

Council District 5
200 N. Spring Street, Suite 440
Los Angeles, CA 90012

Fix The City, Inc.

September 5, 2023

Re: Follow-Up Request for Withheld and Missing Records Pertaining to CPRA Request 23-7502

Dear Mr. Gero,

I am writing to follow up on my California Public Records Act request dated June 23, 2023 (CPRA Request 23-7502.) I appreciate the records you've provided thus far, including various emails. However, upon careful review, I have identified references to certain documents within these emails that have not been provided, as well as attachments that were not included with the produced emails and/or links to Google Drive files that require access.

These missing documents and attachments are detailed in Exhibit A, attached hereto. I kindly request that these documents be produced forthwith.

In addition, based on your responses, it appears that certain records or portions of records responsive to my request have been withheld. In line with the principles of transparency upheld by the CPRA, I request the following for each withheld or redacted record:

1. A specific citation to the provision of the CPRA or other statute that is the basis for withholding or redacting the record.
2. A brief description of the record or redacted portion (e.g., type of document, date, subject matter) that conveys its general nature without disclosing exempt content.
3. If only part of a record is exempt, kindly provide the non-exempt parts with the exempt sections clearly redacted, and offer an explanation for each redaction.
4. An explanation regarding the nature and rationale for the claimed exemption, so that I can comprehend the reasons for the withholding or redaction.

I recognize the importance of exemptions within the CPRA. However, a detailed disclosure, akin to a privilege log, is crucial for clarity and to safeguard the rights of requesters as envisioned by the CPRA.

Your prompt attention to these matters is greatly appreciated. I anticipate receiving the requested documents and disclosure within the statutory response timeframe established by the CPRA.

Thank you for your continued cooperation.

Sincerely,

Michael Eveloff

Fix The City, Inc.

Exhibit A

Document	Missing Documents
2377 Midvale Ave (03.10.23)(EAB).pdf	<ul style="list-style-type: none"> • All communications with LADOT re replacement parking • All communications to and from the CAO. • CAO Asset Management and Development Services
2377 Midvale Ave Interim Housing Project - Request for Updated Spec Plans and Renderings, Next Steps (1).pdf	<ul style="list-style-type: none"> • All communications with Connect Homes including preliminary plans, renderings and proposals. • All communications regarding the minimum 45 units mentioned.
2377 Midvale LADOT Lot 707 - Topo Files.pdf	<ul style="list-style-type: none"> • Soil and grading reports for the property. • Attachments(3)
6_14_23 meeting.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
7_12_23 meeting.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
7_19_23 meeting.pdf	<ul style="list-style-type: none"> • All comms from LA Family Housing (LAFH) • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
7_24_23 meeting.pdf	<ul style="list-style-type: none"> • All comms from LAFH • Meeting agenda • Meeting notes • Presentations • Photos • Comms from all other city departments, attendees
7_6_23 meeting.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Accepted_ 2377 Midvale THV Project - Next Steps @ Mon May 15, 2023 11am - 11_45am (PDT) (zachary.warma@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees

Accepted_ City Depts x Connect Homes re_ 2377 Midvale THV @ Mon Jun 12, 2023 10am - 11am (PDT) (zachary.warma@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees • Attachments(3)
Accepted_ Midvale Tiny Home Village - Next Steps @ Fri May 26, 2023 3_45pm - 4_15pm (PDT) (zachary.warma@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Accepted_ Midvale Tiny Home Village - Next Steps @ Fri May 26, 2023 3pm - 3_45pm (PDT) (zachary.warma@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees • Attachments(1)
Accepted_ Virtual Meeting re_ Midvale @ Thu Jun 29, 2023 3pm - 3_30pm (PDT) (katy.yaroslavsky@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Announcing New Interim Housing on the Westside!.pdf	<ul style="list-style-type: none"> • Supporting documentation including contracts for the statement that "The project will be constructed by LifeArk..." • Supporting documentation including contracts for the statement that "...operations will be led by LA Family Housing..."
CD 5 - Underutilized Properties for IH_AH_PSH.pdf	<ul style="list-style-type: none"> • Attachments(5)
CD 5 - Underutilized Property (City owned and non-City owned).xlsx.pdf	<ul style="list-style-type: none"> • All studies supporting the statement "The three lots have an alley running between them. 41 total parking spots. \$54K annual revenue. It is a low occupancy lot (below 40%, its mostly in the 30% range)." • All documents relating to the comment "Need to coordinate with CAO, Mayor, Attorney, LADBS, and Fire. CAO believes that the site has addressed the issues from the last round of conversations. CD 5 staff have take a site visit. About \$155K per month to lease and \$5.8M in construction and Planning costs. CAO has shared potential site plan options. • All communications with the Culver City regarding locations in Culver City.
CD 5 - UnderutilizedProperty.xlsx - Sheet 1.pdf	<ul style="list-style-type: none"> • None

