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June 28, 2022

Councilmember Kevin de Leon
Chair, Homelessness and Poverty Committee
200 N Spring Street, Suite 425
Los Angeles, CA 90012

Re: Council File 21-0052, 2025 Homeless Housing Goal

Dear Councilmember de Leon and committee members,

Homelessness is without question the overarching crisis of our time, and I thank you for your continued efforts to push the envelope to secure additional housing interventions for our city's most vulnerable residents.

The Chief Legislative Analyst's report in response to the above-referenced motion is illustrative of the tremendous work that has been done to bring more than 22,500 new interventions online. But, it also highlights the significant challenges the City continues to encounter in responding to the need for substantial amounts of new housing suitable for persons currently experiencing homelessness or living in any one of several forms of interim housing or shelter.

Even before the City crafted its Homeless Strategy and, in 2016, successfully placed Measure HHH before the voters to generate \$1.2 billion for Supportive Housing and other facilities to serve persons experiencing homelessness, the Mayor and the several City departments responsible for managing the City's land holdings began reviewing the inventory of those properties. The goal was to identify any that might be suitable for affordable or homeless housing. Emphasis was placed on surplus and underutilized properties.

The City had employed a "low-hanging fruit" strategy that pursued the easiest to acquire or repurpose properties first and foremost. This strategy resulted in the City being able to bring dozens of interventions to fruition in relatively quick order. But it also created significant geographic disparities in the siting of these interventions, with notable deficiencies being found in high-land-cost areas of the city.

Councilmember Kevin de Leon

June 28, 2022

Page Three

As my tenure on the City Council winds down, I remain committed to doing everything I can to create long-term solutions to homelessness. I am no more satisfied with my district's progress - or lack thereof - than are my constituents, critics and colleagues. If we are to continue to try to address these issues district-by-district, I must look to all of the City's decision makers to seek solutions that are realistic and which take into account the unique obstacles and needs of each district in this diverse city.

Thank you,

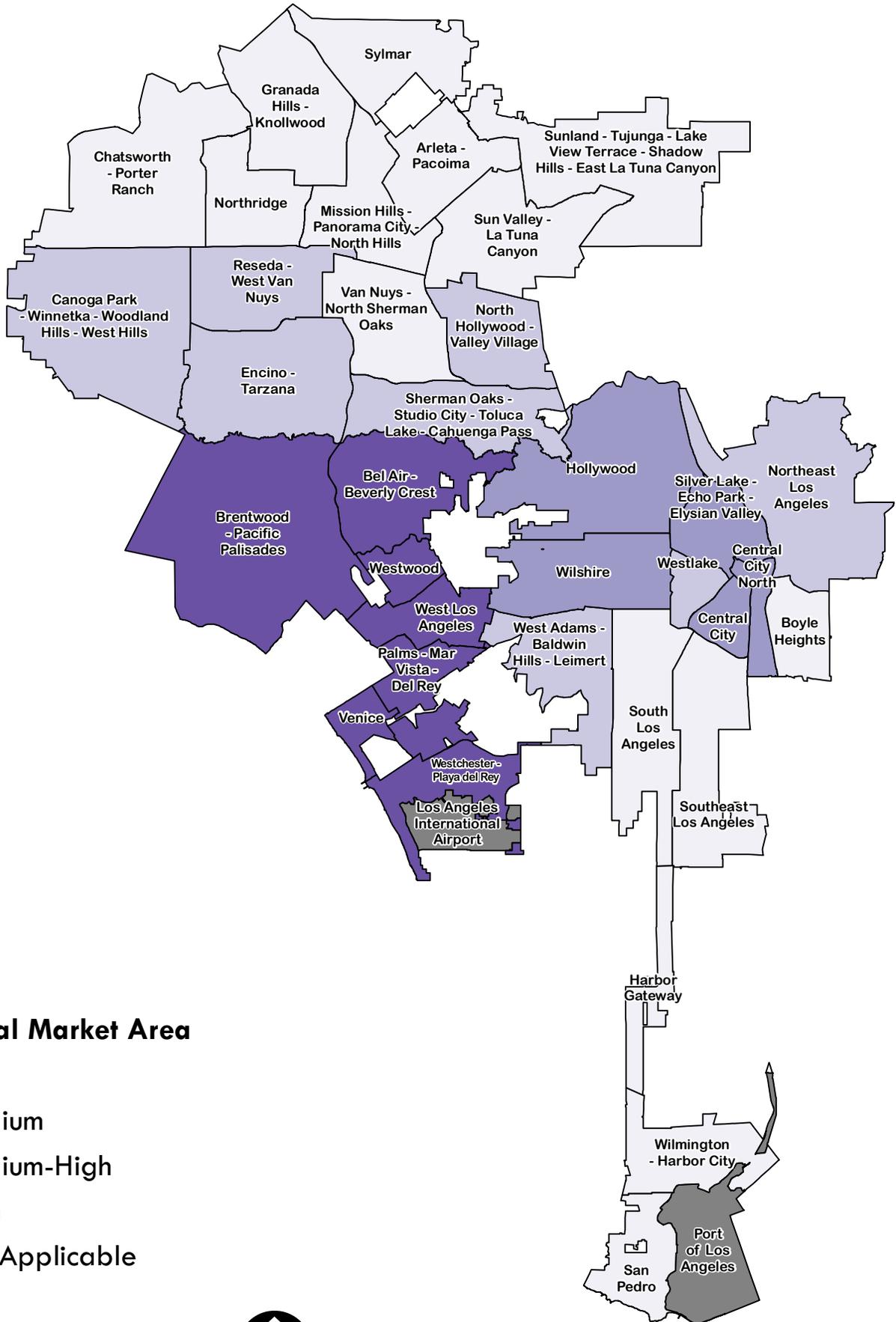


PAUL KORETZ

Councilmember, 5th District



Affordable Housing Linkage Fee Residential Market Areas



Residential Market Area

- Low
- Medium
- Medium-High
- High
- Not Applicable



CPRA 02-CD5-2-000004



MASTER LIST											
CD	Ownership	Site Name	Parcel Number	Zip Code	Address	Sq. Ft.	Zoning	Site Visit	Status/Feasible?	Project Type (for Roadmap)	Notes
5	City	LA DOT Lot 680	4363018904	90024	1036 Broxton Ave	29,070	C4-2D-O				Commercial uses on the first floor, two blocks from UCLA campus. TOC Tier 3
5	City	LA DOT Lot 748	4323013900	90025	11050 - 11010 Santa Monica Blvd	10,500	C2-1VL-O, TOC Tier 3		Motion issued 5/1/18; not good for interim housing.		LADOT lot adjacent to a 4-story office building (C2) and a 2-story residential (R3). Adjacent property is underutilized (Santa Monica Collision); very close to bus routes; alley access in the rear of site. Site dimensions for the lot are 98 ft x 120 ft.
5	Private				10320 Olympic Blvd	32,963			No	Interim Housing	Owner not interested in leasing for interim housing.
5	Private				10612 National Blvd.	10,273			No	Interim Housing	Too small for interim housing.
5					1070 Veteran Ave.				No	Interim Housing	parking structure; unsafe for safe parking
5					10633 La Conita Ave.				No	Interim Housing	parking structure; unsafe for safe parking
5	Private				11161 W. Pico Blvd.	20,000			No	Interim Housing	Too small for interim housing
5	Private				1977 Sepulveda Blvd.	39,000			No	Interim Housing	Not open to lease, only sale, and multiple bids are pending
5	Private	CF 21-0437			200 S. La Brea	49,932			No	Interim Housing	Owner not interested in leasing for interim housing because of mixed-use building.
5	Private				2347 Pontius Ave.	6,536			No	Interim Housing	Too small for interim housing
5	Private	CF 21-0437			2352 S. Sepulveda Blvd.	12,729			No	Interim Housing	Owner is in negotiation with a long-term client. Site not available for lease.
5	Private				371 S. Fairfax	9,338			No	Interim Housing	Too small for interim housing.
5	Private				401 S. Robertson (Beverly Hills)	15,831			No	Interim Housing	Outside of City of Los Angeles jurisdiction
5	Private				411 S. Fairfax	4,400			No	Interim Housing	Too small for interim housing.
5	Private				477 S. Fairfax	4,400			No	Interim Housing	Too small for interim housing.
5	Private				543 N. Fairfax Ave.	22,164			No	Interim Housing	Proposed rent ~\$150,000. GSD to inquire if parking lot can be leased for no cost for safe parking.
5	Private				6423 Wilshire Blvd.	17,712			No	Interim Housing	Per GSD, owner is not interested in leasing for interim housing; BC did initial review, and concerned about location (busy intersection, next to new luxury apartments)
5		Former Montessori school			650 N San Vicente	13,650			No	Interim Housing	Pending lot size parameters
5	Private	CF 21-0437			8765 Burton Way 90048	13,962			No	Interim Housing	Owner not interested in leasing for interim housing.
5	Culver City				9415-9427 Venice Blvd.	12,500			No	Interim Housing	Too small for interim housing.
5	RAP	L-Shaped parking lot that would require coordination with RAP field operations			Bad News Bears Baseball Park 1401/1411 S. Sepulveda	42,562			No	Interim Housing	Actively used park, not compatible with interim housing
5	RAP	Relocate trailers to locations that allow restored public access to park facilities.			Cheviot Hills Park 2551 Motor Ave				No	Interim Housing	Actively used park, not compatible with interim housing
5	LADWP	Parking scattered throughout site, and world require coordination with DWP operations.			LADWP West LA Commercial Office 1394 S. Sepulveda Blvd.	95,000			No	Interim Housing	Active LADWP Office
5	RAP	L-Shaped parking lot that would require coordination with RAP Rec Center operations			Westwood Recreation Center 1350 S. Sepulveda Blvd.	102,000			No	Interim Housing	Actively used park, not compatible with interim housing
5	US Government				Wilshire Federal Building 11000 Wilshire Blvd				No	Interim Housing	4/30 letter from GSA, lot is highly used
5	Private	Former swim school			2810 S. Robertson Blvd.	10,125			No	Interim Housing	Too small for interim housing, challenging to design around multiple in ground pools
5	Metro				Irene and Motor	8,766			No	Interim Housing or Safe Parking	Too small for interim housing and not recommended for safe parking because of low need
5	Private	Church parking lot, privately owned, owner reached out to offer the lot a couple of years ago			St. John's Presbyterian Church 11000 National Blvd. LA 90064				No	Safe Parking	Because of community pushback, the owner does not want to proceed at this time and the CD agreed. CD looking for a different lot to use instead.
5					1018 Hilgard Ave.				On Hold	Interim Housing	UCLA property; spoke with CD on 9/4, waiting on CA to review deed
5	Private	Former Staples store			10830 W. Santa Monica Blvd.	15,498			On Hold	Interim Housing	
5	Private				6739 W. Olympic and 933 Schumer	22,212			On Hold	Interim Housing	
5	Private				9616 W. Pico Blvd	52,655			On Hold	Interim Housing	4/5 AW to send to GSD to call for availability of Ralob's
5	Private				10330 Olympic Blvd	23,392			Pending Clearance	Interim Housing	Hold until LAHD responds on PHK options
5	Private				157 S. Fairfax Blvd	12,194			Pending Clearance	Interim Housing	Hold until LAHD responds on PHK options
5	Private				1975 S. Sepulveda Blvd	32,800			Pending Clearance	Interim Housing	Hold until LAHD responds on PHK options
5	Private				2929 S. Sepulveda Blvd	54,413			Pending Clearance	Interim Housing	Hold until LAHD responds on PHK options
5	Private				640 N. Sepulveda Blvd	31,130			Pending Clearance	Interim Housing	Hold until LAHD responds on PHK options
5	Private				8339 W. 3rd St.	19,132			Pending Clearance	Interim Housing	Hold until LAHD responds on PHK options
5	U.S. Gov't (Federal)				Burbank Blvd.	40,000			Pending Clearance	Interim Housing	GSA-owned, likely leased to RAP; sent to RAP for clearance and pending response
5		CF 21-0437			9415-9427 Venice Blvd.				TBD	Safe Sleeping	Site is owned by Culver City and is pending direction by Culver City
5	Caltrans				1981 Cotner Ave.	72,834			With BOE	Interim Housing	9/14 sent to BOE for review
5	Private	CF 21-0437			10755 Venice Blvd	31,765			With Brilliant Corners	Interim Housing	Lower priority
5	Private	CF 21-0437			8755 Olympic Blvd	17,171			With Brilliant Corners	Interim Housing	Higher priority, pending inspection recommendation from BC; ADA inspection planned for 10/8 and physical needs inspection planned for 10/21
5	Private				3115 S. Sepulveda Blvd.	56,934			With GSD	Interim Housing	7/12. Pending response from broker if available for interim housing
5	Private	10 single family homes with 3 bedrooms, 3 bathrooms each			853-869 Detroit St.	13,227			With GSD	Interim Housing	Sent to Housing for PHK consideration & GSD for leasing inquiry; Owner open to leasing for 5 years. COO expected 9/21, asking \$7250/mth per home (10 3br/3ba homes); Send to LAHSA to inquire on leasing
5	Private				10830 Santa Monica Blvd.	15,498			With LAHD	Interim Housing	Sent to LAHD for PHK consideration
5	Private	Apartment complex listed as for sale			8377-8387 Blackburn Ave.	21,194			With LAHD	Interim Housing	For sale, bidding period ended 5/28. 13 vacant apartment units being marketed for long-term redevelopment of up to 50 units.
5	ABH				1479 S. La Cienega				Yes	A Bridge Home	
5					7253 Melrose Ave				Yes	Interim Housing	
5	Private	3-story assisted living facility, proposed by Brilliant Corners. Site has 31 rooms for up to 62 beds. Sprinklered and fire alarm system. Available for lease, 30k MG for min 5 years.			7253 Melrose Ave	12,240 sq ft (bldg) + 5,989 sq ft (lot)			Yes	Interim Housing	Approved for funding, pending lease agreement
5					Coalition to Abolish Slavery and Human Trafficking (CAST) Shelter - Address Withheld				Yes	Interim Housing	
5	Private	Chabad of UCLA	4363007028	90024	741 S. Gayley Avenue	13,314		[O]R4-1VL, TOC Tier 3			This property is owned by Chabad of California. It is a four story brick apartment building with parking on the ground level. The building may be historic - each front window is stained glass. The building s.f. is unknown. The building is just off the southeast edge of the UCLA campus, in the heart of the Westwood neighborhood. This is a dense residential area with student-serving shops and services, including grocery and restaurants. There is good bus service in the area, five lines are available at a bus stop half a block away
5	City	Bel Air Bureau of Street Services Yard Bldg 8/14	4323026900	90025	1826 Cotner Ave	48,972					Owner has indicated he is not interested in meeting with CAO to discuss the use of this site for interim housing (6/1/18). Lot situated off the 405 freeway amongst M2-1 zones. Adjacent to the lot (corner of Nebraska Ave/Sepulveda) are sections of commercial improvements.

