOR THIS PROJECT:

Owner purchased property with 7 dwelling units existing in 1986, thus predating the VCZSP. Owner will obtain revocable permit to allow front yard projection into public way along Jib Street.



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Mitigated Negative Declaration determination has been received, and mitigation measures will be addressed by owner.

Applicant reports that immediate neighbor to the east has been informed about this application and supports the legalization of the converted units.

2 current and 1 former tenant have also written letters to support the application.

## **ARGUMENTS AGAINST THIS PROJECT:**

The current VCZSP (section 10.D.1) requires 1200 SF of lot area for each dwelling unit limiting the permitted build-out on this site to 2 units. The LA Zoning code allows 800 SF of lot area for each dwelling unit which would permit 3 units on this lot. Although these regulations conflict, in either case, the actual build-out of 7 units far exceeds the number of units permitted by codes.

The current VCZSP (section 13.D) requires 2 parking spaces per unit on lots 35' wide, plus an additional 0.25 guest space per unit (total 14 spaces plus  $7 \times 0.25 = 1.75$  or 2 additional guest space totaling 16 required spaces per current code for 7 units).

Concern should be expressed regarding the precedent this project sets for Venice neighborhoods absent a cohesive LUPC/VNC policy for dealing with unpermitted conversions.

**SYNOPSIS OF PUBLIC COMMENT:** None at LUPC Meeting.

LUPC Report compiled by: Sarah Dennison  
Estimated number of hours of staff time: 10





# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

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## Exhibit F – LA Alliance of Neighborhood Councils-Election Task Force

### Report of the Los Angeles Neighborhood Council Elections Task Force

The Task Force was established by a resolution of the Los Angeles Neighborhood Council Coalition and met on January 26, February 5, February 13, and February 20, 2011. In addition to the city's neighborhood councils and regional alliances, invitations to participate were sent to the office of Mayor Antonio Villaraigosa, Councilman Paul Krekorian (as chairman of the Education and Neighborhoods Committee), City Clerk June Lagmay, Board of Neighborhood Commissioners and Department of Neighborhood Empowerment General Manager BongHwan Kim. Individuals affiliated with 24 neighborhood councils and representatives of the Mayor's office, Councilman Paul Krekorian's office, City Clerk's office, and Department of Neighborhood Empowerment participated in discussions of the Task Force.

The intent of the Task Force was to respond to concerns raised following the 2010 neighborhood council elections. Near unanimous opinion of those participating in town halls hosted by Councilman Krekorian was expressed in his report: "There were a few points of consensus during the town hall discussions and one was that the City Clerk should not administer neighborhood council elections."

The city's ongoing fiscal emergency resulting from continued weak revenues coupled with rising costs suggest that minimal funding will be available to conduct elections in 2012. Therefore, cost was a critical point for the Task Force to consider.

### Purpose and Objectives

The purpose of the Task Force was to examine alternative systems of voting and recommend improvements in the electoral processes of neighborhood councils. Three specific objectives were agreed to:

- increasing the number of candidates running for board and officer positions,
- increasing the number of voters in every council's election, and
- identifying the most cost-effective methods for achieving these goals.

### Criteria

**Flexibility:** Neighborhood councils desire the ability to determine the time, date, place and method of their elections. Some councils want to be able to hold elections annually rather than being limited to once every two years.

**Integrity:** Neighborhood council elections must be conducted in a fair and transparent manner. The neutral third party must be able to ensure that rules and procedures are clear and concise. They must be able to certify that procedures were adhered to and election results are legitimate.

**Viability:** Election procedures and processes must be cost-effective so that public money is not wasted. Procedures and processes must not be so cumbersome and complicated that they create misunderstanding and discourage participation by volunteers, candidates, and voters.



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**Democracy:** The election process must reflect the grassroots nature of the neighborhood council system. Elections should not be conducted using a “top down, one-size-fits-all” model that frustrates the intent of the neighborhood council movement.

