

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

MONIQUE LAWSHE
VICE-PRESIDENT

MARIA CABILDO
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ELIZABETH ZAMORA

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 31, 2023

SENT VIA EMAIL TO LEGAL@FIXTHECITY.ORG, NOT FOLLOWED BY U.S. MAIL

Hello:

RE: Public Records Act Request For Records Regarding

- **The 2377 Midvale project, Lot 707, and/or the use of Lot 707 for interim, shelter or other housing.**
- **Communications with Council District 5 concerning the use of city property for interim, shelter or other housing.**
- **Council File 23-1066**
- **Council File 23-0360**
- **Mayor Bass Declarations of Emergency as listed below**
- **Mayor Bass Executive Directives as listed below**

This letter is in response to your October 22, 2023, request received in our office on October 23, 2023, seeking from the Department of City Planning pursuant to the California Public Records Act (CPRA), records regarding the above.

We have determined that the Los Angeles Planning Department is of 2 records that may be responsive to #1 of your requests. They are attached below.

Further, if you have not already done so, you are advised to send separate requests to Council District 5, The Office of the City Clerk and the Mayor's office for records they may have related to your requests.

If I can be of further assistance, please contact me at Beatrice.pacheco@lacity.org.

Sincerely,

Beatrice Pacheco

Beatrice Pacheco
Custodian of Records

BP:bp

CPRA-16-DCP-000001

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

September 28, 2023

To:

Maria Martin
Bureau of Engineering
1149 S. Broadway Ave., Suite #600
Los Angeles, CA 90015

Re: 2377 S. Midvale Ave., 10901 W. Pico Blvd., 10903 W. Pico Blvd.; AB 1197 Location Requirements

AB 1197, codified at Public Resources Code Section 21080.27, provides a statutory exemption under the California Environmental Quality Act for emergency shelters in the City of Los Angeles. One requirement is that the shelter must be located in either a mixed-use or nonresidential zone permitting multifamily uses or an infill site. The site located at 2377 S. Midvale Avenue meets this requirement because it is an infill site. The sites at 10901 and 10903 W. Pico Boulevard meets this requirement because they are located in a mixed-use zone that allows for multi-family uses.

The overall project site consists of one rectangular lot along the west side of Midvale Avenue totaling approximately 6,793 square feet of lot area and two rectangular lots located at the northwest corner of Pico Boulevard and Midvale Avenue totaling 10,066 square feet of lot area. The lot along the west side of Midvale Avenue is separated from the lots at the northwest corner of Pico Boulevard and Midvale Avenue by a 15-foot-wide public alley. All lots are currently developed as surface parking lots and owned by the City of Los Angeles.

The site at 2377 S. Midvale Avenue is zoned R1-1 which is a residential zone; however, the property qualifies as an infill site as defined by Public Resources Code Section 21061.3 since it is currently developed for qualified urban uses and at least 75 percent of the perimeter of the site adjoins parcels developed with qualified urban uses. Residential uses are located to the north, east, west of the site and surface transportation uses to the south of the site. The lots at 10901 and 10903 W. Pico Boulevard are zoned NMU(EC)-POD which is a mixed-use zone that allows for multi-family uses.

Please contact me directly if there are any other questions or concerns.

Nicholas Ayars

Nicholas Ayars, Senior City Planner
Case Management Section
Department of City Planning
201 N. Figueroa Street, Rm. 1030
Los Angeles CA 90012

Phone: 213-482-7071

E-mail: Nicholas.ayars@lacity.org



Nicholas Ayars <nicholas.ayars@lacity.org>

PRIORITY Request for AB 1197 Consultation Letter

7 messages

Maria Martin <maria.martin@lacity.org>

Wed, Sep 27, 2023 at 4:12 PM

To: Nicholas Ayars <nicholas.ayars@lacity.org>

Cc: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>, Justin Bilow <justin.bilow@lacity.org>

Hi Nick,

One site with a couple of addresses: [2377 Midvale Ave](#) and [10901 W. Pico Blvd, LA CA 90064](#)

I thought I had sent you a request for this one. I am sorry that it is now a rush.

Thanks.

Best regards,

Maria Martin

Environmental Management Group | Environmental Affairs Officer

Bureau of Engineering | Department of Public Works

[1149 S. Broadway, Suite 600](#)[Los Angeles, CA 90015](#)

Mail Stop 939

O: [213 485 5753](tel:2134855753)maria.martin@lacity.org

Nicholas Ayars <nicholas.ayars@lacity.org>

Wed, Sep 27, 2023 at 4:17 PM

To: Maria Martin <maria.martin@lacity.org>

Cc: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Bcc: Justin Bilow <justin.bilow@lacity.org>

Hi Maria,

When is the letter needed?