5	Private		4251015006	90034	3443 S. Sepulveda	121,067	C2-1VL			Owner not interested- the site is a former Albertson's that is currently unoccupied. It is on a busy commercial corridor with shops and four story multifamily housing, directly across the street from a Trader Joe's. It is located one block from an elementary school, and very close to but across the freeway from the Mar Vista Recreation Center. Directly to the north of the site is a surface parking lot and a parking structure that serve the adjacent 12 story office building. The entire site is 121,000 s.f. The store itself is about 40,000 s.f. There is a parking area to the north (adjacent to the parking structure and lot of the office building) that is about 36,000 s.f. The dimensions are 125 feet x 290 feet. Internet searching leads us to believe that it is used to sell pumpkins at Halloween, and so it may have other seasonal uses as well. Physically this location would certainly work for a temporary bridge housing shelter, as it is rectangular and paved. It might have a slight slope. It would not have impact on the immediately adjacent neighbors, but it does have proximity to some uses that would be considered sensitive, such as an elementary school and the recreation center.
5	City		4309002901	90034	2317 S Beverwill Dr	80,170	R1V2-O			Nuisance abatement property. Land includes part of Benedict Channel (paved river), space between the channel and single-family homes, and a patch of trees and plants between the channel and Beverwill Dr (about 25,000 square feet). A golf course is also nearby. Note from GSD: "Clean up, fencing repair (est sent)"
5	City	LA DOT Lot 689	4305014903	90035	8866 Pico Blvd	14,400	C4-1VL-O, TOC Tier 3	y		On a commercial street, residential adjacent - an additional 26 parking spaces is under construction at the Pico Robertson Senior Community Apartments project. The motion indicates that the senior center requested additional parking spaces and through the SPRF (Special Parking Revenue Fund), it is currently under construction
5	City	LA DOT Lot 688	4332014901	90035	1156 Clark Dr	12,750	R3-1-O			The parking lot is at the bottom floor of a 5 story apartment building. The lot abuts a narrow alleyway along with commercial improvements facing Pico Blvd. Metro buslines are located adjacent to Robertson Blvd.
5	Private	Sunny Hills Assisted Living	4333011025	90035	8755 W. Olympic Blvd.	17,531	[Q]R3-1-O			Privately owned site, added at request of Council office. Owned by Jewish Education Movement. Unused licensed care facility could be converted to bridge housing. Located amongst residential zones. On the corner of Olympic Blvd and Robertsons Blvd are Metro buslines. Further down Olympic Blvd is La Cienega Park.
5	City	LA DOT Lot 642	4303001BRK	90035	1421 S Wooster St	14,800	[Q]R3-1-O			Appears to be part of Pico Wooster Senior Housing? Actual address seems to be 1417 S WOOSTER ST, and DOT lot is zoned for medium residential, lot connected to alley, very narrow, most definitely not 14,800 sq ft, part of parking might be under the senior
5	City	LA DOT Lot 703	4334001900	90048	123 S Robertson Blvd	23,620	[Q]C2-1VL-O			Robertson Parking Structure, commercial uses on the first floor. Lot sandwiched between both commercial improvements and residential zones.
5	Private		5088001001	90048	6739 W Olympic Blvd	22,212	[Q]C2-1-O- HPOZ, TOC Tier 3			Privately-owned lots at the corner of Olympic Blvd and La Cienega Blvd. Three parcels in total: 17,000 SF in vacant land. A fire damaged single-family home is located on one of the parcels. The site borders the City of Beverly Hills, as it is adjacent to La Cienega Park, which has baseball fields, a children's playground, and a community center. Across La Cienega Blvd are more City of Beverly Hills facilities, such as the Margaret Herrick Library and the La Cienega Tennis Center. The lot is adjacent to residential and commercial zones. There are four bus lines through the intersection. The site also has a billboard on the site; it is unclear whether or not the billboard owner has rights regarding the site. Water, sewer, stormdrains, and power are readily available from Schumacher Street. BOE estimates that a facility on this site could house 45 total beds, 30 men and 15 women
5	Private		5527035027	90048	7951 W Beverly Blvd	12,847	C2-1VL, TOC Tier 3		Review requested by CD 5. Property Profile complete 05/09/18	Interim housing - Property being sold. Current owner not interested in discussing- this site has been recommended for use as a Temporary Shelter by CD 5 staff, who have observed people experiencing homelessness in the area. The building sits on a corner property located on Beverly Blvd, a street with commercial uses, and N Hayworth Ave, a street with many multi-family residences. The lot measures 12,847 SF and behind the building, across an alley way, is an Assisted Living Facility
5	City		2293010902	90049	16465 W MULHOLLAND DR	9,045	RE15-1-H		Transfer to Rec and Parks?	Site appears to be in use as an overlook - "The Groves Overlook". Parcel located across the street from Fire Station No. 109. Site adjacent to is single-family homes with pools and tennis courts
5	City		4369007900	90049	11381 CHALON RD	65,844	RE20-1-H-HCR			(In between Bel Air estates and Brentwood) Obtained through inversion condemnation (CF-96-2139) A large home was on the site, which has since been demolished. Parcel adjacent to high-end, single-family homes. Street access off of Chalon Road. Across the street from John Thomas Dye School
5	City		4255019900	90064	EXPOSITION BLVD/SELBY AVE	28,671	R1-1		Vacant Land	According to Council File 16-0011-518, this parcel is part of the Westwood Greenway project. Site borders street for Metro Expo Line
5	City		4255019901	90064	EXPOSITION BLVD/SELBY AVE	10,189	R1-1		Bike path	Parcel appears to be part of Exposition Corridor Bike Path
5	City		4255020900	90064	2657 S OVERLAND AVE	30,477	R1-1			According to Council File 16-0011-518, this parcel is part of the Westwood Greenway project. Site borders street for Metro Expo Line
5	City		4255021900	90064	EXPOSITION BLVD/WESTWOOD BLVD	23,117	R1-1			According to Council File 16-0011-518, this parcel is part of the Westwood Greenway project. Site borders street for Metro Expo Line
5	City		4318033901	90064	3195 S MOTOR AVE	6,896	PF-1XL, TOC Tier 3		Residential Vacant Land?	Narrow, sloping lot located between the 10 freeway and the back of the Chabad of Cheviot Hills. 25' of street frontage to Motor Ave. Lot dimensions: 33ft x 230 ft.
5	City	LA DOT Lot 685	4320004900	90064	2386 Malcolm Ave	6,450	R1-1-O	y	2/27/18 (Site Visit Sherilyn/Daniel)	Lot located in residential neighborhood across the street from Westside Pavilion (large commercial improvement) (corner of Pico Blvd/Westwood Blvd).
5	City	LA DOT Lot 715	4320005902	90064	2371 Overland Ave	10,887	R1-1-O, TOC Tier 3	y	2/27/18 (Site Visit Sherilyn/Daniel)	Parcel is bisected by an alley. Parking Lot not highly utilized. Chase bank is adjacent. In high-end residential neighborhood. Site dimensions about 85ft x 120ft
5	City	LA DOT Lot 698	4320013901	90064	2367 Prosser Ave	12,050	R1-1-O, TOC Tier 2	y	2/27/18 (Site Visit Sherilyn/Daniel)	Behind commercial uses and adjacent to high end single family neighborhood. Alley access. Lot dimensions are about 90 ft by 150 ft. Less than one mile from Midvale.
5	City	LA DOT Lot 707	4322004903, 4322004902	90064	2377 Midvale Ave	16,860	R1-1, TOC Tier 3	y	2/27/18 (Site Visit Sherilyn/Daniel)	Corner lot and adjacent area behind alley. One parcel is approx. 10k SF and fronts Pico Blvd. Adjacent to single family homes (R1), the rear lot is approx. 7k SF and can be used for replacement parking. Access from Westside mall.
5	City		4371001900	90077	10535 W FORUM LN	3,316	RE40-1-HCR		Vacant Land	Hillside, vacant lot. No street access. No adjacent homes, though there are adjacent private property owners
5	City		4371006900	90077	10427 W LARNED LANE	12,601	RE40-1-HCR		Vacant Land	Hillside lot behind single family homes in upscale residential area. No street access to lot, only unpaved Larned Lane. Adjacent parcels are single family homes
5	City		4371007900	90077	10533 E LISBON LN	7,500	RE15-1-HCR		Vacant Land	Hillside, vacant lot behind single family homes in upscale residential area. No street access to lot, only unpaved Lisbon Lane
5	City		4371008900	90077	10465 W LISBON LN	5,232	RE15-1-HCR		Vacant Land	Hillside, vacant lot behind single family homes in upscale residential area. No street access to lot, only unpaved Lisbon Lane. All adjacent property owners are private
5	City		4371009900	90077	1540 N Crater Lane	5,185	RE15-1-HCR		Vacant Land	Hillside vacant lot next to high-end single family homes. Street access along Crater Lane, which is unpaved in that section. No Google Street view for site.
5	City		4371015901	90077	1526 N YONKERS LN	14,999	RE40-1-H-HCR		Vacant Land	Hillside, vacant lot behind single family homes in upscale residential area. No street access to lot, only access to unpaved Yonkers Lane. Land located behind 1437 N BEVERLY GLEN BLVD
5	City		4371016900	90077	1207 N BEVERLY GLEN BLVD	3,079	RE15-1-HCR		Vacant Land	Hillside, vacant lot. Street access off of Beverly Glen Blvd. Adjacent to one single-family home
5	City		4371020900	90077	BEVERLY GLEN BLVD/HOLLYBUSH LN	14,166	RE40-1-H-HCR		Vacant Land	Hillside, vacant lot behind single family homes in upscale residential area. No street access to lot, not even unpaved road
5	City		4371023900	90077	919 N HOLLYBUSH LN	2,415	RE40-1-H-HCR		Vacant Land	Hillside, vacant lot. No street access. Adjacent to one single-family home
5	City		4371024900	90077	969 N HOLLYBUSH LN	3,080	RE40-1-H-HCR		Vacant Land	Vacant lot up and behind to one single-family home in exclusively high-end single family neighborhood
5	City		4371024901	90077	1013 N HOLLYBUSH LN	11,604	RE40-1-H-HCR		Vacant Land	Hillside, vacant lot. No street access, only to unpaved Hollybush Ln. One adjacent property owner is the State of California, Santa Monica Mountains Conservancy. Land behind home at address: 936 N BEVERLY GLEN BLVD

5	City	4371024902	90077	1029 N HOLLYBUSH LN	2,737	RE40-1-H-HCR		Vacant Land	Nuisance abatement property. Hillside, vacant lot. No street access. Behind one single-family home
5	City	4371024903	90077	1037 N HOLLYBUSH LN	2,874	RE40-1-H-HCR		Vacant Land	Hillside, vacant lot. No street access. Behind one single-family home
5	City	4371025902	90077	Hollybush Lane	2,629	RE40-1-H-HCR		Vacant Land	Hillside, vacant lot. No street access. No adjacent homes, though adjacent property is privately owned
5	City	4371027901	90077	1044 N FERNBUSH LN	10,317	RE40-1-H-HCR		Vacant Land	Hillside, vacant lot. No street access, only to unpaved Fernbush Lane. No adjacent homes. Some adjacent parcels owned by Mountains Recreation and Conservation Authority
5	City	4371028901	90077	1215 N ARIMO LN	2,670	RE40-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371030900	90077	1401 N ARIMO LN	2,541	RE15-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371031902	90077	1243 N BASIL LN	2,551	RE15-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371031903	90077	1307 N BASIL LN	2,552	RE15-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371031904	90077	1313 N BASIL LN	2,735	RE40-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371031905	90077	BEVERLY GLEN / FERNBUSH	2,571	RE15-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371032900	90077	1319 N BASIL LN	2,552	RE40-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371032903	90077	ARIMO / BEVERLY GLEN	2,379	RE15-1-HCR		Vacant Land	Hillside, vacant lot in high end single family residential area. No street access.
5	City	4371032907	90077	ARIMO / BEVERLY GLEN BLVD	2,757	RE15-1-HCR		Vacant Land	Vacant lot up and behind to one single-family home in exclusively high-end single family neighborhood
5	City	4371033900	90077	1423 N BASIL LN	35,900	RE40-1-HCR		Vacant Land	Vacant hillside in high end single family residential area. No street access, except to unpaved Basil Ln and Langtry Ln. Adjacent property owners are private, though across the "street" from Langtry Ln are parcels owned by the Mountains Recreation and Conservation Authority
5	City - RAP	4371033902	90077	1517 N MIRABEL LN	26,193	RE40-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371033903	90077	1446 N LANGTRY LN	10,887	RE40-1-HCR		Vacant Land	Hillside, vacant lot. No street access. No adjacent homes
5	City	4371034900	90077	1553 N CULEBRA LN	5,039	RE40-1-H		Vacant Land	Vacant hillside in high end single family residential area. No street access, only to unpaved Culbra Ln. No adjacent homes, all adjacent property owners private. Some nearby properties owned by Mountains Recreations and Conservation Authority
5	City	4371034903	90077	1600 N DESSERTY LN	7,447	RE40-1-HCR		Vacant Land	Vacant hillside in high end single family residential area. No street access, only to unpaved Desserty Ln and Culbra Ln. No adjacent homes, all adjacent property owners private. Some nearby properties owned by Mountains Recreations and Conservation Authority
5	City	4371035901	90077	1628 N MIRABEL LN	2,564	R1-1		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371035902	90077	1611 N DESSERTY LN	2,552	RE15-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371035903	90077	1559 N DESSERTY LN	2,554	RE40-1-H-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371037900	90077	1529 N LANGTRY LN	2,678	RE15-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371038901	90077	1707 N CRATER LN	2,541	RE40-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371038902	90077	1721 N CRATER LN	2,621	RE40-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371039900	90077	1729 N ELM TREE LN	2,714	RE40-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371039902	90077	1737 N ELM TREE LN	2,922	RE15-1-H-HCR		Vacant Land	Hillside, vacant lot in high end single family residential area. No street access. Adjacent to one single family home
5	City	4371039903	90077	10201 W LELIA LN	2,627	RE40-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371041900	90077	1753 N Wild Rose Lane	2,501	RE40-1-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371041901	90077	1814 N ELM TREE LN	2,559	R1-1		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371041905	90077	1734 N CALGARY LN	2,532	A2-18K		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371041906	90077	1722 N CALGARY LN	2,535	R1-1		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4371046900	90077	10328 W CARIBOU LN	2,519	RE40-1-HCR		Vacant Land	Hillside, vacant lot. No street access. Adjacent to one single-family home
5	City	4377013900	90077	2081 N ROSCOMARE RD	14,294	RE15-1-H-HCR		Vacant Land	Hillside vacant lot. Lot is L-shaped, sitting between two single-family homes, and has street access along Roscomare Road. The lot is in a high end single family residential area, far from transit. Dimensions of lot are 58 ft x 211 ft. Nuisance abatement property
5	City	4378014900	90077	2660 N ROSCOMARE ROAD	15,254	RE15-1-H-HCR		Vacant Land	Hillside, vacant lot. No street access; property landlocked by adjacent properties, which are high-end single family homes with private owners. According to Google Maps, parcel appears to be in use by one of these adjacent properties: 2900 N Antelo View Dr (or 2728 N Roscomare Rd). One parcel away is open spaced managed by Department of Water and Power
5	City	4379003905	90077	BUSHROD LN/MANASQUAN LN	2,527	R1-1		Vacant Land	Small lot off dirt road in single family residential area. Most surrounding parcels are owned by Department of Water and Power, near Stone Canyon Reservoir
5	City	4379004907	90077	LATIMER LN/MANASQUAN LN	2,500	R1-1		Vacant Land	Small lot off dirt road in single family residential area. Most surrounding parcels are owned by Department of Water and Power, near Stone Canyon Reservoir
5	City	4379004910	90077	LATIMER LN/MANASQUAN LN	2,496	RE40-1-H-HCR		Vacant Land	Hillside, vacant lot in high end single family residential area. No street access. Adjacent to four single family homes.
5	City	4379004912	90077	LATIMER LN/LOUVAN LN	2,499	RE40-1-H-HCR		Vacant Land	Vacant, hillside lot between two single family homes. Street access along Basil Lane. Many adjacent properties are managed by DWP
5	City	4379004914	90077	LATIMER LN/LOUVAN LN	2,935	RE40-1-HCR		Vacant Land	Hillside, vacant lot. No street access. Behind one single-family home
5	City	4379004915	90077	2647 N BASIL LANE	2,498	RE40-1-H-HCR		Vacant Land	Vacant lot adjacent to one single-family home in exclusively high-end single family neighborhood
5	City	4379006902	90077	LATIMER LN/MANASQUAN LN	2,490	RE40-1-HCR		Vacant Land	Hillside, vacant lot. No street access. Behind one single-family home
5	City	4379015907	90077	POINTER LN/BONPAS LN	2,660	RE40-1-H-HCR		Vacant Land	Vacant hillside lot not near any development. No street access
5	City	4379020902	90077	BUSHROD LN/DEVORE LN	2,588	RE40-1-H-HCR		Vacant Land	Vacant hillside lot not near any development. No street access. Most adjacent landowners are private, but very close to LADWP properties.
5	City	4380003900	90077	2312 N DELLWOOD LN	2,642	RE15-1-HCR		Vacant Land	Hillside, vacant lot. No street access. Adjacent to one single-family home
5	City	4380006900	90077	2247 N ELK	2,690	RE40-1-HCR		Vacant Land	Hillside, vacant lot. No street access. Behind one single-family home
5	City	4380009900	90077	10587 W SCENARIO LN	2,515	RE15-1-HCR		Vacant Land	Hillside, vacant lot. Street access off of Scenario Ln. Adjacent to two single-family homes
5	City	4380016900	90077	2038 N DELLWOOD LN	2,802	RE15-1-H-HCR		Vacant Land	Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City	4380019900	90077	1910 N DELLWOOD LN	2,668	RE15-1-HCR		Vacant Land	Hillside, vacant lot. No street access. Behind one single-family home
5	City	4380021900	90077	1948 N SPRUCEWOOD LN	45,390	RE40-1-HCR		Vacant Land	Hillside, vacant lot up and behind single family residential homes. No street access, except to unpaved Lillis Ln. Some adjacent properties are owned by the State of CA Mountain Recreation and Conservation Authority. Part of land appears to be in use by one adjacent property: 1916 N Sprucewood Ln.

5	City		4380021902	90077	10222 W ORTIZ LN	10,072	RE40-1-H-HCR		Vacant Land		Vacant hillside in high end single family residential area. Most nearby property owners are private, though some owned by Mountains Recreations and Conservation Authority. On adjacent property owner is the State of California Santa Monica TNS Conservation. No street access, except to unpaved Ortiz Ln
5	City		4380022900	90077	1917 N SPRUCEWOOD LN	2,709	RE40-1				Appears to be used as part of driveway for two single family homes, land located in hilly single family residential neighborhood
5	City		4380028900	90077	2164 N POINTER LN	2,629	RE15-1-HCR		Vacant Land		Hillside, vacant lot in high end single family residential area. No street access. One adjacent parcel is owned by State of CA Mountains Recreation and Conservation Authority. Other adjacent landowners private
5	City		4380031901	90077	2329 N LATIMER LN	15,599	RE40-1-HCR		Vacant Land		Rocky hillside, vacant lot. Street access along Beverly Glen Blvd. All adjacent properties are high-end single family homes (across the street from 2355 N BEVERLY GLEN BLVD)
5	City		4380032900	90077	2353 N BASIL LN	41,494	RE40-1-HCR		Vacant Land		Vacant lot on rocky hillside. No street access, except to unpaved roads. All adjacent properties are high-end single family homes, though across the unpaved "street" Basil Ln is land owned by the City, contiguous to land managed by RAP, which forms Beverly Glen Park
5	City		4382029900	90077	2502 N BEVERLY GLEN BLVD	612,484	OS-1XL-HCR		Open Space		Vacant hillside, marked for open space, part of Beverly Glen Park. Transfer to Recreation and Parks?
5	City		4356011900	90210	1318 BENEDICT CANYON DR	52,606	RE15-1-H-HCR		(94-1495)		Hillside lot next to high end single family homes. There appears to be the foundation of a since demolished single family home on the property. Street access on Benedict Canyon Dr. In 1994 there was a motion to sell the site (94-1495)
5	City		4357015901	90210	11080 CIELO DRIVE	5,916	RE15-1-H-HCR		Vacant Land		Vacant, hillside lot in high-end, single family neighborhood. Street access along Cielo Dr.
5	City		4384033900	90210	9509 HIGH RIDGE	31,054	RE15-1-H-HCR		Vacant Land		Hillside, vacant lot up and behind single family residential homes, driveway access to High Ridge Dr. All adjacent property owners are private
5	City	Abandoned Fire Station 83	2258016901	91316	5001 Balboa Boulevard	15,921	[Q]PF-1XL	y	Public Facility		Abandoned Fire Station No. 83. CF-13-0476 allows the Armenian Cultural Foundation to negotiate a lease with the CLA; plans for the site include cultural center, recreation, senior center. Nuisance abatement property.
5	Private		APNTBD4, 2287009019	91436	16654 W CALNEVA DR	25,258	RE15-1-H		Vacant Land		Flat in a high end single family residential area (UNABLE TO LOCATE APN, or PARCEL) Address in ZIMAS returns a private owner
5	City		4371041903		ELM TREE LN/CALGARY LN	2,543	RE40-1-HCR		Vacant Land		Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority
5	City		4379013903		RIDGETOP LN/POINTER LN	2,487	RE40-1-HCR		Vacant Land		Vacant hillside lot not near any development. No street access. Some adjacent property owners are private, most are DWP
5	City		4379015903		BUSHROD LN/BONPAS LN	2,585	A1-1-HCR		Vacant Land		Vacant hillside lot not near any development. No street access. Some adjacent property owners are private, most are DWP
5	City		4379020903		BUSHROD LN/DEVORE LN	2,588	A1-1-HCR		Vacant Land		Vacant hillside lot not near any development. No street access
5	City- DWP	Reservoir	4379027900	90068	DWP STONE CANYON RESEVOIR	7,011,931	[Q]OS-1XL		Reservoir		Square footage = very large. This APN contains the Stone Canyon Reservoir, as well as surrounding open space. There is a road that goes through the site: Lake Hollywood Dr. Surrounding neighborhoods are mostly single-family residential
5	City	CA Traditional Music Society	2258017900	91316	16953 W Ventura Blvd				Non-profit lease (C-111481)		Facility located on Encino Park (RAP-owned).
5	City	Career Planning Center	4303028900	90035	1623 S La Cienega Blvd	7,022	C2-1-O		Non-profit lease with Career Planning Center for workforce development services		built out, in use, minimal parking
5	City	The Odyssey Theater	4323024902	90025	2055 S Sepulveda Blvd	37,060	M2-1VL		Non-profit lease (C-097172) with The Odyssey Theater Foundation		performing arts theater on 37,000 SF site, approximately half parking. Housing development would require joint venture. Zoned for manufacturing, across the street from auto shop and yard; multifamily apartment buildings farther down the block.
5	City	Encino Community Center	2258018900	91316	4935 N. Balboa Blvd						over 40,000 sf across 11 parcels, all owned by rec and park. Community center has underutilized parking space, may be viable for redevelopment. Zoned for public facility.
5	Private	Goodwill Store and Donation Center	5527036024	90048	7915 W Beverly Blvd	27,792	C2-1VL, TOC Tier 3		CF 18-0825		Potential Interim Housing – This privately-owned site is a former Goodwill Store and Donation Center. The address also includes a parking lot to the rear, about 9,750 square feet in size (150' x 65'). Adjacent uses on Beverly Blvd are commercial, and to the rear are multi-family apartments. There is an alleyway to the east. A bus stop on the corner of Beverly Blvd and N Fairfax Ave serves six bus lines, including DASH Fairfax. It is a .3 mile walk to the Grove shopping center, and .5 miles to the Pan Pacific Park Recreation Center.
5	Private	Twenty-Eighth Church of Christ, Scientist	4360002021	90024	1018 S Hilgard Avenue	50,603	[Q]R3-1-O, TOC Tier 3		CF 18-0825		Potential Interim Housing – The parcel is home to the Twenty-Eighth Church of Christ, Scientist. The main building (the lower three parcels, around 25,700 square feet) has been demolished. UCLA has purchased this land, to develop into student housing. The Church is retaining the smaller building on the other half of the property, the top two parcels. A temporary shelter would be located on the vacant land owned by UCLA before they develop their housing. Across a rear driveway is a parking lot owned by the Church; it is approx. 13,700 square feet in size, with dimensions approx. 125' x 106'. Nearly all adjacent uses are multi-family residential, though the Italian Cultural Institute is across the street. Commercial uses are nearby on Westwood Blvd, a 2 mile walk away; UCLA is the same distance away. At the intersection of Westwood Blvd and Lindbrook Dr. there is a bus stop which serves 8 bus lines.
5	Private		4323025005	90025	1977 S Sepulveda	65,600	M2-1VL, TOC Tier 3	y	site no longer available (9.28)		Three, single-story industrial buildings for lease. Located between Public Storage and car wash. Adjacent to other commercial and light manufacturing uses. Across the street is an animal Hospital with parking garage. Single-family and multi-family residential uses a block away down La Grange Ave. Many government facilities in the area: LA County Probation, LSNV Yard, LADWP. Seven bus lines are available: 3 miles away at S Sepulveda Blvd/Santa Monica Blvd. From Paul Burke's List. Lease information: (310)- 899-2704, Bob Dubbins. Broker sent Brochure – \$2.25/SF, plus –\$0.15/SF in operating expenses, 25,000 SF Paul Burke prepared comps.