## Electoral Options

The Task Force considered the following options (listed in no preferential order):

- City Clerk Administered Polling Place / Vote-by-Mail Option
- E-Voting
- E-Voting with Enhancements Option
- Independent Election Administrator Model
- Town Hall Model
- Suspend Elections

## Recommendations

1. The Election Task Force recommends that the city clerk’s authority be repealed and replaced with a more flexible and cost-effective system, including, but not limited to, polling place and town hall methods administered by some outside authority such as the independent election administrator system; and vote-by-mail, to be funded by neighborhood councils at their option.
2. The Task Force recommends that the preferred method for conducting neighborhood council elections is electronic voting, with a total cost not to exceed \$800,000, with the ability to include polling place and town hall; and vote-by-mail at individual neighborhood council’s expense.
3. The Task Force recommends that a vigorous effort to promote participation as neighborhood council candidates and voters be pursued regardless of the electoral process. For any of these options to succeed, it is necessary that adequate outreach be performed, using both a citywide awareness campaign and the resources of individual neighborhood councils.
4. The Task Force recommends that election challenges be considered, and decisions rendered, by an independent entity, to be determined.



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## Appendix A: City Clerk Proposed 2012 Neighborhood Council Elections Budget

Document dated December 7, 2010 presented to City Council Elections and Neighborhood Committee

JUNE LAGMAY  
CITY CLERK  
OFFICE OF THE  
CITY CLERK  
ELECTION DIVISION

December 7, 2010

Honorable Members of the  
Education and Neighborhoods Committee  
c/o City Clerk, City Hall Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

### PROPOSED 2012 NEIGHBORHOOD COUNCIL ELECTIONS BUDGET

Pursuant to instruction from the Education and Neighborhoods Committee on November 10, 2010, the City Clerk hereby submits this proposed budget for the conduct of the 2012 Neighborhood Council (NC) Elections. This contains: 1) an updated budget for implementing the NC Elections in a "bare-bones" fashion; 2) cost to optionally include a comprehensive Vote-By-Mail (VBM) program; 3) cost to optionally include a comprehensive mailer and media program, and 4) cost to optionally include Independent Election Administrators (IEAs) as Regional Communication Coordinators and/or Arbitrators.

In 2010, the City Clerk was budgeted \$1.9 million to conduct the 2010 NC Board Member Elections. Of this budgeted amount, the City Clerk spent a total of \$1,161,139, saving \$743,861 or 39.05% of what was allocated. These savings have been returned to the City's General Fund. During the conduct of the 2010 NC elections, City Clerk staff, both permanent and as needed employees, participated in the furlough program and adjusted time where possible, thus reducing overtime costs. In addition, during the polling place recruiting process, most prospective polling places donated their facilities upon the City Clerk's request.

#### 1. Updated budget for implementing the 2012 NC Elections

The City Clerk revised its initial budget to adjust for mandatory furloughs and a revised expense budget. Additionally, the City Clerk has reduced expenses in response to feedback regarding the City's economic crisis. The revised budget for the City Clerk to implement the 2012 NC Elections would be \$1,145,200. This "bare-bones" budget does not include a comprehensive Vote-By-Mail (VBM) program or any outreach mailings.

#### 2. Option: Include Comprehensive Vote-By-Mail

The Council and Mayor could opt to include a full access Vote-by-Mail (VBM) program for each of the 98 projected NCs. The addition of this option would add an additional \$334,967 to the basic budget. This amount includes salaries and overtime for additional as-needed employees, and costs for postage and envelopes to conduct a full access VBM program.



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### 3. Comprehensive Mailer and Media Program

The Council and Mayor could opt to include a comprehensive mailer and media program that would include the distribution of two mailers, multimedia advertisements and public service announcements. The first of the two mailers would be Citywide and the second would be to individual NCs. The additional amount needed to conduct the mailer and media program would be \$1,315,689.

### 4. Independent Election Administrators (IEAs)

The final option would be the addition of IEAs who would function as Regional Communication Coordinators (pre-election) and/or Arbitrators (for the Challenge Review process post-election). Regional Communication Coordinator IEAs would be responsible for coordinating regional election efforts including outreach, meeting days and times, and the distribution and collection of documents by key deadlines. The cost would be an additional \$136,416. Arbitrator IEAs would be responsible for hearing election challenges and issuing decisions based on the information provided. The cost would be an additional \$15,550. Both components together would add \$151,917 to the basic budget.