CD5 x LADOT conversation re_ parking lots & garages in CD5; utilization rates, potential housing interventions.pdf	<ul style="list-style-type: none"> • The documents referred to: "supplied relevant information concerning the lot's utilization & annual revenues to the CAO for their preliminary analysis."
Constituent - Margaret Healy - Midvale concern.pdf	<ul style="list-style-type: none"> • None
Declined_ City Depts x LifeArk re_ 2377 Midvale THV @ Wed Jun 14, 2023 10am - 11am (PDT) (zachary.warma@lacity.org).pdf	<ul style="list-style-type: none"> • Attachments(2)
Document shared with you_ _Midvale 199 Letter FINAL_.pdf	<ul style="list-style-type: none"> • Attachments(1)
Emergency Sleeping Cabins Solicitation.pdf	<ul style="list-style-type: none"> • None
Fwd Homeless Program List of Contracted Vendors.pdf	<ul style="list-style-type: none"> • "latest listing of all active commodity contracts." • "any guidelines regarding sole-sourcing tied to either the 2019 shelter crisis emergency declaration or Mayor Bass's recent emergency declaration ED 1."
Fwd_ 2377 Midvale Ave Interim Housing Project - June meeting with LAFD_BOE_LADBS; ADA update.pdf	<ul style="list-style-type: none"> • "current site plans" mentioned • Attachments(1)
Fwd_ CD5 - 2377 Midvale LADOT Lot 707 ___ Topo Files.pdf	<ul style="list-style-type: none"> • None
Fwd_ Connect Homes - 2377 Midvale Ave Interim Housing Submission.pdf	<ul style="list-style-type: none"> • Attachments(3)
Fwd_ Update re_ Midvale Ave. storm drain, potential encroachment on easement.pdf	<ul style="list-style-type: none"> • Attachments(2)
Gero calendar 6-29-23.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Gero calendar 6-5-23.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Gero calendar 6-8-23.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Gero calendar 7-12-23 (2).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Gero calendar 7-12-23.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations

	<ul style="list-style-type: none"> • Comms from all other city departments, attendees
Gero calendar 7-19-23.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Hope Pavilion Site Plan Layout_Design.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees • Attachments(2) • All information regarding Jonathon Dilworth and C-D Partners • All city contracts with LAFH or affiliates.
Invitation_ 2377 Midvale THV Project - Next Steps @ Mon May 15, 2023 12pm - 12_45pm (PDT) (andrew.deblock@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Invitation_ AD_ZW_FM Midvale Check-In @ Fri Jun 30, 2023 1_30pm - 1_55pm (PDT) (andrew.deblock@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Invitation_ City Depts x Connect Homes re_ 2377 Midvale THV @ Mon Jun 12, 2023 10am - 11am (PDT) (andrew.deblock@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees • Attachments(3)
Invitation_ City Depts x LifeArk re_ 2377 Midvale THV @ Wed Jun 14, 2023 10am - 11am (PDT) (andrew.deblock@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Invitation_ LAFH_Lifeark_CD 5 Community Meeting Check-In @ Fri Jul 28, 2023 2_45pm - 3_25pm (MST) (allen.zipper@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Invitation_ Midvale Check-In & In-Person_Virtual Event Discussion @ Thu Jul 27, 2023 3_30pm - 4_35pm (PDT) (andrew.deblock@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees

Invitation_ Midvale IH In-Person Community Meeting @ Thu Aug 3, 2023 5_30pm - 7pm (PDT) (andrew.deblock@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Invitation_ Midvale Next Steps - Review Final Q&A_Set Meetings @ Mon Jun 5, 2023 3pm - 3_40pm (PDT) (andrew.deblock@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Invitation_ Midvale Outreach Plan @ Wed Apr 26, 2023 4pm - 4_25pm (PDT) (andrew.deblock@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Invitation_ Midvale Team Meeting (In Person City Hall) @ Thu Jun 8, 2023 4pm - 4_40pm (PDT) (andrew.deblock@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Invitation_ Midvale Tiny Home Village - Next Steps @ Fri May 26, 2023 3pm - 3_45pm (PDT) (allen.zipper@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees • Attachments(2)
Invitation_ Midvale Virtual Mtg Check-In @ Mon Jul 31, 2023 11_30am - 11_55am (PDT) (george.hakopiants@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Invitation_ Virtual Meeting re_ Midvale @ Thu Jun 29, 2023 3pm - 3_30pm (PDT) (andrew.deblock@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
Midvale - All Outreach .pdf	<ul style="list-style-type: none"> • Attachment(5)
Midvale Project.pdf	<ul style="list-style-type: none"> • Slide decks or materials about the Midvale Project mentioned
PM_Calendar.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees
PM_Calendar2.pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes

	<ul style="list-style-type: none"> • Presentations • Comms from all other city departments, attendees
Potential CD5 Interim Housing project - status, proposed next steps - Attachment-Midvale Shelters Budget_SchemeA_ 20230602.pdf	<ul style="list-style-type: none"> • RFP mentioned "CD5's RFP for the design concept of 2377 Midvale Ave Interim Housing Project," • Any documents reflecting zone changes as discussed: "For the Hope Pavilion project, Lifeark will submit the entire project as a single R2 congregant housing project. " • Any documents reflecting permits as discussed "Lifeark will work with the city for other necessary permits required. "
Re Discussing affidavits connected to 2377 Midvale Ave - Attachment-SSkywalker_23071910560.pdf	<ul style="list-style-type: none"> • Any documentation related to addressing the covenants and affidavits.
Re_ Council District 5 - City Property and Leases (Receivable and Non-profit).pdf	<ul style="list-style-type: none"> •
Re_ Discussing affidavits connected to 2377 Midvale Ave.pdf	<ul style="list-style-type: none"> • Documents relating to dealing with the covenants and affidavits.
Re_ Discussion re forthcoming CD5 Interim Housing Project.pdf	<ul style="list-style-type: none"> • Any and all documents reflecting the formal selection of LifeArk and LA Family Housing, including contracts.
Thank You - Following Up.pdf	<ul style="list-style-type: none"> • Attachments (2)
Updated invitation with note_ Midvale Tiny Home Village - Next Steps @ Fri May 26, 2023 3_45pm - 4_15pm (PDT) (allen.zipper@lacity.org).pdf	<ul style="list-style-type: none"> • Meeting agenda • Meeting notes • Presentations • Comms from all other city departments, attendees • Attachments(1)