From: Fernando Morales <fernando.morales@lacity.org>
To: "toby.hardtospell@gmail.com" <toby.hardtospell@gmail.com>
Cc: Andrew Deblock <andrew.deblock@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jenelle Henderson <jenelle.henderson@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, "scott@abundanthousingla.org" <scott@abundanthousingla.org>
Date: Mon Aug 21 2023 14:42:00 GMT-0700 (PDT)
Subject: 8/30 Midvale Westside for Everyone Meeting/CD 5 Info Meeting

Hi Toby,

I hope you're having a great week so far and have stayed safe and dry. I wanted to reach out to check-in regarding the upcoming meeting with the Westside for Everyone board to discuss the Interim Housing Project at 2377 Midvale Avenue.

Is there a good time to check in this week? Feel free to call anytime.

With sincere appreciation,

Fernando Morales
(213) 887-3269

From: Toby Muresianu <toby.hardtospell@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Andrew Deblock <andrew.deblock@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jenelle Henderson <jenelle.henderson@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, "scott@abundanthousingla.org" <scott@abundanthousingla.org>
Date: Thu Aug 24 2023 14:18:28 GMT-0700 (PDT)
Subject: Re: 8/30 Midvale Westside for Everyone Meeting/CD 5 Info Meeting

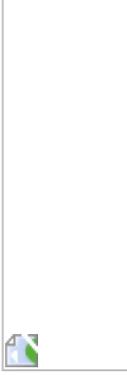
Hey! Have been playing a bit of phone tag but please give me a call anytime at 978-760-1193— look forward to talking soon. > On Aug 21, 2023, at 2:42 PM, Fernando Morales wrote: > > Hi Toby, > > I hope you're having a great week so far and have stayed safe and dry. I wanted to reach out to check-in regarding the upcoming meeting with the Westside for Everyone board to discuss the Interim Housing Project at 2377 Midvale Avenue. > > Is there a good time to check in this week? Feel free to call anytime. > > With sincere appreciation, > > Fernando Morales > (213) 887-3269

From: Fernando Morales <fernando.morales@lacity.org>
To: Toby Muresianu <toby.hardtospell@gmail.com>
Cc: Andrew Deblock <andrew.deblock@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jenelle Henderson <jenelle.henderson@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, "scott@abundanthousingla.org" <scott@abundanthousingla.org>
Date: Thu Aug 24 2023 21:08:14 GMT-0700 (PDT)
Subject: Re: 8/30 Midvale Westside for Everyone Meeting/CD 5 Info Meeting

Hi Toby,

Apologies about not being able to connect earlier today - we just finished a small group meeting with some neighbors at Midvale. I will be away from the office tomorrow, but I can be available anytime between 9-10am if it works on your end. Thanks again and apologies for the phone tag!

Fernando



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: "Jocelyn Tabata (Google Docs)" <comments-noreply@docs.google.com>
To: allen.zipper@lacity.org
Date: Mon Jul 31 2023 14:18:13 GMT-0700 (PDT)
Subject: 23.08.03 Midvale ... - @fernando.morales@lacity.org @allen.z...

Jocelyn Tabata (jocelyn.tabata@lacity.org) mentioned you in an action item in the following document

 23.08.03 Midvale IH Community Meeting - in person (Fernando)

 1 comment

Link to RSVP list

 | Jocelyn Tabata • 2:13 PM, Jul 31 (MST) **New**

@fernando.morales@lacity.org @allen.zipper@lacity.org Do you want me to link the guest list to this briefing doc? Please forward. Thanks!

Assigned to Fernando Morales

[Open](#)

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because you are mentioned in this thread by Jocelyn Tabata (jocelyn.tabata@lacity.org). [Change what Google sends you.](#)
You can reply to this email to reply to the discussion.



From: Fernando Morales <fernando.morales@lacity.org>
To: c05-allstaff <c05-allstaff@lacity.org>
Cc: Bethelwel Wilson <bethelwel.wilson@lacity.org>
Date: Wed Sep 13 2023 00:52:36 GMT-0700 (PDT)
Subject: 23-9157 CPRA - Midvale

Hi Team,

We've received a new and very extensive CPRA regarding the 2377 Midvale project. A folder has been created in the shared drive under CNC C05 > CPRAs > 23-9157 Midvale Pt 2 and an office-wide and individual tracker. Given how extensive it is, I am including instructions and tips for this CPRA. By Friday, 9/22, please complete the following:

- Create a subfolder with your name along with two subfolders titled "Responsive" and "Sensitive"
- Create a copy of the Individual CPRA 23-9157 Tracker to your personal folder
- Save all responsive documents under a new Gmail label and log within the tracker as you complete the search/save for each segment
- Once you have gathered all documents, please utilize the Google [CPRA Script](#) (includes instructions)
 - Please maintain the pre-set setting of one pdf per thread
 - The script will automatically create a folder with each thread within the Gmail label and an additional folder for all attachments tied to emails within the thread
- Move all documents to your CPRA subfolder, sorted into the "Sensitive" and "Responsive" sub...subfolders and remove the "City of Los Angeles" prefix to any documents
- Once all documents have been sorted, please update the individual tracker.
- Hooray, it'll be done then and we can pretend all of that was just a dream.

If you have general CPRA process questions that may be helpful to others (not specifics or deliberative), please include within the All Team chat space, for any specific/deliberative/sensitive questions, please message me individually.

Please do not reply all in this thread to spare others and City Attorney staff on this thread.

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

123 S. Robertson Blvd, Los Angeles, CA 90048

Council District (5): Katy Yaroslavsky

Initial Analysis:

This site is LADOT's Lot #703, a three-story parking structure with ground floor commercial space that provides 334 public parking spaces. LADOT may require replacement public parking in exchange for use of this site.

The site is located on a commercial street. The rear of the property abuts a residential street with multifamily buildings. It is one block from Cedars-Sinai Medical Center.

There are three supermarkets and four pharmacies within half a mile of the site. There is one park and two schools within half a mile from the site. There are two homeless service providers within one mile of the site.

The site is served by several bus lines: Metro 14, 16, 105, 617; West Hollywood CityLine Shuttle's Local West and Local East; and LADOT Fairfax.

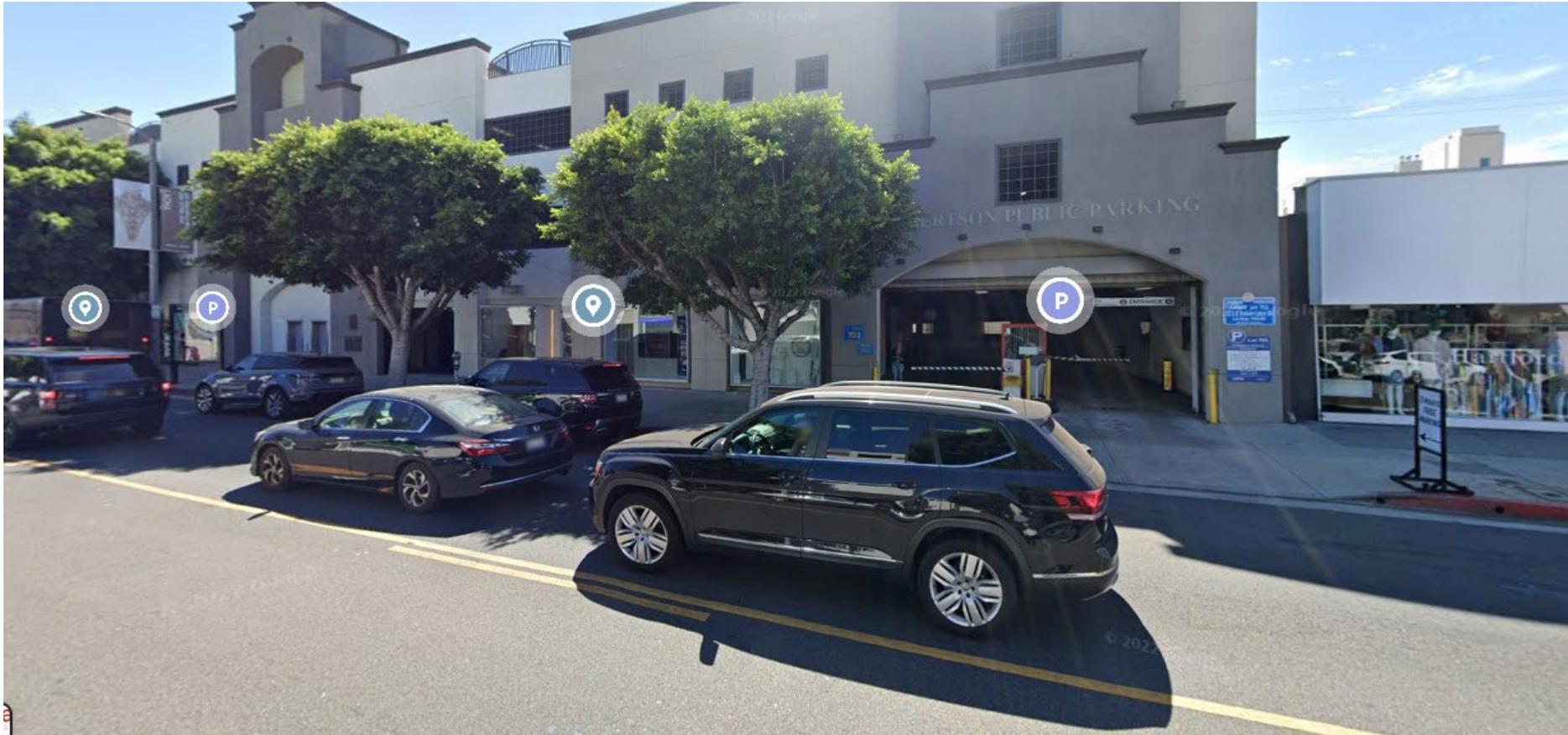
Owner: City of Los Angeles (LADOT)
Zoning: [Q]C2-1VL-O
APN: 4334001900, 4334001901
Lot Size: 23,669 SF



CPRA-02-CD5-2-000014

123 S. Robertson Blvd, Los Angeles, CA 90048

Council District (5): Katy Yaroslavsky



CPRA-02-CD5-2-000015

From: Allen Zipper <allen.zipper@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>
Date: Fri Mar 17 2023 14:48:05 GMT-0700 (PDT)
Subject: 900 Hilgard Ave

Hi Fernando, Zach, and Dylan,

I sent you, Patty, and Matthew a calendar invite to look at the 20,000-square-foot building at 900 Hilgard Ave on Monday at noon. Rob McRitchie, Senior Director - JLL Capital Markets will show us the property. They have two preliminary offers however they seem eager to do business with the city. They are only interested in a sale. Rob said the asking price is around \$20MM.

Let me know if you feel it is worth looking at the property. If not I will cancel the appointment.

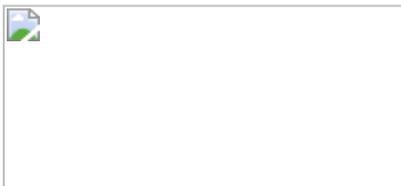
Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



From: Fernando Morales <fernando.morales@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Fri Mar 17 2023 14:55:20 GMT-0700 (PDT)
Subject: Re: 900 Hilgard Ave

Thanks, Allen! Dylan may know, but do you have any details on the number of rooms and other property details? It sounds potentially cost prohibitive, but I'm sure Zack and Dylan may have more perspective on it.

Fernando



Fernando Morales (*he/him/his*)
Deputy Chief of Staff - Operations
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

On Fri, Mar 17, 2023 at 2:48 PM Allen Zipper <allen.zipper@lacity.org> wrote:
Hi Fernando, Zach, and Dylan,

I sent you, Patty, and Matthew a calendar invite to look at the 20,000-square-foot building at 900 Hilgard Ave on Monday at noon. Rob McRitchie, Senior Director - JLL Capital Markets will show us the property. They have two preliminary offers however they seem eager to do business with the city. They are only interested in a sale. Rob said the asking price is around \$20MM.

Let me know if you feel it is worth looking at the property. If not I will cancel the appointment.

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5

[\(213\) 473-7005](tel:(213)473-7005)

allen.zipper@lacity.org

Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



From: Dylan Sittig <dylan.sittig@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Fri Mar 17 2023 17:11:35 GMT-0700 (PDT)
Subject: Re: 900 Hilgard Ave

Hi,

That is a bit pricey and my guess is that the price is driven by the potential for redevelopment of the site (which might be a good long term option given the R3 zoning and TOC Tier 3). However, a real estate professional would be a better source. That said, the property was last sold in 2016 for \$10.1M from the University Religious Conference at UCLA, to JLL Capital Markets via an LLC.

Please take a quick look at a violation report started in 2019 [here](#). It looks like the property was illegally converted from educational/assembly use to (at least partially) residential guest rooms (24 guest rooms). The work (including plumbing and electrical) was done without permits from the City. Building and Safety certified that the property became in compliance in October 2022. As far as I can tell they came into compliance by removing the guest rooms and removing all other unpermitted work. Thus, the building currently maintains an office use and there are no residential rooms in the building.

Best,
Dylan

On Fri, Mar 17, 2023 at 2:55 PM Fernando Morales <fernando.morales@lacity.org> wrote:
Thanks, Allen! Dylan may know, but do you have any details on the number of rooms and other property details? It sounds potentially cost prohibitive, but I'm sure Zack and Dylan may have more perspective on it.

Fernando



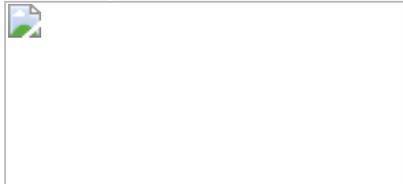
Fernando Morales (*he/him/his*)
Deputy Chief of Staff - Operations
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200 North Spring St., Room 440
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Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

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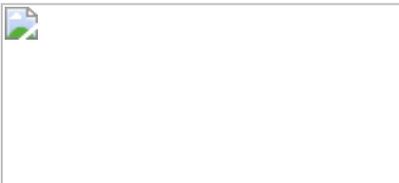
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Council District 5
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allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



--



Dylan Sittig
Pronouns: he, him, his
Senior Planning Deputy
Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012
(213) 473-7005 Los Angeles City Hall Office
Email: dylan.sittig@lacity.org

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From: Allen Zipper <allen.zipper@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>

CPRA-02-CD5-2-000018

Cc: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Fri Mar 17 2023 17:16:25 GMT-0700 (PDT)
Subject: Re: 900 Hilgard Ave

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From: Dylan Sittig <dylan.sittig@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>

CPRA-02-CD5-2-000020

Cc: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Fri Mar 17 2023 17:25:33 GMT-0700 (PDT)
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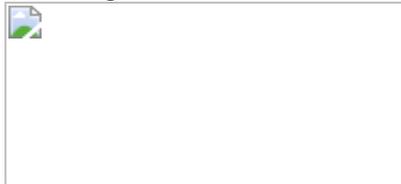
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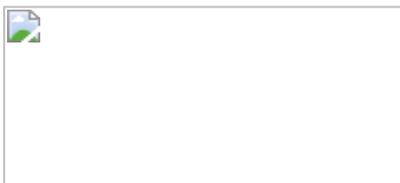
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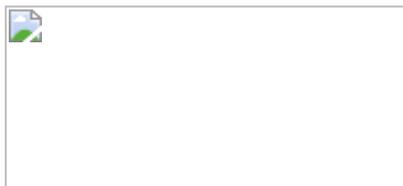
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To: Allen Zipper <allen.zipper@lacity.org>

Cc: Dylan Sittig <dylan.sittig@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Patricia Macias <patricia.macias@lacity.org>

Date: Fri Mar 17 2023 17:26:48 GMT-0700 (PDT)

Subject: Re: 900 Hilgard Ave

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But I'm not opposed to you touring the site.

And if you do see Rob McRitchie, please send him my regards.

- ZW

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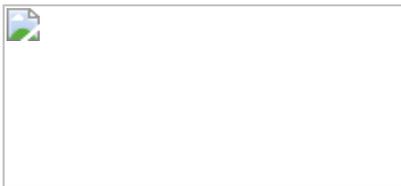
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From: Allen Zipper <allen.zipper@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Fri Mar 17 2023 17:27:10 GMT-0700 (PDT)
Subject: Re: 900 Hilgard Ave

Great. We are all set then.

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CPRA-02-CD5-2-000025

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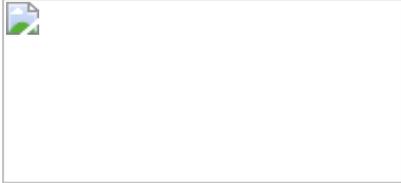
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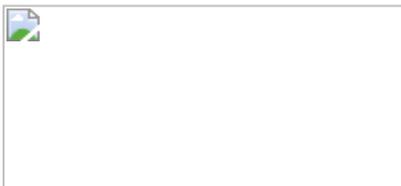
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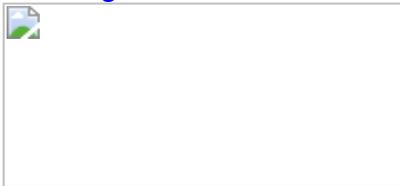
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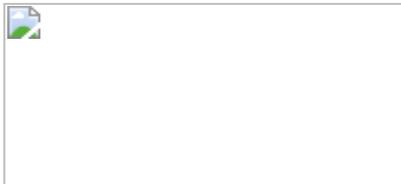
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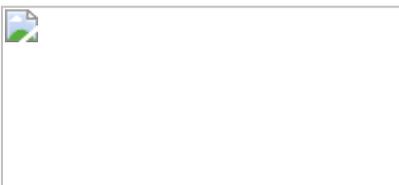
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From: Allen Zipper <allen.zipper@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Cc: Dylan Sittig <dylan.sittig@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Fri Mar 17 2023 17:35:05 GMT-0700 (PDT)
Subject: Re: 900 Hilgard Ave

Hi Zach,

I actually scheduled it at that time because the Path meeting is 12 minutes away. I figured it would make it easier for you to see the property right before your meeting rather than coming from Downtown on another day. But of course, the Path meeting takes precedence. We can always get pictures and report back.