The method for conducting NC Elections in the future is a policy decision of the Council and the Mayor. The City Clerk therefore puts forward the following funding options:

- \$1,145,200 Basic cost for City Clerk to conduct the 2012 NC Elections
- + 334,967 Option to add a full access VBM program
- +1,315,689 Option to add a comprehensive mailer and media program
- + 136,416 Option to add IEAs as Regional Communication Coordinators (pre-election)
- + 15,550 Option to add IEAS as Arbitrators (post-election).

If you have any questions regarding this report, please contact me directly at (213) 978-1020, or my Executive Officer Holly Wolcott at (213) 978-1023 .

June Lagmay  
City Clerk  
cc: Office of Mayor Antonio Villaraigosa



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## Appendix B: 2012 NC Elections Comparison Table

Document dated February 17, 2011 prepared by Department of Neighborhood Empowerment

2012 NC Elections Comparison Table					
Methodology	Description	Pros	Cons	Cost	Legal Issues
E-Voting	E-Voting offers its participants an electronic platform to vote. Voting could be extended beyond one day.	<ul style="list-style-type: none"> <li>? Requires pre-registration of voters encouraging NC outreach</li> <li>? Safe &amp; secure voting online from any internet accessible location, including smart phones</li> <li>? Could potentially increase voter/candidate participation because of convenience</li> <li>? Voter information can be easily be provided to the NC to add to daily outreach efforts.</li> <li>? Additional options (phone/paper voting) can be added to an election tailoring it to each NC</li> </ul>	<ul style="list-style-type: none"> <li>? Pre-registration could potentially be problematic in areas of low civic participation</li> <li>? An IEA type figure would still be needed to do the "human" aspect of the work (e.g. qualifying voters and candidates)</li> <li>? NCs may still have to pay for any additional options to tailor their own elections.</li> <li>? May potentially disengage communities who are not electronically savvy or trusting of this technology</li> <li>? Drafting &amp; approval contract can take some time</li> <li>? Would need to develop a challenge process or hire arbiters</li> </ul>	<ul style="list-style-type: none"> <li>? E-Voting platform - prices vary depending on the size and experience of the company ranging from a few thousand dollars per NC to \$450,000 for a citywide platform</li> <li>? Costs for IEAs and arbiters</li> <li>? DONE - \$581k for outreach staffing and mailers</li> </ul>	<ul style="list-style-type: none"> <li>? Could require changes in the existing ordinance and Plan</li> <li>? E-Voting company and IEA's agreements would be subject to the City's contracting requirements, e.g. competitive bidding.</li> </ul>
E-Voting & Physical Day of Election with electronic voting tools	E-Voting platform which includes a physical "day-of" election site using computers/laptops to vote at the site.	<ul style="list-style-type: none"> <li>? In addition to the Pros of online voting above, adds opportunity for people to vote in person on an election day</li> <li>? Introduces stakeholders to a new concept of voting</li> </ul>	<ul style="list-style-type: none"> <li>? Same Cons as above</li> <li>? More resources needed to staff the election site</li> </ul>	<ul style="list-style-type: none"> <li>Same costs as above in addition to voting location costs and staffing</li> </ul>	<ul style="list-style-type: none"> <li>? Could require changes in the existing ordinance and Plan</li> <li>? E-Voting company and IEA's agreements would be subject to the City's contracting requirements, e.g. competitive bidding.</li> </ul>