Thank you,

On Wed, Sep 27, 2023 at 4:12 PM Maria Martin <maria.martin@lacity.org> wrote:

Hi Nick,

One site with a couple of addresses: [2377 Midvale Ave](#) and [10901 W. Pico Blvd, LA CA 90064](#)

I thought I had sent you a request for this one. I am sorry that it is now a rush.

Thanks.

Best regards,

Maria Martin

Environmental Management Group | Environmental Affairs Officer

Bureau of Engineering | Department of Public Works

[1149 S. Broadway, Suite 600](#)[Los Angeles, CA 90015](#)

Mail Stop 939

[CPRA-16-DCP-000004](#)

O: 213 485 5753
maria.martin@lacity.org



Nick Ayars (he/him)
Senior City Planner
Los Angeles City Planning
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
T: (213) 482-7071 | Planning4LA.org



Maria Martin <maria.martin@lacity.org>
To: Nicholas Ayars <nicholas.ayars@lacity.org>
Cc: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Wed, Sep 27, 2023 at 4:14 PM

Unfortunately as soon as possible. Would it help if I send you the parcel profiles?

Best regards,
Maria Martin
Environmental Management Group | Environmental Affairs Officer
Bureau of Engineering | Department of Public Works
1149 S. Broadway, Suite 600
Los Angeles, CA 90015
Mail Stop 939
O: 213 485 5753
maria.martin@lacity.org



On Wed, Sep 27, 2023 at 4:13 PM Nicholas Ayars <nicholas.ayars@lacity.org> wrote:

Hi Maria,

When is the letter needed?

Thank you,

On Wed, Sep 27, 2023 at 4:12 PM Maria Martin <maria.martin@lacity.org> wrote:

Hi Nick,

One site with a couple of addresses: 2377 Midvale Ave and 10901 W. Pico Blvd, LA CA 90064

I thought I had sent you a request for this one. I am sorry that it is now a rush.

Thanks.

Best regards,
Maria Martin
Environmental Management Group | Environmental Affairs Officer
Bureau of Engineering | Department of Public Works
1149 S. Broadway, Suite 600
CPRA-16-DCP-000005

Los Angeles, CA 90015
 Mail Stop 939
 O: 213 485 5753
maria.martin@lacity.org



Nick Ayars (he/him)

Senior City Planner

Los Angeles City Planning

201 N. Figueroa St., Room 1030

Los Angeles, CA 90012

T: (213) 482-7071 | Planning4LA.org



Nicholas Ayars <nicholas.ayars@lacity.org>
 To: Maria Martin <maria.martin@lacity.org>
 Cc: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Wed, Sep 27, 2023 at 4:32 PM

Hi Maria,

I don't think this can be considered as one site since the two properties are bisected by a public alley. A separate letter will likely be needed for each. The earliest I would be able to turn these around would be tomorrow afternoon. What is being proposed at the site? A temporary shelter?

In the future it would be greatly appreciated if we can be provided at least a week's notice for 1197 letters.

Thank you,

On Wed, Sep 27, 2023 at 4:14 PM Maria Martin <maria.martin@lacity.org> wrote:
 Unfortunately as soon as possible. Would it help if I send you the parcel profiles?

Best regards,
 Maria Martin
 Environmental Management Group | Environmental Affairs Officer
 Bureau of Engineering | Department of Public Works
 1149 S. Broadway, Suite 600
 Los Angeles, CA 90015
 Mail Stop 939
 O: 213 485 5753
maria.martin@lacity.org



On Wed, Sep 27, 2023 at 4:13 PM Nicholas Ayars <nicholas.ayars@lacity.org> wrote:
 Hi Maria,

When is the letter needed?

Thank you,

On Wed, Sep 27, 2023 at 4:12 PM Maria Martin <maria.martin@lacity.org> wrote:
CPRA-16-DCP-000006

Hi Nick,

One site with a couple of addresses: 2377 Midvale Ave and 10901 W. Pico Blvd, LA CA 90064

I thought I had sent you a request for this one. I am sorry that it is now a rush.

Thanks.