Yours,
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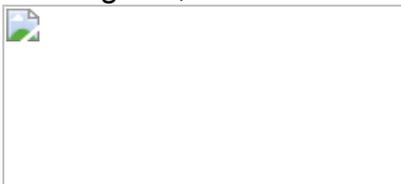
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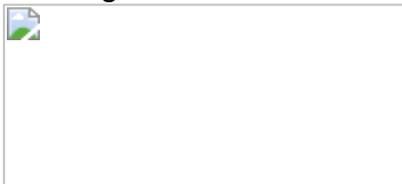
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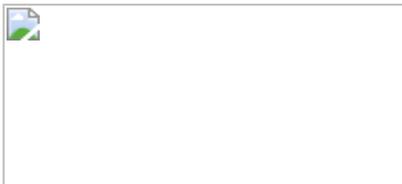
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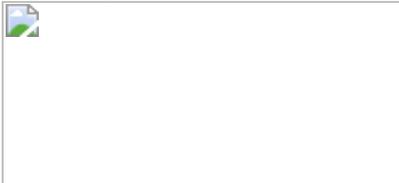
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To: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Fri Mar 10 2023 17:17:59 GMT-0800 (PST)
Subject: 900 Hilgard Avenue

Hi Everyone,

I just spoke with Dr, Basseri who is one of the owners of the property at 900 Hilgard Avenue. The building is approximately 20,000sf spread over three floors, with a fair amount of parking available onsite. He said they would be open to selling the property or doing a five to ten-year lease. I told Dr. Basseri that our office would like to meet him and look at the building. Let me know if you would like to join and I will arrange a meeting.

Have a great weekend.

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



From: Dylan Sittig <dylan.sittig@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Mon Mar 13 2023 13:58:06 GMT-0700 (PDT)
Subject: Re: 900 Hilgard Avenue

Hi Allen,

Thank you! A site visit is a great first step on this.

I would be open to participating, but I don't think you should schedule this around me. I think that you, Patty, Fernando, and then maybe Zach or Matthew should be present for the site visit.

Best,
Dylan

On Fri, Mar 10, 2023 at 5:18 PM Allen Zipper <allen.zipper@lacity.org> wrote:

Hi Everyone,

CPRA-02-CD5-2-000032

I just spoke with Dr, Basseri who is one of the owners of the property at 900 Hilgard Avenue. The building is approximately 20,000sf spread over three floors, with a fair amount of parking available onsite. He said they would be open to selling the property or doing a five to ten-year lease. I told Dr. Basseri that our office would like to meet him and look at the building. Let me know if you would like to join and I will arrange a meeting.

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Council District 5

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allen.zipper@lacity.org

Los Angeles City Hall Office
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Los Angeles, CA 90012



--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

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Cc: Allen Zipper <allen.zipper@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>

Date: Mon Mar 13 2023 14:23:27 GMT-0700 (PDT)

Subject: Re: 900 Hilgard Avenue

Thanks, Allen and Dylan! If there's an openness for a meeting next week it'd be great to get a first visit/look (I think it makes sense to make sure that Zack and Matthew are available for this visit) - could you and Patty coordinate with Dr. Basseri so that she can continue the relationship? Thanks!

CPRA-02-CD5-2-000033

Fernando



Fernando Morales (*he/him/his*)
Deputy Chief of Staff - Operations
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

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Date: Mon Mar 13 2023 19:17:12 GMT-0700 (PDT)

Subject: Re: 900 Hilgard Avenue

Hi Fernando, Zach, Matthew, and Dylan,

It looks like the best time for everyone to visit 900 Hilgard is on one of the following dates:

- Monday 3/20 at 12 PM
- Tuesday 3/21 at 4 PM

I emailed Dr. Besseri to confirm his availability. Patty or I will let you know how he responds.

Yours,
Allen Zipper

Director of Community Engagement

SORO/PALMS Deputy

Councilwoman Katy Yaroslavsky

Council District 5

[\(213\) 473-7005](tel:(213)473-7005)

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Los Angeles City Hall Office

200 North Spring St., Room 440

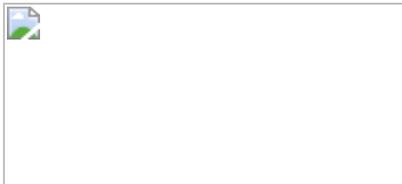
Los Angeles, CA 90012



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Pronouns: he, him, his

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CA 90012

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Date: Tue Mar 14 2023 08:00:00 GMT-0700 (PDT)
Subject: Re: 900 Hilgard Avenue

Thank you!

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Councilwoman Katy Yaroslavsky, Council District 5
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Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012

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Email: dylan.sittig@lacity.org

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Date: Tue Mar 14 2023 08:08:15 GMT-0700 (PDT)

Subject: Re: 900 Hilgard Avenue

Awesome. Thank you so much, Allen!

Fernando



Fernando Morales (*he/him/his*)

Deputy Chief of Staff - Operations

Councilwoman Katy Yaroslavsky, Council District 5
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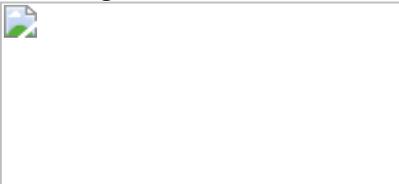
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Director of Community Engagement
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Councilwoman Katy Yaroslavsky
Council District 5

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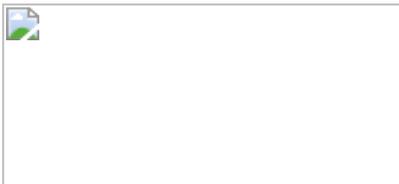
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



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Councilwoman Katy Yaroslavsky, Council District 5

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Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: fernando.morales@lacity.org

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Dylan

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Director of Community Engagement

SORO/PALMS Deputy

Councilwoman Katy Yaroslavsky

Council District 5

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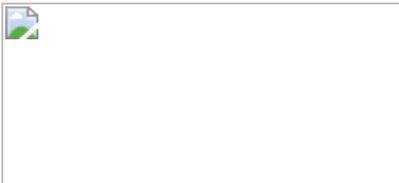
Los Angeles City Hall Office

200 North Spring St., Room 440

Los Angeles, CA 90012



--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

200 North Spring Street, Room 440, Los Angeles,

CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

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Date: Tue Mar 14 2023 18:23:42 GMT-0700 (PDT)

Subject: Re: 900 Hilgard Avenue

The property at 900 Hilgard would only be for sale. Should we still set up a meeting to see it?

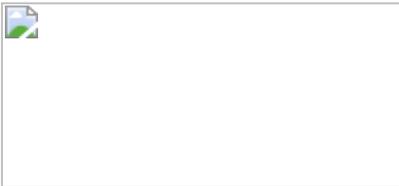
CPRA-02-CD5-2-000041

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
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On Tue, Mar 14, 2023 at 8:08 AM Fernando Morales <fernando.morales@lacity.org> wrote:
Awesome. Thank you so much, Allen!

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Date: Tue Mar 14 2023 18:25:31 GMT-0700 (PDT)

Subject: Re: 900 Hilgard Avenue

Definitely! We're looking for both long term leases and properties for sale at the right price.
Thanks, Allen!

Fernando

On Tue, Mar 14, 2023 at 6:24 PM Allen Zipper <allen.zipper@lacity.org> wrote:

The property at 900 Hilgard would only be for sale. Should we still set up a meeting to see it?

Yours,

Allen Zipper

Director of Community Engagement

SORO/PALMS Deputy

Councilwoman Katy Yaroslavsky

Council District 5

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Have a great weekend.

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)





Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

[200 North Spring Street, Room 440, Los Angeles, CA 90012](#)

(213) 473-7005 Los Angeles City Hall Office

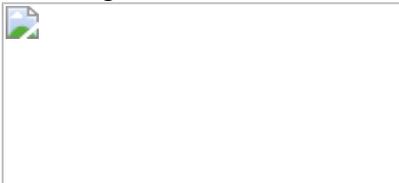
Email: dylan.sittig@lacity.org

All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

From: Allen Zipper <allen.zipper@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Dylan Sittig <dylan.sittig@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Tue Mar 14 2023 18:27:49 GMT-0700 (PDT)
Subject: Re: 900 Hilgard Avenue

Great. That's what I thought.

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



On Tue, Mar 14, 2023 at 6:25 PM Fernando Morales <fernando.morales@lacity.org> wrote:
Definitely! We're looking for both long term leases and properties for sale at the right price.
Thanks, Allen!

Fernando

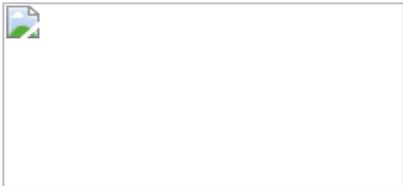
On Tue, Mar 14, 2023 at 6:24 PM Allen Zipper <allen.zipper@lacity.org> wrote:
The property at 900 Hilgard would only be for sale. Should we still set up a meeting to see it?

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)



On Tue, Mar 14, 2023 at 8:08 AM Fernando Morales <fernando.morales@lacity.org> wrote:
Awesome. Thank you so much, Allen!

Fernando



Fernando Morales (*he/him/his*)
Deputy Chief of Staff - Operations
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

On Mon, Mar 13, 2023 at 7:17 PM Allen Zipper <allen.zipper@lacity.org> wrote:
Hi Fernando, Zach, Matthew, and Dylan,

It looks like the best time for everyone to visit [900 Hilgard](#) is on one of the following dates:

- Monday 3/20 at 12 PM
- Tuesday 3/21 at 4 PM

I emailed Dr. Besseri to confirm his availability. Patty or I will let you know how he responds.

Yours,
Allen Zipper

Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
[200 North Spring St., Room 440](#)

[Los Angeles, CA 90012](#)



On Mon, Mar 13, 2023 at 2:23 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Thanks, Allen and Dylan! If there's an openness for a meeting next week it'd be great to get a first visit/look (I think it makes sense to make sure that Zack and Matthew are available for this visit) - could you and Patty coordinate with Dr. Basseri so that she can continue the relationship? Thanks!

Fernando



Fernando Morales (*he/him/his*)
Deputy Chief of Staff - Operations
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

On Mon, Mar 13, 2023 at 1:58 PM Dylan Sittig <dylan.sittig@lacity.org> wrote:

Hi Allen,

Thank you! A site visit is a great first step on this.

I would be open to participating, but I don't think you should schedule this around me. I think that you, Patty, Fernando, and then maybe Zach or Matthew should be present for the site visit.

Best,
Dylan

On Fri, Mar 10, 2023 at 5:18 PM Allen Zipper <allen.zipper@lacity.org> wrote:

Hi Everyone,

I just spoke with Dr. Basseri who is one of the owners of the property at [900 Hilgard Avenue](#). The building is approximately 20,000sf spread over three floors, with a fair amount of parking available onsite. He said they would be open to selling the property or doing a five to ten-year lease. I told Dr. Basseri that our office would like to meet him and look at the building. Let me know if you would like to join and I will arrange a meeting.

Have a great weekend.

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy

Councilwoman Katy Yaroslavsky
Council District 5

[\(213\) 473-7005](tel:(213)473-7005)

allen.zipper@lacity.org

Los Angeles City Hall Office

[200 North Spring St., Room 440](#)

[Los Angeles, CA 90012](#)



--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

[200 North Spring Street, Room 440, Los Angeles, CA 90012](#)

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

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From: Allen Zipper <allen.zipper@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Wed Apr 12 2023 08:00:00 GMT-0700 (PDT)
Subject: 900 Hilgard

I followed up with Rob McRitchie, the agent for 900 Hilgard Avenue.
Seems like they are not getting any takers at \$20 MM. I told him that it would not make economic sense for the city anywhere near that number.
He said the owners are open to finding a price that might work.
He asked if we could come back with a number that would make sense to see if it was worth discussing further. Does it seem like this is worth purs

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



From: Dylan Sittig <dylan.sittig@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Thu Apr 20 2023 20:54:51 GMT-0700 (PDT)
Subject: Re: 900 Hilgard

Hi Allen,

Did you get any feedback on this?

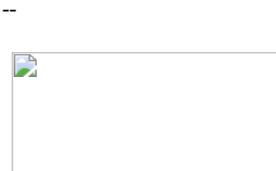
I wonder if we could also send this opportunity site to our connections at UCLA to see if they might be more nimble than the City?

Best,
Dylan

On Wed, Apr 12, 2023 at 8:00 AM Allen Zipper <allen.zipper@lacity.org> wrote:

I followed up with Rob McRitchie, the agent for [900 Hilgard](#) Avenue.
Seems like they are not getting any takers at \$20 MM. I told him that it would not make economic sense for the city anywhere near that number.
He said the owners are open to finding a price that might work.
He asked if we could come back with a number that would make sense to see if it was worth discussing further. Does it seem like this is worth pu

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
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[Los Angeles, CA 90012](#)



Dylan Sittig
Pronouns: he, him, his
Senior Planning Deputy
Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012
(213) 473-7005 Los Angeles City Hall Office
Email: dylan.sittig@lacity.org

1036 Broxton Avenue, Los Angeles, CA 90024

Council District (5): Katy Yaroslavsky

Initial Analysis:

This site is LADOT's Lot #680, a parking structure that provides 365 public parking spaces, and ground floor commercial space. LADOT may require replacement public parking in exchange for use of this site.

The site is located in Westwood Village and is surrounded by commercial uses and parking lots.

There are four supermarkets and five pharmacies within half a mile of the site. There is one park and two schools within half a mile from the site. The homeless services providers at the VA are less than one mile from 1036 Broxton.

Numerous bus lines from Metro, Big Blue Bus, Culver City Bus, LADOT, Santa Clarita Transit and Antelope Valley Transit serve this location.

Owner: City of Los Angeles (LADOT)
Zoning: C4-2D-O
APN: 4363018904
Lot Size: 29,877 SF



CPRA-02-CD5-2-000053

1036 Broxton Avenue, Los Angeles, CA 90024
Council District (5): Katy Yaroslavsky



CPRA-02-CD5-2-000054

From: Terri Tippit <tmtippit@ca.rr.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: "George Hakopiants" <george.hakopiants@lacity.org>, "Dylan Sittig"
<dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sun Sep 03 2023 19:51:39 GMT-0700 (PDT)
Subject: 1977 Sepulveda

FYI

From: Barbara Broide <wncluc@gmail.com>
Sent: Sunday, September 3, 2023 4:54 PM
To: Terri Tippit <tmtippit@ca.rr.com>
Subject: Points we discussed

---To address the historical experience with the City moving slowly to get anything done (as you we would like to know how the Mayor's emergency declaration could expedite the process of le facility. That is the basic question. Nothing more needs to be said.

The reason for needing the ability to respond in real time (as opposed to City time) has to do wi need to ward off another party from consummating a lease soon and getting the property. How could the City demonstrate its interest in the property such that the broker and owner woul that there is serous interest -- and that they should not move forward with the other option at thi The broker STAN GERLACH would need to tell us what he needs to take back to the owner.

Some relevant observations/points to consider:

--The outdoor areas around the property's structures can be used for many purposes. There ar parking spaces. In addition to being available for resident and staff parking, the outdoor areas c be used for an associated safe parking program. Those not used for parking can be repurpose many supportive uses: outdoor patios, recreational areas, pet walking area, community garden space. The lack of a large gathering space indoors, and the very limited open space at the Picc site makes for a very cramped setup that may look nice on paper, but when it starts to rain in wi there are very limited options for those who would be living at Pico/Midvale project.

--There are additional off-site parking spaces available in a lot nearby if needed for any tempora construction or more long-term uses.

--The property on Sepulveda provides a number of options that the Pico/Midvale property does

a) It has onsite open space that could be used for parking, outside patios and gathering areas, i garden projects, safe parking, resident parking of vehicles and/or vans, employee parking.

b) The buildings on the property all have plumbing, electrical service, skylights and have sprinl already installed.

c) The zoning of the property more appropriately mirrors the zoning of other interim housing pr LA. (Leiauna has the list of interim sites, data gathered about each of them, and photographs. provide it to CD 5.)

d) The types of structures are similar to the structures in other LA City interim housing locations

e) All of the buildings have electical service and plumbing. One building on Sepulveda already partial kitchen installed. This could be the building for offices, a meeting room, communal dinin, etc.

f) All but one building are built on ground level with easy handicap access.

g) While there are plumbed bathrooms in the buildings (all but one), additional rest rooms can l out or modual restrooms installed.

- f) There are potential job opportunities directly adjacent to the property and nearby.
- g) The location is near existing encampments.
- h) The size of the facility would make it possible to move an entire encampment of homeless to housing. Separating existing homeless communities is often a reason why those living in them wish to leave. The ability to house many, many more homeless in the same location will provide opportunity to keep homeless communities intact.
- i) The size of the property provides opportunities for many, many more residents in need. By housing more individuals in a single location, the cost of servicing should be notably reduced per person those associated with a 30-bed facility which service providers deemed to be "too small" to staff. Katy reported when she was turned down by those providers offered the opportunity to operate Pico/Midvale site.
- j) The property is already secure and fenced. The buildings are in good condition.
- k) The property is large enough that there is space for the actual delivery of programming and services on-site. With a larger population base, there is ability to offer on-site services and be able to justify from a cost-effectiveness point of view.
- l) The impact on retail businesses and restaurants is significantly reduced on Sepulveda. No parking spaces are to be removed.
- m) There are no directly adjacent residences. There may be some concerns related to residences nearby Bentley and Camden to the east across Sepulveda, and enhanced security measures (such as initial security patrol, etc.) can be offered along with the so-called enhanced enforcement. The trully are already in the area.

We do not know if there is potential for a lease/purchase arrangement but if that is in the

There is every reason to believe that the community would get behind supporting the use of this for an interim housing project. It is far preferable to Midvale / Pico for many reasons.

Looking forward to Thursday's tour!

From: George Hakopiants <george.hakopiants@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Sep 05 2023 09:42:02 GMT-0700 (PDT)
Subject: Re: 1977 Sepulveda

Thank you, Terri!



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

From: Fernando Morales <fernando.morales@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Sep 05 2023 10:55:27 GMT-0700 (PDT)
Subject: Re: 1977 Sepulveda

Thank you, Terri!

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

From: Celeste Wolfe <celestewolfe.1@gmail.com>

To: Dylan Sittig <Dylan.Sittig@lacity.org>, Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, "fernando.morales@lacity.org" <fernando.morales@lacity.org>, kristen.pawling@lacity.org, vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>

Cc: Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>

Date: Tue Aug 08 2023 17:00:22 GMT-0700 (PDT)

Subject: 2077 Midvale Project -- Some concerns...

Hi Councilperson Yaroslavsky and Field Deputies Macias and Saldana:

Having worked in County Mental Health and at a Homeless Transitional facility, my concern re: this Interim Transitional Housing Site Proposal on 2077 Midvale is that it is understaffed. 2 Mental Health/Onsite Staff + 1 Security Guard for 30 people. That is 2 people overseeing and case managing 15 people each for mental health issues, social services placements, and permanent/further interim transitional housing placement.