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Methodology	Description	Pros	Cons	Cost	Legal Issues
IEA Model	Independent Election Administrators (IEA) are neutral third parties who qualify candidates and voters and provide supervision and oversight at the elections site on election day. The City Clerk could be the IEA, or DONE could work with a cadre of Independent Election Administrators (IEA's) to conduct elections.	? A neutral 3 <sup>rd</sup> party would be responsible to qualify candidates & voters ? The IEA would remove NCs from the role of qualifying candidates and voters ? Many NCs are familiar with the IEA model	? If City Clerk is not IEA, IEAs would need to be identified and trained – process takes time ? This system relies moderately on volunteers ? Election results may not be viewed as having the same credibility as those conducted by the City Clerk ? Some NCs are wary of the IEA model given the past problems ? Would need to develop a challenge process or hire arbiters ? Increased costs because a single IEA cannot conduct more than 1 election per day	? IEAs - Cost would be driven by the number of IEAs needed. City Clerk stated \$136,416 for 9 regional IEA's; DONE spent \$800/NC on IEA's ? Potential costs for arbiters ? DONE – at least \$300k for outreach staffing and related costs	? Could require changes in the existing ordinance and Plan ? Could require an RFQ or RFP process for the E-Voting company and IEA's ? Would require liability insurance for IEA's
Selection Process (Town Hall System)	Per the Plan, NCs may hold a selection process if they do not opt to have an election.	? Minimal costs ? Good for an initial "getting off the ground" boards, especially after certification ? No secret voting ? There are many styles of selections processes (e.g. pulling names out of a hat, selection people at random, etc.)	? No secret voting ? Not suitable for large turnouts – could discourage outreach ? Not suitable for contentious situations ? Would need to develop a challenge process ? Various selection styles could affect uniformity within the system and thus the credibility of the process	Any cost associated with staff time prior, during and after the process	No changes need to be made in the ordinance or Plan for NCs to use the selection process. NCs only need to change their bylaws.
Suspend elections for 1 fiscal year (FY)	Suspend the 2012 elections until 2012/13 FY. NCs can appoint vacancies or use a selection process.	? Cost savings of at least \$1.1 million ? Provides time for the NCs and City to determine a more sustainable election system	? Attrition of Board members who don't want to serve additional years ? Could affect NC outreach if Board members don't feel the need to outreach	DONE staff - \$75k to support election planning and selections	Would require ordinance and Plan changes to suspend elections and extend Board terms.
Suspend elections for 2 fiscal years (FY)	Suspend the 2012 elections until 2013/14 FY. NCs can appoint vacancies or use a selection process.	? Cost savings of at least \$2.2 million ? Provides time for the NCs and City to determine a more sustainable election system	? Attrition of Board members who don't want to serve additional years ? Could affect NC outreach if Board members don't feel the need to outreach	DONE staff - \$75k to support election planning and selections	Would require ordinance and Plan changes to suspend elections and extend Board terms.

This document was prepared by the Department of Neighborhood Empowerment at the request of Neighborhood Council leaders. The Department has not taken a position on elections. The Pro/Con lists are not exhaustive, but represent various statements made by Neighborhood Council stakeholders during discussions about the Neighborhood Council system.

Election Statistics: Self Affirmation – 48 Documentation – 45 Number of Ballot Styles: 1 – 48; 2 – 11; 3 – 2; 4 – 4; 5 – 4; 6 – 1; 7 – 4; 8 – 6; 9 – 3; 10 – 2; 11 – 1; 12 – 1; 13 – 2; 15 – 1; 17 – 1; 21 – 2



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## **EXHIBIT G: Budget Advocates-Neighborhood Council** **Funding strategy**

No documents provided.



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## Exhibit H – Treasurers Report

### 2010 - 2011 Expenditures to Budget January 22, 2011 - February 21, 2011

DONE Category	Current Yr Budget by Acct	% of Bdgt	Amt spent Current Month	Amt Spent Current Fiscal Year	Amt Available to Spend	% Budget Remain
Annual Allocation	\$45,000.00					
Rollover	\$5,000.00					
<b>Sub Unallocated Budget</b>	<b>\$50,000.00</b>					
Neighborhood Comm. Projects 10-11	20,000.00					
<b>Total</b>	<b>70,000.00</b>					

#### Budget

#### 100 Operations

Office Supplies	OFF	\$550.00		\$0.00	\$146.43	\$403.57	73%
Copies	OFF	\$400.00		\$13.04	\$136.46	\$263.54	66%
Office Equipment	OFF	\$750.00		\$0.00	\$105.33	\$644.67	86%
Staffing/Apple One	TAC	\$500.00		\$0.00	\$0.00	\$500.00	100%
Telephone Expense	MIS	\$0.00		\$0.00	\$0.00	\$0.00	100%
Storage	FAC	\$2,000.00		\$162.00	\$1,134.00	\$866.00	43%
Board Retreat	EDU	\$300.00		\$0.00	\$270.27	\$29.73	10%
General Operations	MIS	\$1,000.00		\$0.00	\$199.25	\$800.75	80%
<b>sub Total Operations</b>		<b>\$5,500.00</b>	<b>8%</b>	<b>\$175.04</b>	<b>\$1,991.74</b>	<b>\$3,508.26</b>	<b>64%</b>