Best regards,
Maria Martin
Environmental Management Group | Environmental Affairs Officer
Bureau of Engineering | Department of Public Works
1149 S. Broadway, Suite 600
Los Angeles, CA 90015
Mail Stop 939
O: 213 485 5753
maria.martin@lacity.org



Nick Ayars (he/him)
Senior City Planner
Los Angeles City Planning
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
T: (213) 482-7071 | Planning4LA.org
f i t v in E-NEWS



Nick Ayars (he/him)
Senior City Planner
Los Angeles City Planning
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
T: (213) 482-7071 | Planning4LA.org
f i t v in E-NEWS

Maria Martin <maria.martin@lacity.org>
To: Nicholas Ayars <nicholas.ayars@lacity.org>
Cc: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Wed, Sep 27, 2023 at 4:31 PM

Hi Nick,

I understand; I understood it was not going to move forward this month and that just changed.

Yes, it's a temporary homeless shelter. I appreciate it.

Best regards,
Maria Martin
Environmental Management Group | Environmental Affairs Officer
Bureau of Engineering | Department of Public Works
1149 S. Broadway, Suite 600
Los Angeles, CA 90015
CPRA-16-DCP-000007

Mail Stop 939
O: 213 485 5753
maria.martin@lacity.org



On Wed, Sep 27, 2023 at 4:28 PM Nicholas Ayars <nicholas.ayars@lacity.org> wrote:

Hi Maria,

I don't think this can be considered as one site since the two properties are bisected by a public alley. A separate letter will likely be needed for each. The earliest I would be able to turn these around would be tomorrow afternoon. What is being proposed at the site? A temporary shelter?

In the future it would be greatly appreciated if we can be provided at least a week's notice for 1197 letters.

Thank you,

On Wed, Sep 27, 2023 at 4:14 PM Maria Martin <maria.martin@lacity.org> wrote:

Unfortunately as soon as possible. Would it help if I send you the parcel profiles?

Best regards,

Maria Martin

Environmental Management Group | Environmental Affairs Officer

Bureau of Engineering | Department of Public Works

1149 S. Broadway, Suite 600

Los Angeles, CA 90015

Mail Stop 939

O: 213 485 5753

maria.martin@lacity.org



On Wed, Sep 27, 2023 at 4:13 PM Nicholas Ayars <nicholas.ayars@lacity.org> wrote:

Hi Maria,

When is the letter needed?

Thank you,

On Wed, Sep 27, 2023 at 4:12 PM Maria Martin <maria.martin@lacity.org> wrote:

Hi Nick,

One site with a couple of addresses: 2377 Midvale Ave and 10901 W. Pico Blvd, LA CA 90064

I thought I had sent you a request for this one. I am sorry that it is now a rush.

Thanks.

Best regards,

Maria Martin

Environmental Management Group | Environmental Affairs Officer

Bureau of Engineering | Department of Public Works

1149 S. Broadway, Suite 600

Los Angeles, CA 90015

Mail Stop 939

O: 213 485 5753

CPRA-16-DCP-000008

maria.martin@lacity.org



Nick Ayars (he/him)
Senior City Planner
Los Angeles City Planning
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
T: (213) 482-7071 | Planning4LA.org



Nick Ayars (he/him)
Senior City Planner
Los Angeles City Planning
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
T: (213) 482-7071 | Planning4LA.org



Nicholas Ayars <nicholas.ayars@lacity.org>
To: Maria Martin <maria.martin@lacity.org>
Cc: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Thu, Sep 28, 2023 at 3:48 PM

Hi Maria,

Letter is attached. Please let me know if you have any questions or comments.

Thank you,

On Wed, Sep 27, 2023 at 4:31 PM Maria Martin <maria.martin@lacity.org> wrote:

Hi Nick,

I understand; I understood it was not going to move forward this month and that just changed.

Yes, it's a temporary homeless shelter. I appreciate it.

Best regards,
Maria Martin
Environmental Management Group | Environmental Affairs Officer
Bureau of Engineering | Department of Public Works
1149 S. Broadway, Suite 600
Los Angeles, CA 90015
Mail Stop 939
O: 213 485 5753
maria.martin@lacity.org



CPRA-16-DCP-000009

On Wed, Sep 27, 2023 at 4:28 PM Nicholas Ayars <nicholas.ayars@lacity.org> wrote:

Hi Maria,

I don't think this can be considered as one site since the two properties are bisected by a public alley. A separate letter will likely be needed for each. The earliest I would be able to turn these around would be tomorrow afternoon. What is being proposed at the site? A temporary shelter?