When I worked a residential transitional facility for the homeless, we had 4-6 staff + 2 floor monitors + 1 Program Director for 24 people. Each counselor covered 4-6 clients depending on the census.

While altercations weren't daily, they did happen, especially when we had unstable patients coming in straight from the hospital.

The facility was in a residential multi-family apt area in Panorama City. The street, Lanark Street (<https://www.latimes.com/archives/la-xpm-1991-03-15-me-287-story.html>), was well known as a "drug triangle" with dealers driving in and dealing from their cars.

Crime was petty theft in the surrounding area of cars, apartments, and commercial market/retail (like a 7/11). Lots of shoplifting and petty theft to get money for the drugs. (The North Hollywood Neighborhood dealing with a shelter's lack of oversight is a concern. Who oversees the streets? This is an adverse effect for neighborhoods designated for Interim Homeless Housing Sites. -- https://youtu.be/sSkJHLf_7eI)

Our facility was a 4 month program. The limited program time forced residents to understand that their next placement at a B&C, instead of a section 8 apartment (which are few and far between, taking a long waiting period to get into), was still another stop gap until they could get their "perfect"/desired situation. We had a sobriety policy, and our patients had to be somewhat medically stable.

I am concerned that there might be a lack of medical/psychological oversight for those that are coming off straight from the street to this facility. As you know, there are those that would need immediate admittance to an ER for acceptance onto a locked floor for detox, etc. Where is the dedicated transport vehicle for this program for someone in need of emergency services? What is the emergency protocol, a 911 phone call with a current 45 minute wait time? And then if one of the staff has to do the transport, will it be the Security Guard or one of the line staff, thus leaving two people to calm 29 other residents after one is transported to the ER for a decomp episode?

I'm sort of alarmed that the Council Office's team is being naive about the impacts of this transitional site. There's a reason I keep asking for facilities like this to be sited on Pontius or Cotner, giving apartment renters, condo/home owners the "urban river" of Sepulveda Blvd to provide a meager crime buffer.

This site will have more community impact intensity around it than say an overnight bed facility like PATH on Cotner.

Anyways, good luck to us. There is no sobriety requirement, they are allowed to have a criminal record (hopefully non-violent), etc.

When we had Project Room Key at the Courtyard Marriott Hotel, we had a significant amount more homeless wandering through the Century Glen neighborhood and attempting to camp out on the sidewalk easement between the hotel and Orton houses. We had the "murder" guy talking about how he murdered a teen outside my neighbor's Nic's/Alison's windows with their two and six year old present; we had the guy who attacked passing or stopped cars on Kerwood; we had various men of undress wandering around; we had the guy who camped out at my front door flicking his lighter onto the greenery; we had the guy who threw a pole over the fence onto the Fox Lot, and we had another guy who attacked the cul de sac vegetation with a golf club. In Bellwood, we had daily drug dealing with cars driving in. Then we had a shooting and a knifing. Since the closure of Project Room Key, we have not had the frequency of occurrence of these kinds of situations.

You are going to have a slew of Midvale homeowners who are going to be alert for crime, pooping/peeing on property, and biz owners who can't get rid of any of the transitional residents taking up a table or pan-handling all day at their storefronts bc they don't want to be in their facility... and this is their way of making money.

Anyways, I could go on and on about how this could have a negative impact in the area with not enough oversight staff and security staff in place to deal with arising issues of mental instability or resident fights.

Before proceeding, I would request that Council Office take more extensive feedback about the clientele and how this will actually look given the instability of this particular population and the need, I see, for greater oversight and protocols to insure that we prevent increases in convenient crime, drug dealers driving in and dealing, and emergency transport of a client that suddenly decompensates because they took a street drug laced with PCP.

I support the idea of an Interim Transitional Homeless Housing Facility, but my preference for these sites are in industrial areas away from R1 and R3 housing where the impact for crime and disorganized behavior has an "urban river," like Sepulveda Blvd, between the facility and the resident neighborhoods to decrease impact.

Currently, there is still A16 for sale on Pontius/Pico. There is also the City Parking Lot on on Pontius and Mississippi (though this might have the judge Carter restriction) and a new building for sale on Olympic/Pontius. In addition, there is a site that could be used at LaGrange and Sepulveda. See pics below.



Thank you for listening and reading my concerns.

Sincerely,

Celeste Wolfe
Westside Stakeholder

Attachments:

- IMG_1037.jpeg
 - IMG_1034.jpeg
 - IMG_1035.jpeg
 - IMG_1036.jpeg
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Celeste Wolfe <celestewolfe.1@gmail.com>
Cc: Dylan Sittig <Dylan.Sittig@lacity.org>, Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, "fernando.morales@lacity.org" <fernando.morales@lacity.org>, kristen.pawling@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>, Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippet <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>
Date: Wed Aug 09 2023 12:52:32 GMT-0700 (PDT)
Subject: Re: 2077 Midvale Project -- Some concerns...

Hi Celeste,

Thank you for reaching out to the office of Councilwoman Yaroslavsky.

I am confirming that we received your email, and I will also relay your message to the Councilwoman.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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Attachments:

- IMG_1037.jpeg
 - IMG_1034.jpeg
 - IMG_1035.jpeg
 - IMG_1036.jpeg
-

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: vanessa.saldana@lacity.org
Date: Wed Aug 09 2023 12:53:16 GMT-0700 (PDT)
Subject: Delivery Status Notification (Failure)

Hello vanessa.saldana@lacity.org, We're writing to let you know that the group you tried to contact (councilmember.yaroslavsky) may not exist, or you may not have permission to post messages to the group. A few more details on why you weren't able to post: * You might have spelled or formatted the group name incorrectly. * The owner of the group may have removed this group. * You may need to join the group before receiving permission to post. * This group may not be open to posting. If you have questions related to this or any other Google Group, visit the Help Center at <https://support.google.com/a/lacity.org/bin/topic.py?topic=25838>. Thanks, lacity.org admins ----- Original message ----- X-Received: by 2002:a17:902:6a87:b0:1bc:1b01:8961 with SMTP id n7-20020a1709026a8700b001bc1b018961mr114678plk.1.1691610794608; Wed, 09 Aug 2023 12:53:14 -0700 (PDT) ARC-Seal: i=1; a=rsa-sha256; t=1691610794; cv=none; d=google.com; s=arc-20160816; b=HpbXwf+EVeEibPcKLiucF9B3NNNJ+nX9Oks7yQKn7AyNjdFUy/iGiolwGOIQR14Q9u B130PzQg0aOsJwh21XOt+ZmoJ8alRQwh2agE481V9Di+fGrmD1PxrK03oPe4tlRoBR3N 6nDCAe9oz1KJOv17Q++t4dJm8+LEHp8/jC4ZollTfsa1NUaQtOaN88aFznIR3rafwBU3 T4nE4+V8Bizpp/WXvOqwV5rIEKAM/e0gpRCp86JlcxNnbGRDgZ0O9Hq4Udc1Zbdtvpv2 2md+TnTY3Jl6YoGJMbYCeCzZxomqbDACJ5928szJpoN10dLDS8wEaUxquqhrL14PjNlH BmjQ== ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=google.com; s=arc-20160816; h=cc:to:subject:message-id:date:from:in-reply-to:references :mime-version:dkim-signature; bh=guHnTZdLxGYA55zEozfspgQ07/qJN7bcpH7BkbFU6LI=; fh=YWuof5diurwbMnrHWq+feFvPrNE4kepxDmdPg3UwRs=; b=Slky0I3EVkTWLgOhF+1xcBby3oG4uFzK654AUJcmlkepsHGr/Sm7muMqJ9dXqSjNzU GslcGvColSodtbvZ82TQCPd1lev99tdpmjNcJVwyGt1GW1GWuWyQD+rG5gOdQCZSQSDh VDbbA2DeTo55rLfcPOMMnLeizkqrB1ylJxFugkk6x/AntweKKqv7hflgVDsBl/mhysBk JNae/tS1umpc9c+1FoFbGKWvtXJne5MzXWR3ibZE7ATRw8tqXpf/a4wo7JWFNzGzvcC ZXDUqVpE8nz9BF/aZ4PtHSq3IYanEJlv3RmrKTDbrHwsGhwwVKPnPZW6Y1ynD3K9Gn MScQ== ARC-Authentication-Results: i=1; mx.google.com; dkim=pass header.i=@lacity.org header.s=google header.b=L6lx98k5; spf=pass (google.com: domain of vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender) smtp.mailfrom=vanessa.saldana@lacity.org; dmarc=pass (p=NONE sp=NONE dis=NONE) header.from=lacity.org Return-Path: Received: from mail-sor-f41.google.com (mail-sor-f41.google.com. [209.85.220.41]) by mx.google.com with SMTPS id d20-20020a170902f15400b001b3d402789bsor7168426plb.1.2023.08.09.12.53.14 for (Google Transport Security); Wed, 09 Aug 2023 12:53:14 -0700 (PDT) Received-SPF: pass (google.com: domain of vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender) client-ip=209.85.220.41; Authentication-Results: mx.google.com; dkim=pass header.i=@lacity.org header.s=google header.b=L6lx98k5; spf=pass (google.com: domain of vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender) smtp.mailfrom=vanessa.saldana@lacity.org; dmarc=pass (p=NONE sp=NONE dis=NONE) header.from=lacity.org DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=lacity.org; s=google; t=1691610794; x=1692215594; h=cc:to:subject:message-id:date:from:in-reply-to:references :mime-version:from:to:cc:subject:date:message-id:reply-to; bh=guHnTZdLxGYA55zEozfspgQ07/qJN7bcpH7BkbFU6LI=; b=L6lx98k5g+XL0a3NQ94Hlff9Kg23rhr1W0PfromPHqDy/0EGnSTm1VIDtH4RnL7GiAl 5BMln6muXd/YPUaNsYwy4/FtB0+R0ndbm2FyAqWMBjyBwde1TxusVMXemAPw/ncpKK9V 3xJB5khpYrlq60ayMaD28Ubn0Vn5jlBq7y5A8Ec3iPmYQ71njhur/nnwxIAJ22IkBs7f EpJFrMVy0Y5Of5zFFHQ12kxj+YyglIAkVOuVPUWxNwNjM53ymBkbKCSylWxFCfSc53/j PQQhLXspLlrXhubMdngs8ipTQR2H3RPrJurcBJ23VPSoMOWM7BH4GmdeUoPTfRgcQyGy zyjw== X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=1e100.net; s=20221208; t=1691610794; x=1692215594; h=cc:to:subject:message-id:date:from:in-reply-to:references :mime-version:x-gm-message-state:from:to:cc:subject:date:message-id :reply-to; bh=guHnTZdLxGYA55zEozfspgQ07/qJN7bcpH7BkbFU6LI=; b=DCzbyv8u0TwzQ0Wi/jWSfla99bF2KXQMe4lYywbVjvKk72MtHcSBxiRvD9Qd6FCxj HYJ+nJ4eBzZVLgoewr/z/vv2gWtiM7pf2sv+N468qctYkw3cmpgonrLg0EfO6CNkQDYU Z+7sQ1JLtsLiDNQ/+eiLAT41nsVeQfgUJkXffNJJewQPfLXqyS7H1TS2aFJSwiXRC5uN MkyQMlfRoDN3/n/PsEeBEms5YlZaE50yrfSgpFznATDLspR17izAM3Bx//l4k0yAKGxL QIm34ZMaVfKG+IPpDc1gzYhk8AiP7fPucgbiRjErVABzBYbsD+z7TztjY1opK/XLoZ+M suwQ== X-Gm-Message-State: AOJu0Ywuvu/Fv0+hNpqELStmdVGvXhISWk+zJoRgfZSyoDhp+szKYAM0 1EqOfOzezepcUXjunCgcsIVCbnqNIB/D4hLZfB05gCyh X-Google-Smtp-Source: AGHT+IFW4eZcJsTJTFLLzCF/VFyHy25zhbdMP/m7/FsCLEu9f5xS1//4PBe1njBqDlnx2o/cdTRAWJtkLkXmhE31o= X-Received: by 2002:a17:90b:68f:b0:268:4485:c868 with SMTP id m15-20020a17090b068f00b002684485c868mr229354pjz.49.1691610792235; Wed, 09 Aug 2023 12:53:12 -0700 (PDT) MIME-Version: 1.0 References: In-Reply-To: From: Vanessa Saldana Date: Wed, 9 Aug 2023 12:52:32 -0700 Message-ID: Subject: Re: 2077 Midvale Project -- Some concerns... To: Celeste Wolfe Cc: Dylan Sittig , Katy Yaroslavsky , Patricia Macias , "fernando.morales@lacity.org" , kristen.pawling@lacity.org, "zachary.warma@lacity.org" , Galina Atencio , Sheida Ashley , Terri Tippit , "Westside NC Land Use/Mobility Committee" Content-Type: multipart/related; boundary="0000000000005f401e060282d474" ----- Message truncated -----

From: Fernando Morales <fernando.morales@lacity.org>
To: Celeste Wolfe <celestewolfe.1@gmail.com>
Cc: vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Wed Aug 09 2023 17:44:08 GMT-0700 (PDT)
Subject: Re: 2077 Midvale Project -- Some concerns...

Hi Celeste,

Thank you so much for reaching out to the Councilwoman and the team with your feedback. It is clear that you care deeply about the wellbeing of your immediate neighbors and people experiencing homelessness in your community - and want to work together to find solutions.

We are lucky that the team also has team members with direct service provision experience and work within these types of operators and settings. It'd be great to set up a time to talk next week to discuss your concerns, learn more from your experience, and also provide more information about how this facility differs from the North Hollywood facility you are referring to and that point in time at Panorama City.

Let us know if there's a best day/time for you - Zachary, Matthew and I can coordinate to reach out via phone.

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- IMG_1037.jpeg
 - IMG_1034.jpeg
 - IMG_1035.jpeg
 - IMG_1036.jpeg
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From: Celeste Wolfe <celestewolfe.1@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Matthew Tenchavez <matthew.tenchavez@lacity.org>, vanessa.saldana@lacity.org,
"zachary.warna@lacity.org" <zachary.warna@lacity.org>
Date: Wed Aug 09 2023 22:33:15 GMT-0700 (PDT)
Subject: Re: 2077 Midvale Project -- Some concerns...

Hi Fernando:

Thank you for your response and getting back to me so quickly. I have concerns about the site being understaffed, and then the ability of the available staff with the kind of appropriate training that is needed to deal with the psychiatric/medical/substance use issues.

I think it could put some issues of City Liability on the table if the clientele gets out of hand because of inadequate vetting.

I would be curious to hear how the People's Concern did with Project Room Key... and the Cheviot Hills Park RV Parking lot program (I didn't follow them as closely, but I would be curious how they structured their model in conjunction with the existing Park Staff).

I'm a little crunched for next week, because I'm leaving the week after. But I can talk on Tuesday 8/15 at 12N or Friday 8/18 at 11A. I'm out of the country from 8/21-9/4. I can talk when I get back on 9/6, 9/7, or 9/8 at 12N.

Thanks for hearing me out re: some of my anxieties about staff coverage and the crime and incidental homeless that does come into a neighborhood when a homeless facility is present.

--Celeste

Attachments:

- IMG_1037.jpeg
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 - IMG_1034.jpeg
 - IMG_1036.jpeg
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From: Celeste Wolfe <celestewolfe.1@gmail.com>

To: Dylan Sittig <Dylan.Sittig@lacity.org>, Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, "fernando.morales@lacity.org" <fernando.morales@lacity.org>, kristen.pawling@lacity.org, vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>
Cc: Galina Atencio <atencioGalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>

Date: Thu Aug 10 2023 23:35:16 GMT-0700 (PDT)

Subject: Re: 2077 Midvale Project -- Some concerns...

Hi Fernando and Vanessa:

It was so good to see you both tonight. Thank you for being so patient with everyone who has felt triggered and anxious about this change

I was relieved to hear there is a plan in place to create an intake site either at or with PATH --
https://epath.org/wp-content/uploads/2023/04/PATH_LAFactSheet2023_8.5x11_v04.pdf

And that LA Family has a (CES) Coordinated Entry System (

<https://lafh.org/community-partnerships>)

and a program of discharge placements! This was heartening and seeing these properties as discharge location sites gave some relief that patient stays would indeed be time bounded (

<https://lafh.org/real-estate-development>).



1) The Emerald/Lancaster --

<https://www.emerald lancaster.com/overview>

2) My Angel/North Hills --

<https://www.myangelhousing.com/home>

3) Summit View/Lakeview Terrace --

<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property%20Detail&Id=1006>

4) Silva Crossing/Sylmar --

<https://housing.lacounty.gov/press/articles/SilvaCrossing.html>

5) Talisa Apts/Panorama City --

<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property%20Detail&Id=1021>

I'm sure their discharge planners should have a full rolodex of board & cares, county assisted/independent living sites, group homes, section 8, and whomever the City and DMH (Didi Hirsch, Edmund Edelman, etc) would have.

I do think the "low barrier" to services terminology is confusing to people, and that if the clientele of this interim housing site was single/married moms/dads with kids, the community would be less up-in-arms.

I do think the more street indigent and non-compliant homeless that don't want services is what is scaring both business and homeowners.

Project Room Key and the Cheviot Hills RV trailers had a mix of levels. This mix did bring in drive-in drug dealers to Bellwood and the park. Both Century Glen and Cheviot Hills experienced an increaseo number homeless not affiliated with eother of these programs in the park, and the surrounding streets of both Courtyard Marriott and Cheviot Hills Park.

While I respect Jeffrey Ellis's ideas that impact is minimal, he did not live or next to either of these sites unlike the residents of Century Glen and Cheviot Hills.

When both these programs were terminated, everyone was relieved. And the indigency that free roamed both Century Glen and Cheviot Hills has decresed significantly.

I know Jeffrey Ellis is WSSM, but unless he lives on Midvale or within a two-block radius of this city lot, I would take his dismissal about negative impacts with a grain of salt. The fact that he had no idea about the knifing, the shooting, and the drug dealing in Bellwood (during Project Room Key) and the knifing, the fist fight, and the staff assault at the Cheviot Hills RV program just makes me crazy.

It's kind of interesting to look at the protocols for Project Room Key, and they still had that incident of the one resident climbing out onto his room balcony threatening to jump because he was upset about something.



<https://covid19.lacounty.gov/project-roomkey/>

<https://knock-la.com/project-roomkey-punitive-policies-ce8d59c534fb/>

Interesting reading about this program again:

"All property owners initially agreed to three-month contracts, with an option for a three-month extension as well. All extended beyond the six-month period. "[It's] proof of how pleased they were with how the program played out," Ansell added."

<https://www.tripsavvy.com/2020-tripsavvy-editors-choice-awards-project-roomkey-5079738>

Reading about INSIDE SAFE --

<https://calmatters.org/housing/homelessness/2023/07/los-angeles-homeless-encampments/#>

--Celeste Wolfe

Century Glen Stakeholder

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 - IMG_0023.jpeg
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From: Celeste Wolfe <celestewolfe.1@gmail.com>
To: Dylan Sittig <Dylan.Sittig@lacity.org>, Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, "fernando.morales@lacity.org" <fernando.morales@lacity.org>, kristen.pawling@lacity.org, vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>
Cc: Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>
Date: Thu Aug 10 2023 23:43:28 GMT-0700 (PDT)
Subject: Re: 2077 Midvale Project -- Some concerns...