#### 200 Outreach

Copies / Printing	POS	\$500.00		\$0.00	\$117.11	\$382.89	77%
Facilities For Public	FAC	\$3,000.00		\$0.00	\$0.00	\$3,000.00	100%
Refreshments	EVE	\$400.00		\$19.84	\$177.29	\$222.71	56%
Web Site & e-mail	WEB	\$5,100.00		\$42.99	\$353.34	\$4,746.66	93%
Advertising & Promotions	ADV	\$650.00		\$0.00	\$0.00	\$650.00	0%
Newsletter Production	NEW	\$800.00		\$0.00	\$515.00	\$285.00	36%
Newsletter Printing	NEW	\$3,800.00		\$0.00	\$1,904.00	\$1,896.00	50%
Newsletter Delivery	NEW	\$2,800.00		\$0.00	\$1,360.00	\$1,440.00	51%
Elections	ELE	\$450.00		\$0.00	\$0.00	\$450.00	100%
General Outreach	EVE	\$750.00		\$0.00	\$521.79	\$228.21	30%
<b>sub Total Outreach</b>		<b>\$18,250.00</b>	<b>26%</b>	<b>\$62.83</b>	<b>\$4,948.53</b>	<b>\$13,301.47</b>	<b>73%</b>

#### 300 Community Improvement

Venice Community BBQ	CIP	\$3,600.00		\$0.00	\$3,545.36	\$54.64	2%
Neighborhood Commun Proj 2010-11	CIP	\$20,000.00		\$4,298.61	\$9,887.61	\$10,112.39	51%
General Community Projects 2010-11	CIP	\$5,909.35		\$0.00	\$1,872.44	\$4,036.91	68%
Neighborhood Commun Proj 2011-12	CIP	\$16,000.00		\$0.00	\$0.00	\$16,000.00	100%
<b>sub Total Comm Improvement</b>		<b>\$45,509.35</b>	<b>66%</b>	<b>\$4,298.61</b>	<b>\$15,305.41</b>	<b>\$30,203.94</b>	<b>66%</b>
<b>Total</b>		<b>\$69,259.35</b>		<b>\$4,536.48</b>	<b>\$22,245.68</b>	<b>\$47,013.67</b>	<b>\$0.68</b>

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## Community Improvement Projects

	Current Yr Budget by Acct	% of Bdgt	Amt spent Current Month	Amt Spent in Current Fiscal Year	Amt Available to Spend	% Budget Remain
<b>Neighborhood Comm Projects</b>						
<b>2009-2010</b>						
Coeur d'Alene Reading Courtyard	\$2,000.00		\$0.00	\$2,085.00	-\$85.00	-4%
Master in the Chapel-Concerts	\$2,000.00		\$0.00	\$0.00	\$2,000.00	100%
Westminster School-Printers	\$2,000.00		\$0.00	\$0.00	\$2,000.00	100%
Boys and Girls Club-Sewing Project	\$2,000.00		\$2,000.00	\$2,000.00	\$0.00	0%
Ballona Institute-Lagoon Restoration	\$1,026.00		\$0.00	\$0.00	\$1,026.00	100%
Westside Leadership Magnet-Garden	\$1,996.00		\$0.00	\$0.00	\$1,996.00	100%
Mark Twain-Garden	\$2,000.00		\$1,828.61	\$1,828.61	\$171.39	9%
Venice Music Festival	\$2,000.00		\$0.00	\$2,000.00	\$0.00	0%
Carnevale	\$2,000.00		\$0.00	\$0.00	\$2,000.00	100%
826 LA-"The Venice Wave"	\$1,470.00		\$470.00	\$470.00	\$1,000.00	68%
Vintage Motorcycle Rally	\$1,508.00		\$0.00	\$1,504.00	\$4.00	0%
<b>Total</b>	<b>\$20,000.00</b>		<b>\$4,298.61</b>	<b>\$9,887.61</b>	<b>\$10,112.39</b>	<b>51%</b>

### General Comm Improvement

2009-2010

<b>Total Available</b>	\$5,000.00				\$5,000.00	
Santa Monica Airport	\$850.00		\$0.00	\$72.44	\$777.56	91%
Metal at the Beach	\$1,000.00		\$0.00	\$500.00	\$500.00	50%
Toys for Tots	\$1,000.00		\$1,000.00	\$1,000.00	\$0.00	0%
Francis Fagan-Photography	\$1,000.00				\$1,000.00	100%
Vera Davis-Turkeys	\$300.00		\$300.00	\$300.00	\$0.00	0%