In the future it would be greatly appreciated if we can be provided at least a week's notice for 1197 letters.

Thank you,

On Wed, Sep 27, 2023 at 4:14 PM Maria Martin <maria.martin@lacity.org> wrote:

Unfortunately as soon as possible. Would it help if I send you the parcel profiles?

Best regards,

Maria Martin

Environmental Management Group | Environmental Affairs Officer

Bureau of Engineering | Department of Public Works

1149 S. Broadway, Suite 600

Los Angeles, CA 90015

Mail Stop 939

O: [213 485 5753](tel:2134855753)

maria.martin@lacity.org



On Wed, Sep 27, 2023 at 4:13 PM Nicholas Ayars <nicholas.ayars@lacity.org> wrote:

Hi Maria,

When is the letter needed?

Thank you,

On Wed, Sep 27, 2023 at 4:12 PM Maria Martin <maria.martin@lacity.org> wrote:

Hi Nick,

One site with a couple of addresses: 2377 Midvale Ave and 10901 W. Pico Blvd, LA CA 90064

I thought I had sent you a request for this one. I am sorry that it is now a rush.

Thanks.

Best regards,

Maria Martin

Environmental Management Group | Environmental Affairs Officer

Bureau of Engineering | Department of Public Works

1149 S. Broadway, Suite 600

Los Angeles, CA 90015

Mail Stop 939

O: [213 485 5753](tel:2134855753)

maria.martin@lacity.org



--

CPRA-16-DCP-000010



Nick Ayars (he/him)
 Senior City Planner
Los Angeles City Planning
 201 N. Figueroa St., Room 1030
 Los Angeles, CA 90012
 T: (213) 482-7071 | Planning4LA.org



Nick Ayars (he/him)
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Los Angeles City Planning
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 Los Angeles, CA 90012
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 **2377 Midvale.pdf**
 205K

Maria Martin <maria.martin@lacity.org>
 To: Nicholas Ayars <nicholas.ayars@lacity.org>
 Cc: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Thu, Sep 28, 2023 at 7:34 PM

Thanks Nick. I really appreciate it and will work on giving you at least a week heads up for subsequent requests.

Thanks again.

Best regards,
 Maria Martin
 Environmental Management Group | Environmental Affairs Officer
 Bureau of Engineering | Department of Public Works
 1149 S. Broadway, Suite 600
 Los Angeles, CA 90015
 Mail Stop 939
 O: 213 485 5753
 maria.martin@lacity.org



On Thu, Sep 28, 2023 at 3:44 PM Nicholas Ayars <nicholas.ayars@lacity.org> wrote:
 CPRA-16-DCP-000011

Hi Maria,

Letter is attached. Please let me know if you have any questions or comments.

Thank you,

On Wed, Sep 27, 2023 at 4:31 PM Maria Martin <maria.martin@lacity.org> wrote:

Hi Nick,

I understand; I understood it was not going to move forward this month and that just changed.

Yes, it's a temporary homeless shelter. I appreciate it.

Best regards,

Maria Martin

Environmental Management Group | Environmental Affairs Officer

Bureau of Engineering | Department of Public Works

[1149 S. Broadway, Suite 600](https://www.lacity.org/1149-S-Broadway-Suite-600)

[Los Angeles, CA 90015](https://www.lacity.org/1149-S-Broadway-Suite-600)

Mail Stop 939

O: 213 485 5753

maria.martin@lacity.org



On Wed, Sep 27, 2023 at 4:28 PM Nicholas Ayars <nicholas.ayars@lacity.org> wrote:

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Best regards,

Maria Martin

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[Los Angeles, CA 90015](https://www.lacity.org/1149-S-Broadway-Suite-600)

Mail Stop 939

O: 213 485 5753

maria.martin@lacity.org



On Wed, Sep 27, 2023 at 4:13 PM Nicholas Ayars <nicholas.ayars@lacity.org> wrote:

Hi Maria,

When is the letter needed?

CPRA-16-DCP-000012

Thank you,

On Wed, Sep 27, 2023 at 4:12 PM Maria Martin <maria.martin@lacity.org> wrote:

Hi Nick,

One site with a couple of addresses: [2377 Midvale Ave](#) and [10901 W. Pico Blvd, LA CA 90064](#)

I thought I had sent you a request for this one. I am sorry that it is now a rush.

Thanks.

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