Hmm, that's weird. Half of my comments on looking at how a CES at PATH and through LA Family Housing works is gone... as well as my comments on if the clientele is primarily single/married moms/dads with kids, I think the community would be more amenable.

It's too late to rewrite everything, but I was also looking at LAFH's "discharge housing" list. That felt encouraging. I'm hoping there's also coordination with getting some people into the County Mental Health system as well.

Ugh, sorry about all these links I was looking at missing my thoughts on comparing program coverage etc.

On Thu, Aug 10, 2023 at 11:35 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hi Fernando and Vanessa:

It was so good to see you both tonight. Thank you for being so patient with everyone who has felt triggered and anxious about this change

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<https://knock-la.com/project-roomkey-punitive-policies-ce8d59c534fb/>

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--Celeste Wolfe
Century Glen Stakeholder

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From: Fernando Morales <fernando.morales@lacity.org>
To: Celeste Wolfe <celestewolfe.1@gmail.com>
Cc: vanessa.saldana@lacity.org, Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>
Date: Fri Aug 11 2023 09:38:28 GMT-0700 (PDT)
Subject: Re: 2077 Midvale Project -- Some concerns...

Hi Celeste,

Thank you to you and neighbors for spending time with us and asking so many important questions. We're definitely seeing some very hopeful PSH/Affordable development pipeline development. Additionally, I believe there will be more city news about movement from Inside Safe to permanent housing. Looking forward to continuing the conversations and really getting to the nitty gritty of contracting and accountability on this project. Let Vanessa and I know if there are good days for you next week and we can send information for a virtual meeting to follow up on our conversation.

Wishing you a great rest of your Friday and weekend ahead.

With sincere gratitude,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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2367 Prosser Avenue, Los Angeles, CA 90064

Council District (5): Katy Yaroslavsky

Initial Analysis:

This site is LADOT's Lot #698, a surface parking lot that provides 25 public parking spaces. LADOT may require replacement public parking in exchange for use of this site.

The site is on a residential street, behind the commercial buildings on Pico Boulevard, south of Westwood.

There is one supermarket within half a mile of the site, and three pharmacies. There are three parks and two schools within half a mile from the site. The homeless services at the VA are roughly 1.5 miles from the site.

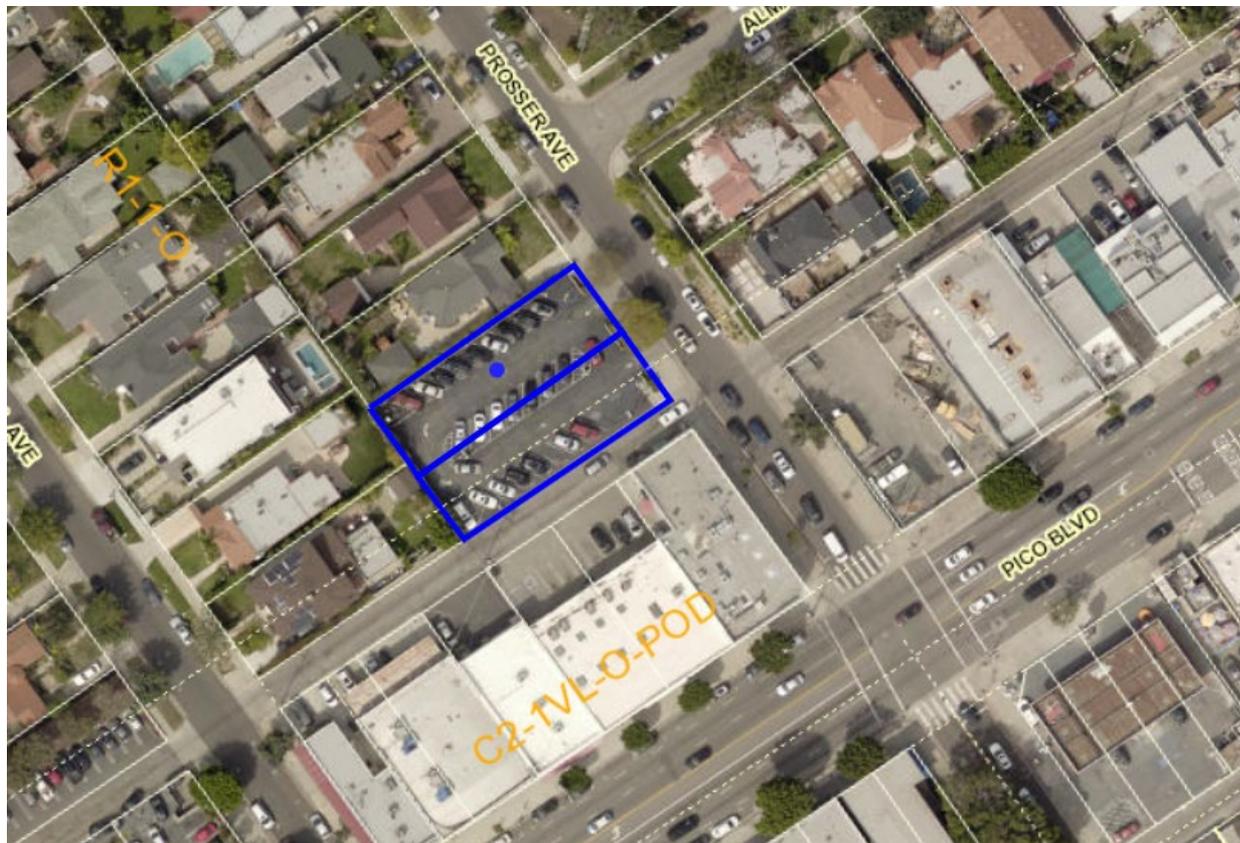
The site is well served by transit, with Big Blue Bus, Culver City Bus, and LADOT buses stopping less than one quarter mile from the site.

Owner: City of Los Angeles (LADOT)

Zoning: R1-1-0

APN: 4320013900, 4320013901

Lot Size: 12,035 SF



CPRA-02-CD5-2-000073

2367 Prosser Avenue, Los Angeles, CA 90064
Council District (5): Katy Yaroslavsky



CPRA-02-CD5-2-000074



2377 Midvale - Encroachment Meeting

Created by: Nathan Ho · Your response: ✓ Yes, I'm going

Time

11am - 11:30am (Pacific Time - Los Angeles)

Date

Mon Jul 31, 2023

Description

The purpose of this meeting is to clarify the City structural engineer's foundation requirements for encroaching in the storm drain easement.

My Notes

Guests

- ✓ Ahmed Amarragy
- ✓ bestun@rstavares.com
- ✓ Clint Menk
- ✓ cwee@lifeark.net
- ✓ Darin Lam
- ✓ Gary Gero
- ✓ jdilworth@lifeark.net
- ✓ Marina Quinonez
- ✓ Nathan Ho
- ✓ Oscar Gutierrez
- ✓ pcho@lifeark.net
- ✓ rwee@lifeark.net
- ✓ Saul Garcia
- ✓ Zachary Warma
- ✓ curtis@rstavares.com
- ✓ Hok Chi Chiu
- ✓ Rafael Yanez

From: c bui <cbui99@yahoo.com>
To: "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>
Date: Mon Aug 14 2023 12:15:51 GMT-0700 (PDT)
Subject: 2377 Midvale - Parking lot 707

Meeting last Thursday on August 10, 23 at Palm Rancho Park Library

Dear Vanessa,

It was nice to see you and Fernando in person. I am writing to ask you to convey to council Kathy Yaroslavsky – Please DO NOT convert the 2377 Midvale into the interim housing project.

I am a single senior lady who lives across from the parking lot 707. Since receiving the city letter dated July 24, 23, my life has been upside down. I am worried every day...

This project will affect me the foremost because I live in front of the parking lot 707 and right next to the alley.

- I have the same concerns as my neighbors. And the most important is **security** – I have seen drag and go at the 99 cent store on Pico a few times – the security guard did not intervene for the sake of other customers.
- I know my friend's father worked as a security guard got killed in the line of duty.
- The parking lot is so small to handle 30+ persons in addition to the numbers of supporting workers – there will be a lot of activities 24 hours a day. The fact that the interim housing is divided into 2 separate parts with the alley open in between for traffic really worried me about the safety for the community.

Regarding the parking lot for incoming business - At the meeting at 10 AM from the DOT room 1070 on August 10, 23 - if I remember correctly the study of the utilization of the parking lot was done after the COVID 19 – then I do not know whether the study is good to be based on. This intersection is very different - if there is reasonable parking price and near all the different businesses – the footprint will come back. Thus the parking lot will be fully used. So far a few stores on the other side of Pico have been fixed in recent days – the previous Japanese restaurant, the mattress store and others.

Thank you for listening to my neighbors and me at the meeting. I hope that council Katy Yaroslasky will find another well suited location but not parking lot 707.

Cecilia Bui
2376 Midvale Avenue
Los Angeles, CA 90064

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: c bui <cbui99@yahoo.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Mon Aug 14 2023 13:05:04 GMT-0700 (PDT)
Subject: Re: 2377 Midvale - Parking lot 707

Hi Cecilia,

It was a pleasure meeting you at the Westside Neighborhood Council meeting last week. I appreciate your follow up.

Thank you for relaying your concerns to our office. I will share them with the Councilwoman.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 18:56:26 GMT-0700 (PDT)
Subject: Re: 2377 Midvale - Parking lot 707

Hi Vanessa,

Could you set a time for a short convo with Cecilia? Happy to discuss some statements that will be helpful or join you. Thanks!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

2377 Midvale Avenue; 10901 – 10909 Pico Blvd, Los Angeles, CA 90064

Council District (5): Katy Yaroslavsky

Initial Analysis:

This site is LADOT's Lot #707, a surface parking lot that provides 41 public parking spaces. LADOT may require replacement public parking in exchange for use of this site.

The site is divided by an alleyway. On one side of the alley is an R1-1 zoned, 6,794 square foot parcel adjacent to a single family house on a residential street. The parcel that fronts Pico Blvd. is 10,666 square feet and zoned NMU(EC). The surrounding uses are commercial.

There are two schools and two parks within roughly one half mile. There are two supermarkets within one mile of the site and two pharmacies within the same distance. The homeless services at the VA are roughly one mile from the site.

A Metro Expo station is within one quarter mile of the site, in addition to stops for Big Blue Bus lines 7, R7, 8, R12 and Culver City bus line CC3.

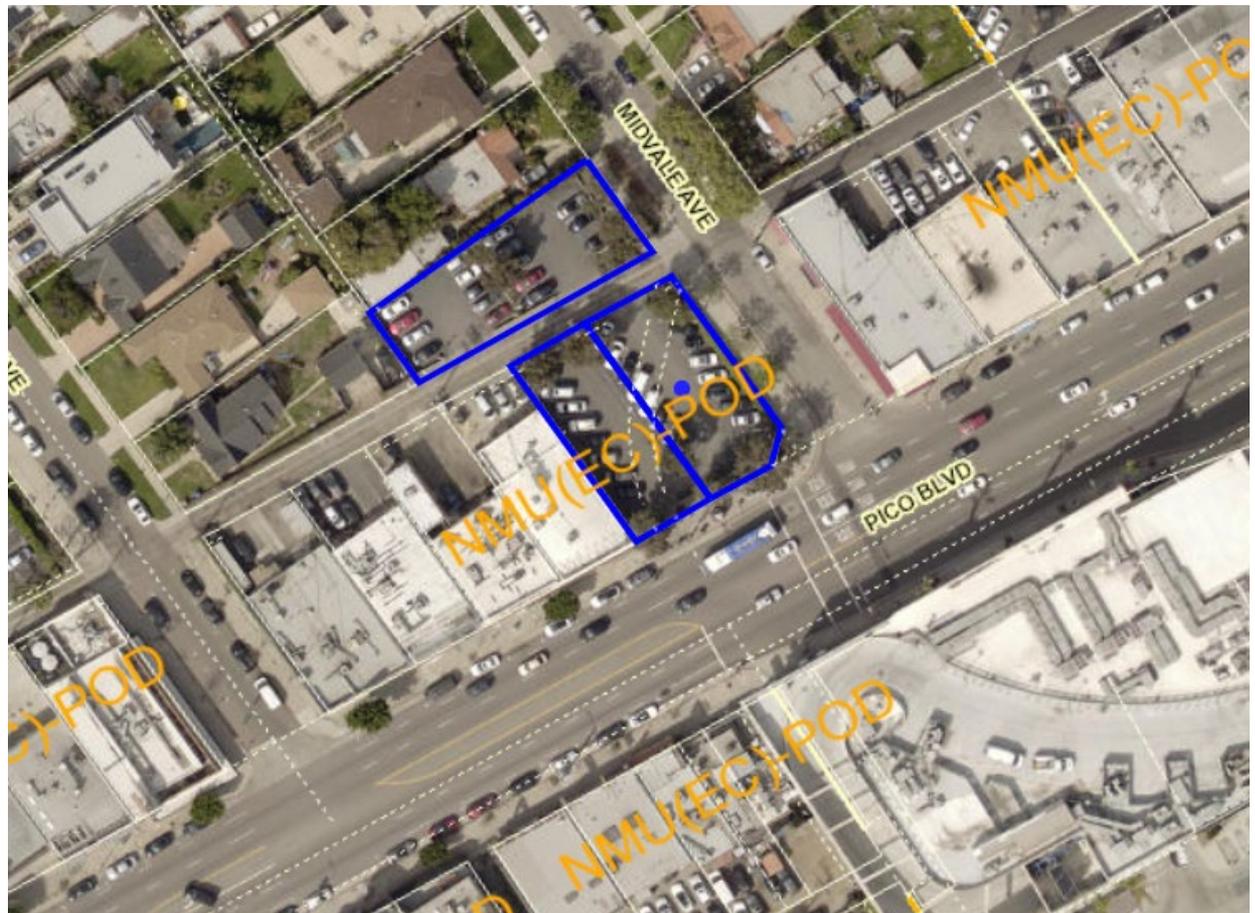
CPRA-02-CD5-2-000079

Owner: City of Los Angeles (LADOT)

Zoning: NMU(EC) [Pico parcels]; R1-1 [rear parcel]

APN: 4322004902; 4322004903

Lot Size: 16,860 SF



2377 Midvale Avenue; 10901 – 10909 Pico Blvd, Los Angeles, CA 90064
Council District (5): Katy Yaroslavsky



CPRA-02-CD5-2-000080



2377 Midvale Ave IH project check-in

Created by: Zachary Warma · Your response: ✓Yes, I'm going

Time

1pm - 2pm (Pacific Time - Los Angeles)

Date

Mon Aug 28, 2023

Guests

- ✓ cwee@lifeark.net
- ✓ Erik Villanueva
- ✓ Gary Gero
- ✓ jdilworth@lifeark.net
- ✓ Marina Quinonez
- ✓ Nathan Ho
- ✓ pcho@lifeark.net
- ✓ rwee@lifeark.net
- ✓ Zachary Warma

My Notes



2377 Midvale Interim Housing- Foundation Design Concept Review

Created by: Nathan Ho · Your response: ✓ Yes, I'm going

Time

1:30pm - 2:30pm (Pacific Time -
Los Angeles)

Date

Fri Aug 18, 2023

Description

The purpose of this meeting is to review the foundation design concept proposed by Lifeark and the structural engineers at RST (see attachments).

The proposed foundation utilizes asphalt anchors. The anticipated maximum loading of Lifeark units is 500 psf, less than the typical parking lot loading of 1000 psf.

My Notes

Guests

- ✓ curtis@rstavares.com
- ✓ cwee@lifeark.net
- ✓ Darin Lam
- ✓ Gary Gero
- ✓ Hok Chi Chiu
- ✓ jdilworth@lifeark.net
- ✓ Kwasi Berko
- ✓ Martin Fragoso
- ✓ mohsen_anis@hotmail.com
- ✓ Nathan Ho
- ✓ pcho@lifeark.net
- ✓ rwee@lifeark.net
- ✓ Zachary Warma
- ? Orval Hernandez-Marcial
- ⊗ Clint Menk
Declined because I am out of office
- ⊗ Marina Quinonez
- ⊗ Ralph Tavares
Azya Jackson
bestun@rstavares.com
Gerald Watson
Oscar Gutierrez

From: Nathan Ho <nathan.ho@lacity.org>
To: Hok Chi Chiu <hokchi.chiu@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Darin Lam <darin.lam@lacity.org>, Martin Fragoso <martin.fragoso@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>, Azya Jackson <azya.jackson@lacity.org>, Clint Menk <clint.menk@lacity.org>, Orval Hernandez-Marcial <orval.hernandez-marcial@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Marina Quinonez <marina.quinonez@lacity.org>
Date: Mon Aug 14 2023 11:06:13 GMT-0700 (PDT)
Subject: 2377 Midvale LADOT Lot 707 -

Oscar and BOE Structural Team,

Attached you will find the design team's proposed foundation plan. Could you provide feedback on this concept?

We would like to schedule a meeting with your team this week to discuss their proposed asphalt anchors. Please let us know your availability for Wednesday or Friday.

Thank you,

Nathan Ho, P.E.
Architectural Division | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1149 S Broadway, Suite 830
Los Angeles, CA 90015
Phone: [213 485 4428](tel:2134854428)
Email: nathan.ho@lacity.org



Attachments:

- 230810 cd-5 2377 midvale-temp foundation concept1.pdf
-

From: Darin Lam <darin.lam@lacity.org>
To: Nathan Ho <nathan.ho@lacity.org>
Cc: Hok Chi Chiu <hokchi.chiu@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Martin Fragoso <martin.fragoso@lacity.org>, Gary Gero <gary.gero@lacity.org>, Azya Jackson <azyajackson@lacity.org>, Clint Menk <clint.menk@lacity.org>, Orval Hernandez-Marcial <orval.hernandez-marcial@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Marina Quinonez <marina.quinonez@lacity.org>
Date: Wed Aug 16 2023 14:30:12 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707 -

Hello Nathan,

I can comment pertaining to the storm drain easement within the property and what may be required from WLA BOE (I work under Oscar). Since there are encroachments along the easement (pad footings, staircases, etc.) shown in the attached plan, it will be likely that a recorded acknowledgement of easement document and a recorded waiver of damages document will be required in addition to what the BOE Structural Group and LASAN may require. There are also areas where part of the structure seems to be within the influence zone of the pipe, which the structural group may have more insight on.

Thanks!

Best Regards,

--

Darin Lam, E.I.T.