**Total Allocated** **\$4,150.00**

**Total To be Allocated** **\$850.00**

**Total Spent** **\$1,300.00** **\$1,872.44** **\$3,127.56** **63%**

### Expenditures Previous Reported Charged

Westminster Benches \$1,922.38 2/10

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U.S. BANCORP SERVICE CENTER  
 P. O. Box 6343  
 Fargo, ND 58125-6343

CITY OF LA - DONE

ACCOUNT NUMBER XXXX-XXXX-XXXX-1949  
 STATEMENT DATE 02-21-11  
 TOTAL ACTIVITY \$ 4,066.48

000012273 1 MB 0.382 106481968567707 P

HUGH HARRISON  
 VENICE NC  
 2808 GRAYSON AVE  
 VENICE CA 90291-4648

"MEMO STATEMENT ONLY"  
 DO NOT REMIT PAYMENT

NEW ACCOUNT ACTIVITY					
POST DATE	TRAN DATE	TRANSACTION DESCRIPTION	REFERENCE NUMBER	MCC	AMOUNT
01-24	01-21	LINCOLN FABRICS VENICE CA PUR ID: TAX: 0.00	24013391022006143320157	5949	700.00
01-24	01-21	JOANN FABRIC #1816 SANTA MONICA CA PUR ID: 00401161 TAX: 0.00	24072801022456004011617	5949	1,000.00
01-24	01-21	8011 EXTRA SPACE STOR 310-301-7970 CA PUR ID: 02101004 TAX: 0.00	24323001022253021010043	4225	162.00
01-27	01-21	FABRIC PLANET VENICE CA PUR ID: 1 TAX: 0.00	24013391026006296768877	5949	300.00
02-09	02-08	EIG*POWER 866-5392854 MA PUR ID: 22924785 TAX: 0.00	24351781039919890352616	5968	12.99
02-14	02-13	CONSTANT CONTACT 1 IWAGNER@CONST MA PUR ID: 5089387 TAX: 0.00	24733091044206967503982	5968	30.00
02-15	02-14	SMARTNFINAL33210303329 VENICE CA PUR ID: 001046054263448 TAX: 0.00	24164071045929170010490	5411	19.84
02-16	02-14	THE HOME DEPOT #1061 LOS ANGELES CA PUR ID: VENICE NBHD COUNS TAX: 26.32	24610431046010175189939	5200	296.26
02-16	02-14	THE HOME DEPOT 6611 LOS ANGELES CA PUR ID: VENICE NBH COUNCI TAX: 4.02	24610431046010179928688	5200	45.20
02-16	02-14	THE HOME DEPOT 6611 LOS ANGELES CA PUR ID: VENICE NEIGHBORHO TAX: 132.12	24610431046010179928886	5200	1,487.15
02-17	02-14	OFFICE DEPOT #951 CULVER CITY CA PUR ID: 095120110214 TAX: 1.16	24445741047100191216303	5943	13.04

*CIP - Buy's 16/16  
 CIP ""  
 FAC - Storage  
 CIP Buy's 16/16  
 WEB  
 WEB  
 EVE - Refreshment  
 CIP - Mark Twain  
 CIP Mark Twain  
 CIP Mark Twain  
 OFF - Copies*

Default Accounting Code:			
CUSTOMER SERVICE CALL  800-344-5696	ACCOUNT NUMBER XXXX-XXXX-XXXX-1949		ACCOUNT SUMMARY
	STATEMENT DATE 02-21-11	DISPUTED AMOUNT \$ .00	PREVIOUS BALANCE \$ .00
SEND BILLING INQUIRIES TO:  C/O U.S. BANCORP SERVICE CENTER, INC U.S. BANK NATIONAL ASSOCIATION ND P.O. BOX 6335 FARGO, ND 58125-6335	AMOUNT DUE \$ 0.00 DO NOT REMIT		PURCHASES & OTHER CHARGES \$4,066.48
			CASH ADVANCES \$ .00
			CASH ADVANCE FEE \$ .00
			CREDITS \$ .00
		<b>TOTAL ACTIVITY</b>	<b>\$4,066.48</b>