West Los Angeles District Office | Civil Engineering Associate I
Bureau of Engineering | Department of Public Works
1828 Sawtelle Boulevard, 3rd Floor
Los Angeles, CA 90025
(213) 485-1613

Darin.Lam@lacity.org



2367

2376

2371

Midvale Ave

Midvale Ave

Jennifer Pennifer Ba

Chocolate Bash

Lot 707

10907

10908

Midvale Ave

W Pi

The Backhouse
\$10 Off First
Order Use Give10

TAM HAIR SALON

10917

10913

The CounterTop Solution
Countertop store

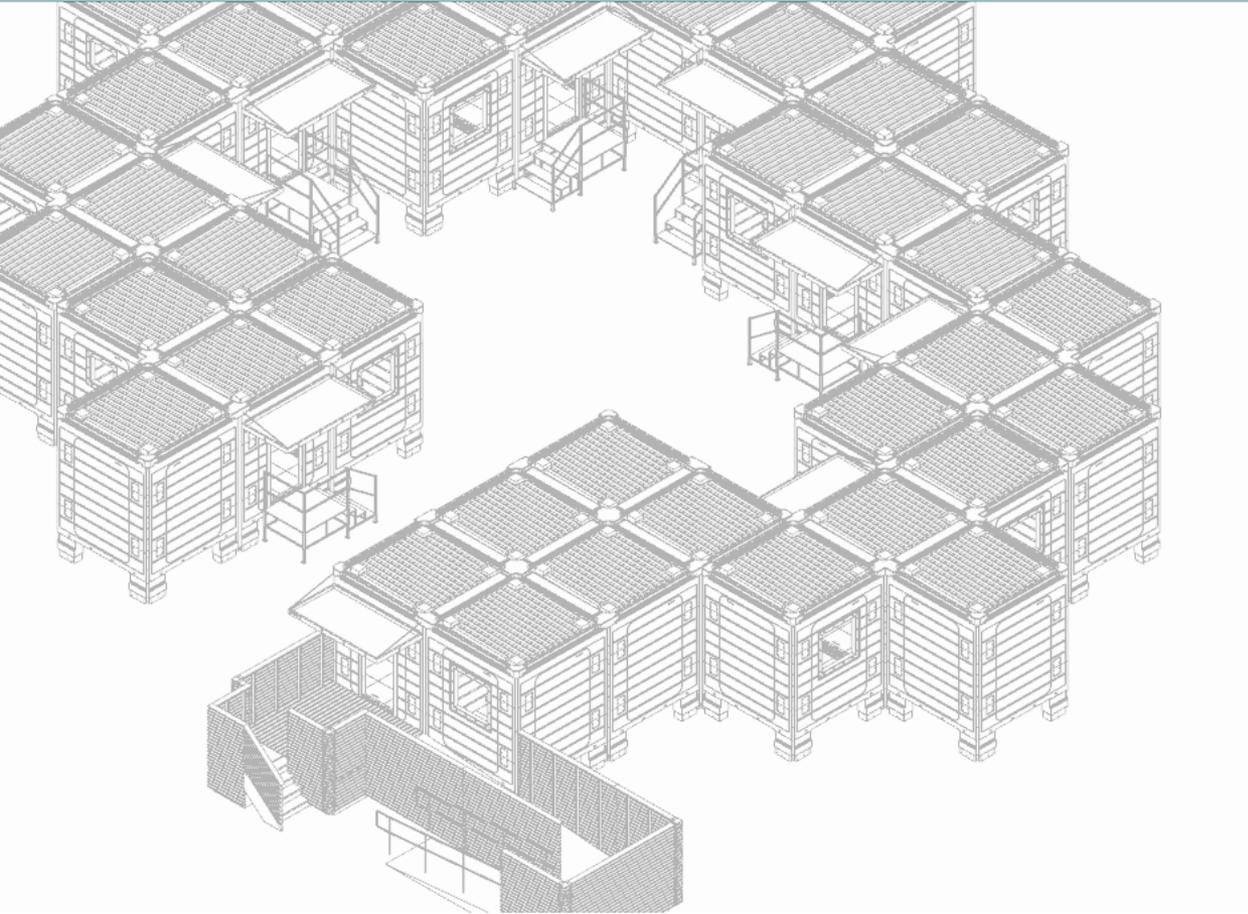
10925

the Wellesbourne

Gyu-Kaku Japanese BBQ

CPRA 02-CD5-2-000085





INTERIM HOUSING DEVELOPMENT PROPOSAL

2377 Midvale

Submitted to Council District 5

Mar 2023

Lifeark Interim Supportive Housing for CD-5

Lifeark is pleased to submit this preliminary proposal for permanent supportive housing for homeless and at-risk population in Los Angeles Council District 5 using our innovative LifeArk modular system. Lifeark is a new, patented mass production housing technology that has the potential to significantly reduce the cost and timeline of housing construction.

Presented in this proposal for 2377 Midvale using Lifeark Ensuite 100 and 134 Models. LifeArk can provide complete factory assembled units that can be placed on site foundation and fully completed within 6 months.

Lifeark is the first fully certified structural load bearing plastic building product on the market. It is tested and approved for safety and quality as a new building material through IAPMO-UES, a national codes and standards approval agency, and compliant with 2022 international and California building and residential codes. Lifeark is certified by the California department of housing and community development (HCD) factory-built housing and commercial modular program.

Please let us know if you have any questions. We are excited for the opportunity to share Lifeark's modular housing innovations to meet the longer-term housing needs of homeless and at-risk population in your district.

Thank you,
Charles Wee



Site Option 1

Address: 2377 Midvale Ave LA CA 90064

Site Area: 16,340 SF

- Lot 1: 10,065 SF
- Lot 2: 6,275 SF
- Located at the corner of W. Pico and Midvale split by an alley



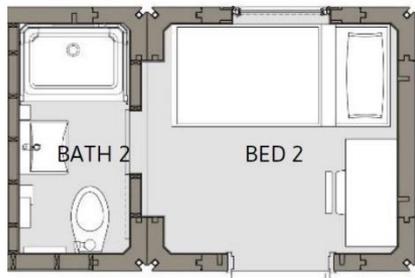
Site Option 2

Site Area: 18,305 SF

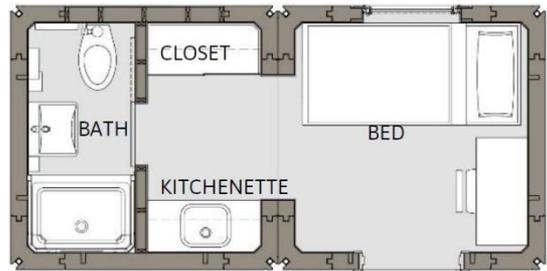
- Parking lot A & B combined



Lifeark Plans



100 SF Ensuite Unit (Double Unit shown)



134 SF Ensuite Unit



400 SF Admin/ Flex Unit



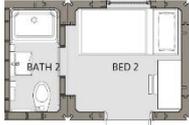
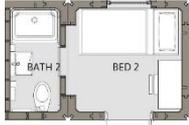
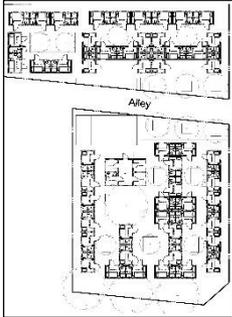
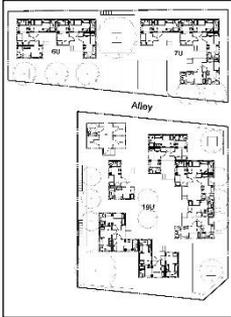
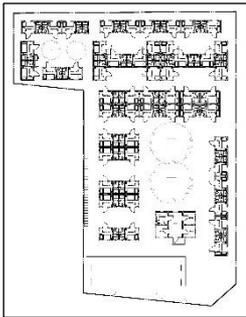
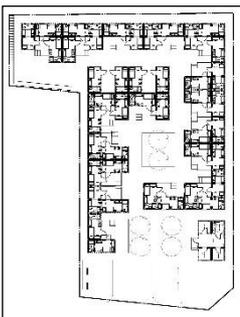
Lifeark Single Module



Ensuite Unit Interior



Ensuite Unit Exterior Example

Options	Alley 1	Alley 2	Combined 1	Combined 2
Unit Type				
Site Layout				
# of Units Total SF Cost Per Bed Project Cost	50 Units 5,400 SF \$34,000 \$1.7 Million	31 Units 4,430 SF \$55,000 \$1.7 Million	54 Units 5,800 SF \$35,000 \$1.9 Million	43 Units 5,990 SF \$53,000 \$2.3 Million

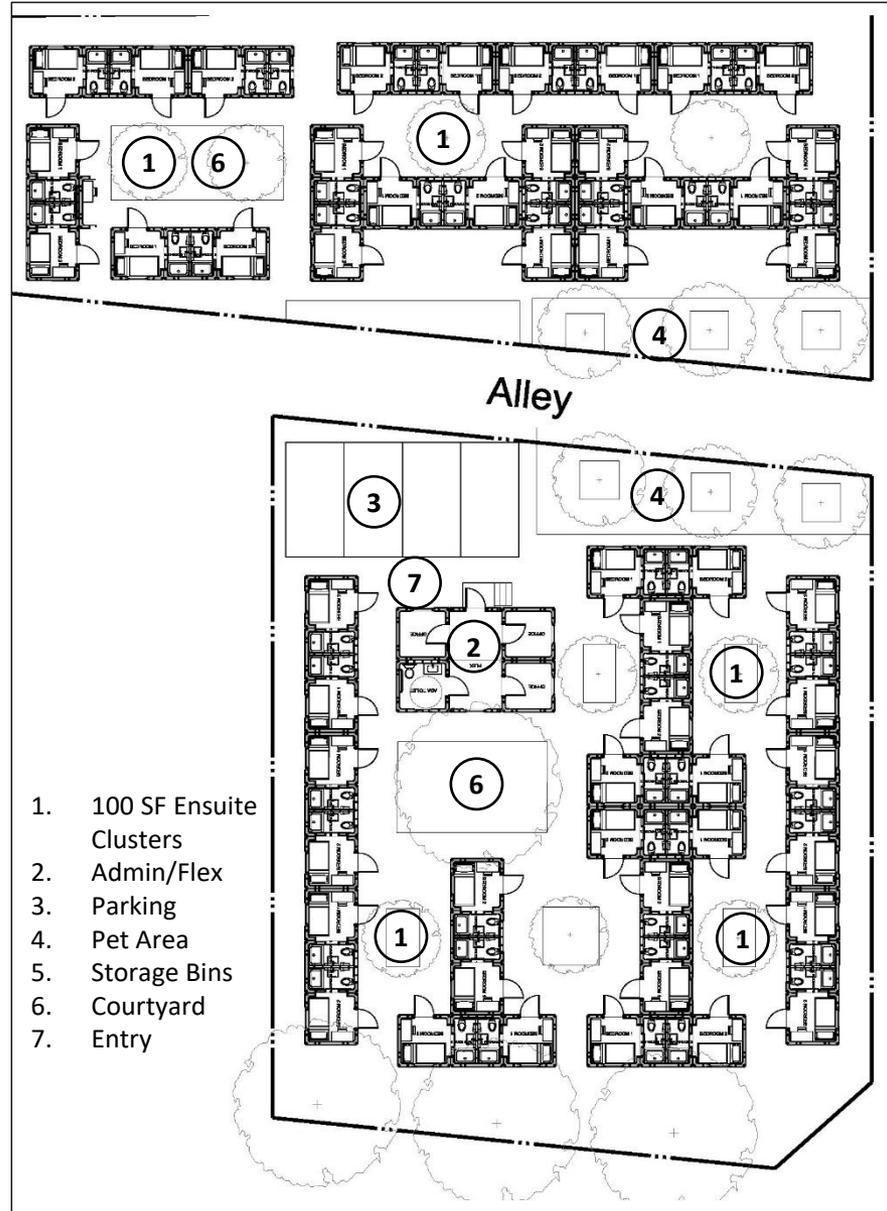
2377 Midvale Alley Option 1- Ensuite 100



100 SF Ensuite Unit



Midvale Opt 2	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	50	5,000
Admin/Flex	3x2	400	1	400
Beds			50	5,400



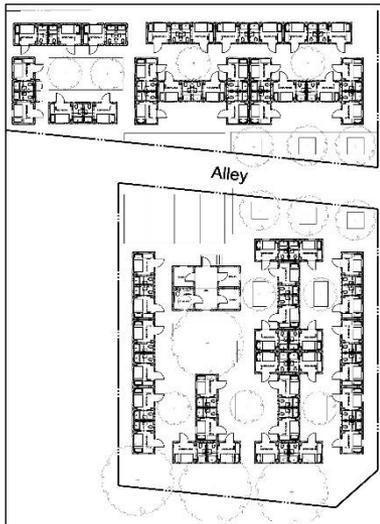
1. 100 SF Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry

2377 Midvale Alley Option 1- Budget Costing

2377 Midvale Alley Option 1 - Budget Costing

Costing as of 3/24/2023

Site Area	Acre		SF									
	0.38		16,340									
Housing Type	Mods		Area	All Lifemark								
	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options	Options Total	Total + Options
1.5 x1 Ensuite Unit	1.5	75	100	50	1	50	5,000	\$ 29,000	\$ 1,450,000	\$ -	\$ -	\$1,450,000
1x1 Deck	0	0	-	25	0	0	-	\$ 3,000	\$ 75,000	\$ -	\$ -	\$75,000
3x2 Flex	6	6	400	1	0	0	400	\$ 171,000	\$ 171,000	\$ -	\$ -	\$171,000
Total		81				50	5,400		\$ 1,696,000		\$ -	\$1,696,000
Unit Cost	\$20,938					\$33,920	\$ 314					
Unit Cost Inc Options	\$20,938					\$33,920	\$ 314					



Midvale Opt 2	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	50	5,000
Admin/Flex	3x2	400	1	400
Beds			50	5,400

- Budget costing is approximate and subject to change. Final estimate will be based on final project scope and design.

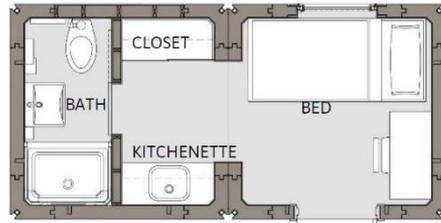
Exclusions

- Land
- Sitework
- Soft Costs
- Prevailing wage site work
- ADA Provisions

Options

- Radiant Heating & Cooling
- Off-Grid System
- FF&E

2377 Midvale Alley Option 2- Ensuite 134



134 SF Ensuite Unit



Midvale Opt 1	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	134	31	4,030
Admin/Flex	3x2	400	1	400
Beds			31	4,430

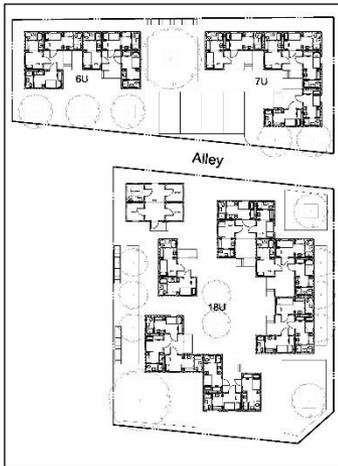
1. 134 SF Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry

2377 Midvale Alley Option 2- Budget Costing

2377 Midvale Option 1- Budget Costing

Costing as of 3/24/2023

Site Area		Acre	SF									
		0.38	16,340									
Housing Type	Mods		Area	All Lifeark								
	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	2	62	130	31	1	31	4,030	\$ 48,000	\$ 1,488,000	\$ -	\$ -	\$1,488,000
1x1 Deck	0	0	-	13	0	0	-	\$ 3,000	\$ 39,000	\$ -	\$ -	\$39,000
3x2 Flex	6	6	400	1	0	0	400	\$ 171,000	\$ 171,000	\$ -	\$ -	\$171,000
Total		68				31	4,430		\$ 1,698,000		\$ -	\$1,698,000
Unit Cost		\$24,971				\$54,774	\$ 383					
Unit Cost Inc Options		\$24,971				\$54,774	\$ 383					



Midvale Opt 1	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	31	4,030
Admin/Flex	3x2	400	1	400
Beds			31	4,430

- Budget costing is approximate and subject to change. Final estimate will be based on final project scope and design.

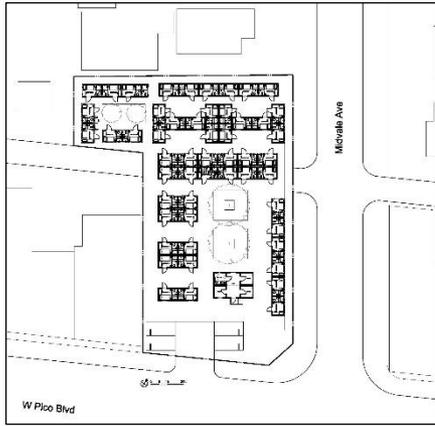
Exclusions

- Land
- Sitework
- Soft Costs
- Prevailing wage site work
- ADA Provisions

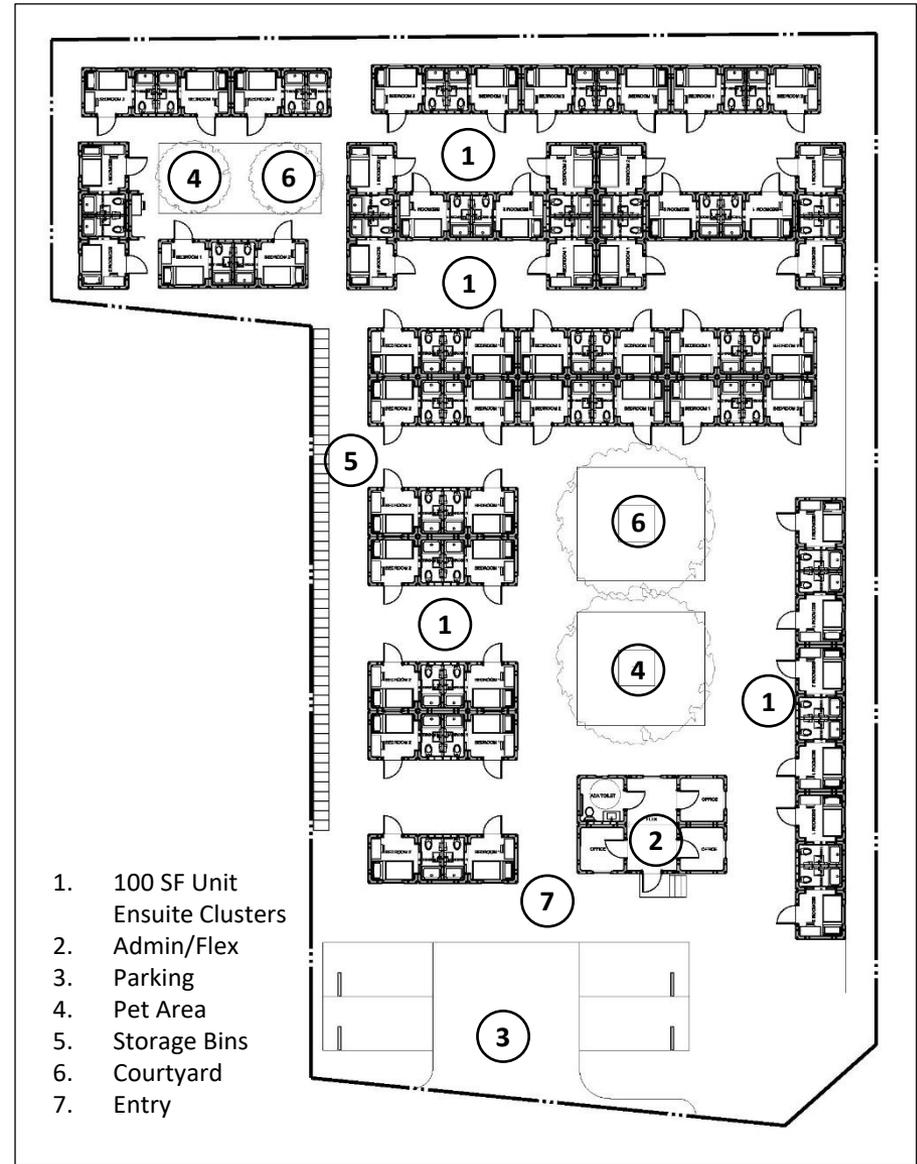
Options

- Radiant Heating & Cooling
- Off-Grid System
- FF&E

2377 Midvale Combined Option 1- Ensuite 100



100 SF Ensuite Unit



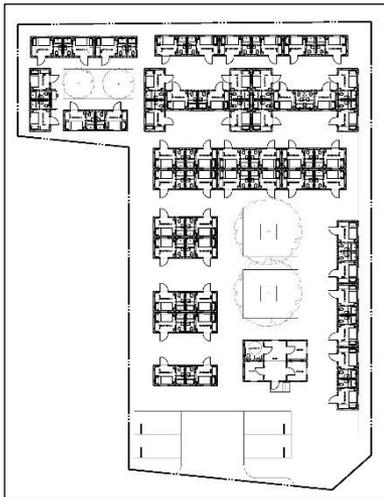
1. 100 SF Unit Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry

Midvale Opt	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	54	5,400
Admin/Flex	3x2	400	1	400
Beds			54	5,900

2377 Midvale Combined Option 1- Ensuite 100

2377 Midvale Combined Option 1- Budget Costing

Site Area		Acre		SF		Costing as of 3/24/2023						
		0.38		16,340								
Housing Type	Mods		Area	All Lifemark								
	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options	Options Total	Total + Options
2x1 Ensuite Unit	1.5	81	100	54	1	54	5,400	\$ 29,957	\$ 1,617,702	\$ -	\$ -	\$1,617,702
1x1 Deck	0	0	-	27	0	0	-	\$ 3,000	\$ 81,000	\$ -	\$ -	\$81,000
3x2 Flex	6	6	400	1	0	0	400	\$ 171,000	\$ 171,000	\$ -	\$ -	\$171,000
Total		87				54	5,800		\$ 1,869,702		\$ -	\$1,869,702
Unit Cost	\$21,491					\$34,624	\$ 322					
Unit Cost Inc Options	\$21,491					\$34,624	\$ 322					



Midvale Opt	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	54	5,400
Admin/Flex	3x2	400	1	400
Beds			54	5,900

• Budget costing is approximate and subject to change. Final estimate will be based on final project scope and design.

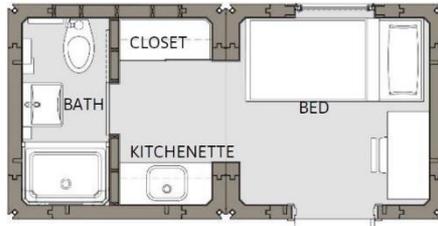
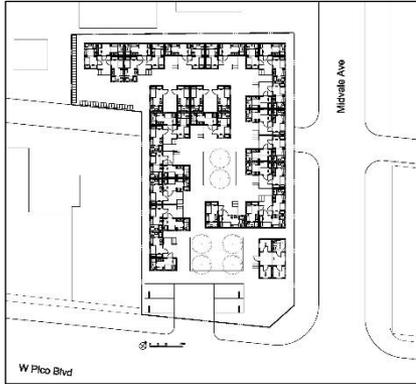
Exclusions

- 1 Land
- 2 Sitework
- 3 Soft Costs
- 4 Prevailing wage site work
- 5 ADA Provisions

Options

- 1 Radiant Heating & Cooling
- 2 Off-Grid System
- 3 FF&E

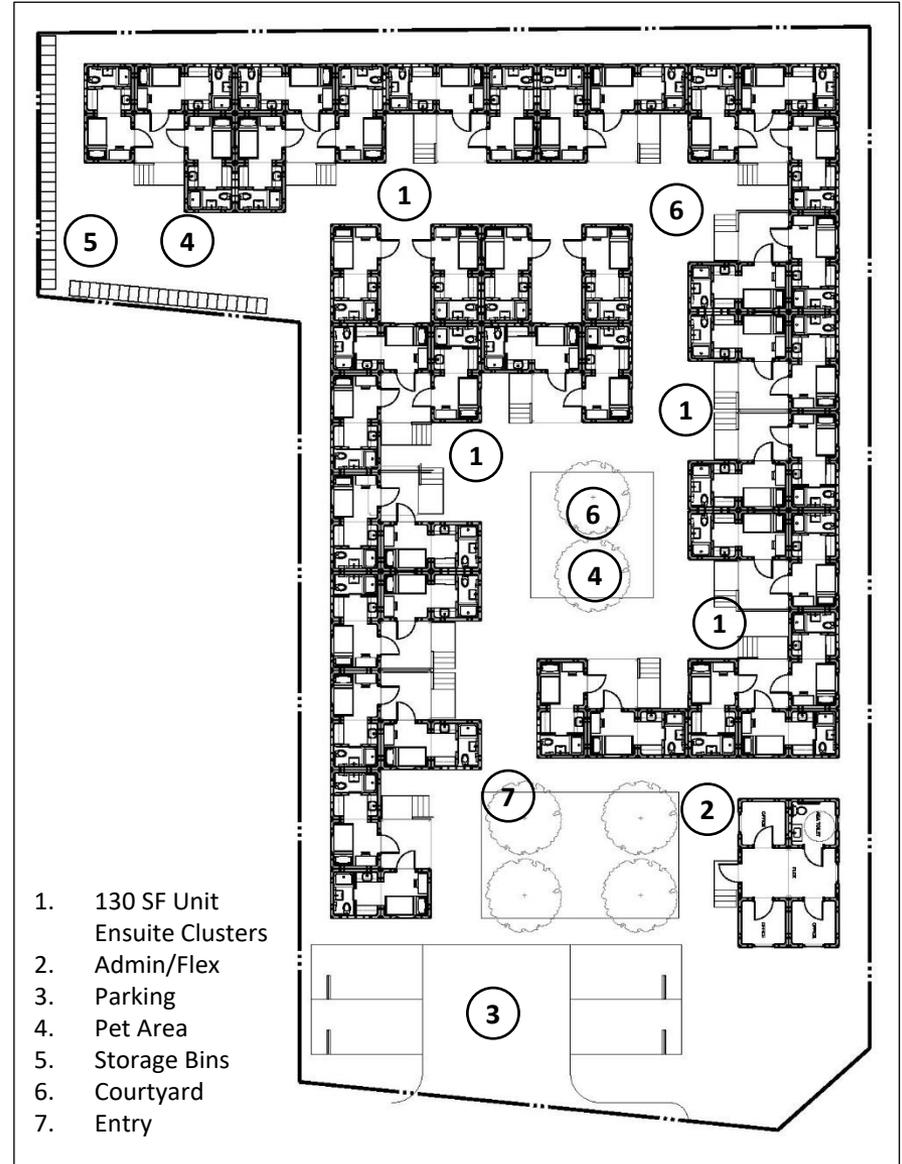
2377 Midvale Combined Option- Ensuite 134



134 SF Ensuite Unit



Midvale Opt 2	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	134	43	5,762
Admin/Flex	3x2	400	1	400
Beds			43	6,162

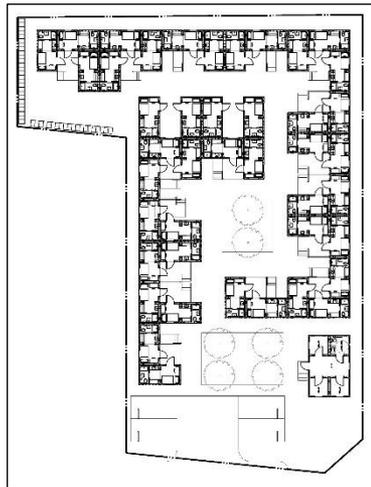


1. 130 SF Unit Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry

2377 Midvale Combined Option- Ensuite 134

2377 Midvale Combined Option 2- Budget Costing

Site Area		Acre	SF	Costing as of 3/24/2023								
		0.38	16,340									
Housing Type	Mods		Area	All Lifemark								
	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	2	86	134	43	1	43	5,762	\$ 48,000	\$ 2,064,000	\$ -	\$ -	\$2,064,000
1x1 Deck	0	0	-	14	0	0	-	\$ 3,000	\$ 42,000	\$ -	\$ -	\$42,000
3x2 Flex	6	6	400	1	0	0	400	\$ 171,000	\$ 171,000	\$ -	\$ -	\$171,000
Total		92				43	6,162		\$ 2,277,000		\$ -	\$2,277,000
Unit Cost	\$24,750					\$52,953	\$ 370					
Unit Cost Inc Options	\$24,750					\$52,953	\$ 370					



Midvale Opt 2	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	43	5,590
Admin/Flex	3x2	400	1	400
Beds			43	5,990

• Budget costing is approximate and subject to change. Final estimate will be based on final project scope and design.

Exclusions

- 1 Land
- 2 Sitework
- 3 Soft Costs
- 4 Prevailing wage site work
- 5 ADA Provisions

Options

- 1 Radiant Heating & Cooling
- 2 Off-Grid System
- 3 FF&E

Architectural Character



* Renderings are from LifeArk's other projects. For illustrating architectural character only

Architectural Character



* Renderings are from Lifeark's other projects. For illustrating architectural character only

Architectural Character



* Renderings are from Lifeark's other projects. For illustrating architectural character only

Lifemark Modulares

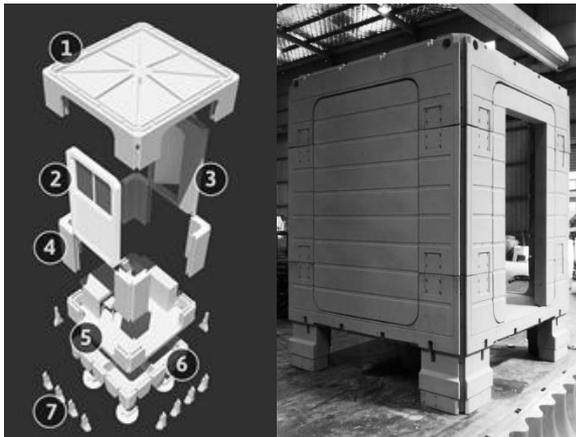
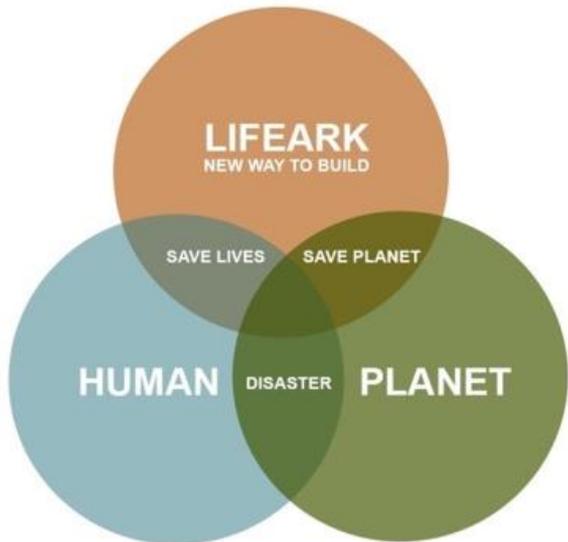


* Lifemark project photos for illustration only. Not for this project.

Lifemark Tyler El Monte PSH Project



* Lifemark project photos for illustration only. Not for this project.



INNOVATING HOUSING TECHNOLOGY THAT SAVES LIVES AND THE PLANET

- LifeArk SPC was established as a California Social Purpose Corporation (SPC) with a mission to create safe, sustainable and affordable homes and shelter
 - Shelter/interim housing for the homeless
 - Emergency relief housing
- LifeArk modular system is designed to save the lives of people experiencing displacement or substandard shelter as a result of human or climate disasters
- Efficiently mass-produced, but incredibly customizable and scalable due to its kit-of-parts system
- Able to withstand extreme disasters, such as earthquakes and flooding
- Pioneering use of plastic as load-bearing material in building housing – using plastic as a long-lived, durable product that can be used over decades rather than as a single-use disposable material that pollutes our environment
- Can use recycled plastic as raw material and gives off no harmful fumes into the environment

Lifeark Community Making By Design



From a single shelter module to community cluster then can be grown to become a larger village with communal spaces for everyone

Lifeark Emergency Shelter Deployment Process



Rotomolding

Transport

Stockpile

Factory Assembly

Site Deployment

Site Assembly

Completion

Lifeark's Essential Cost and Time Saving System



Simple foundation system which can be anchored to any surface including compacted soil, asphalt or concrete

High under module chase space allows for all utilities to run under the crawl space to omit any expensive trenching

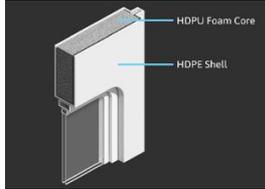
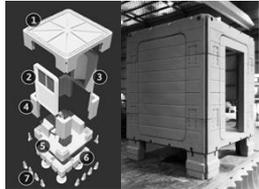
Ability to simply install and run all utility systems through the side wall with single stub-up points for all main utility connections

LA County Housing Innovation Challenge award-winning project

- 18 units for homeless + mgr's unit
- 14,805 SF lot size / R-3 zoning
- Counts as 19 units towards City of El Monte's RHNA quota
- \$3.6 million total project cost
- \$190k per unit, compared to \$597k per unit cost of homeless housing building with LA City's Proposition HHH funding
- Innovative use of shared housing design for better client outcomes



WE'RE RADICALLY RETHINKING HOUSING



PATENTED DESIGN

- First of its kind, fully approved mass-produced housing in the world to use plastic polymer in compliance with international and California building codes.
- Kit-of-parts with Lego-like simplicity allows easy assembly and transport
- Raised floor with 22" clear crawl space allows for all utilities to run under the building above the ground to minimize sitework costs
- Fully independent modular system allows for easy disassembly for cost effective relocation and reuse

NEW CONSTRUCTION MATERIAL

- HDPE with PU foam insulation allows for high structural strength, buoyancy, R-40 thermal resistance and high acoustic value
- First of its kind to use plastic as a load bearing material in construction allowing design to be used in high wind and high seismic areas
- Code compliant Class-A fire rating allows lifeark to be used in the most extreme fire prone areas
- Certified raw plastic material allow use of up to 30% of post consumer recycled plastic as a main building material to help clean plastic trash from ocean and landfills

NEW MANUFACTURING

- Rotational molding allows mass production possible at low cost & low capital investment
- Easily scalable through the technology transfer and manufacturing licensing of hundreds of existing rotomolder around the world
- Most common plastic processing process but never been used in the housing construction industry

FACTORY ASSEMBLY & TRANSPORT

- Certified under ca HCD (CA Housing & Community Development) approved factory built housing and commercial modular
- Factory assembly of rotomolded parts under controlled environment allows for maximum product quality control and efficiency in modular fit-out
- Precise control of the building material results in zero construction waste
- Small 8x8 modules allow for easy loading, unloading and transport using forklift for assembly and non-wide-load flatbed for transport to the job site

SITE ASSEMBLY

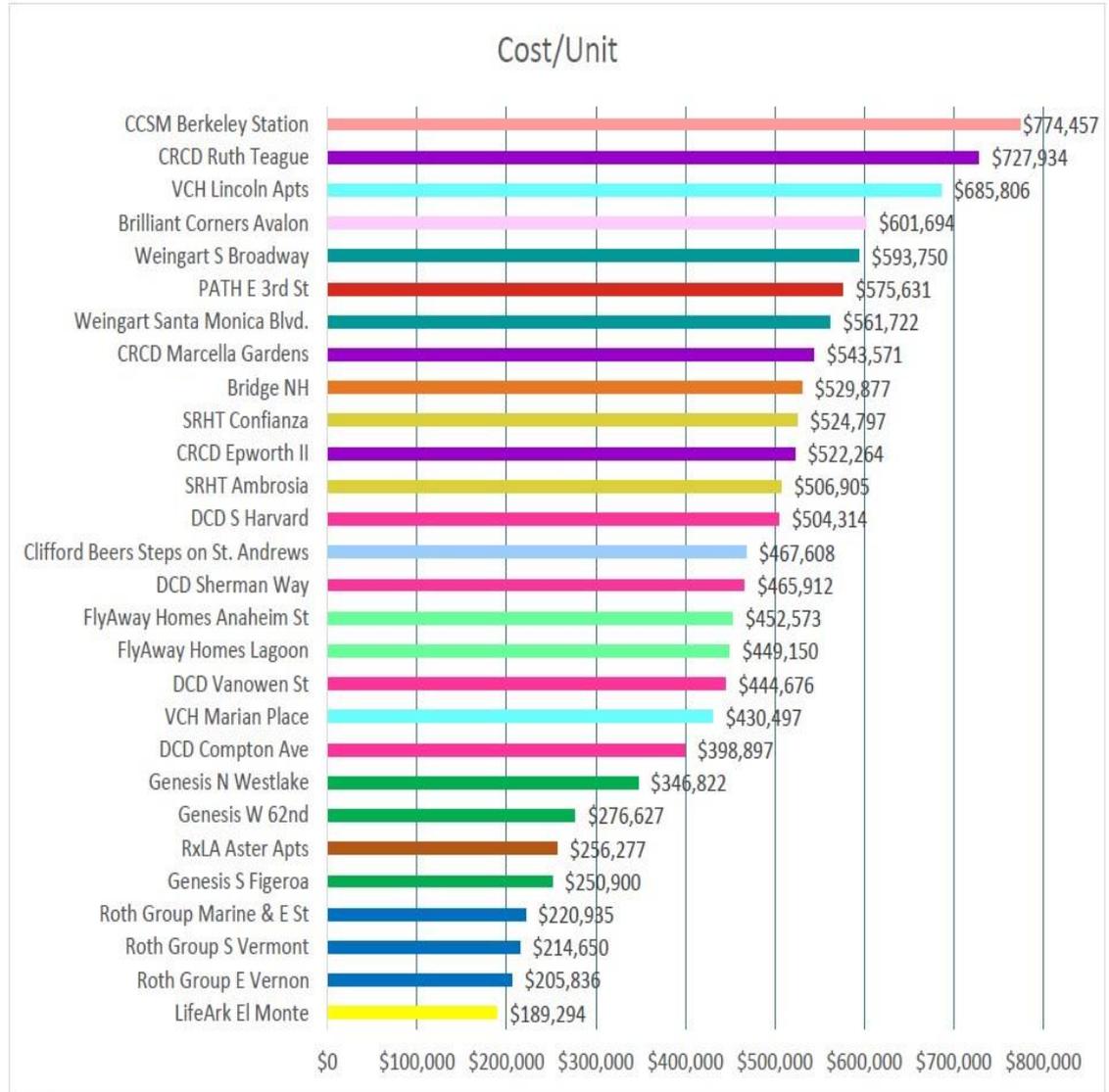
- Concurrent site work and factory assembly saves construction time
- Complete factory installed MEPFS allows for simple connection to the site utilities at a minimal point of connection allowing substantial sitework construction cost savings

PROOF OF CONCEPT PROJECT

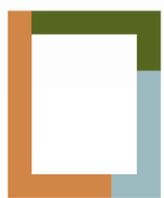
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- HCD models approved by the Housing and Community Development (HCD)'s Factory-Built Housing Program
- Construction was completed in early 2022 and the very first resident moved in April 2022
- Total all-in unit cost \$190,000 per unit

Report sponsored by the United Way of Greater LA's Home For Good Funders Collaborative and USC's Homeless Policy Institute analyzed development costs for 28 permanent supportive housing projects in LA region:

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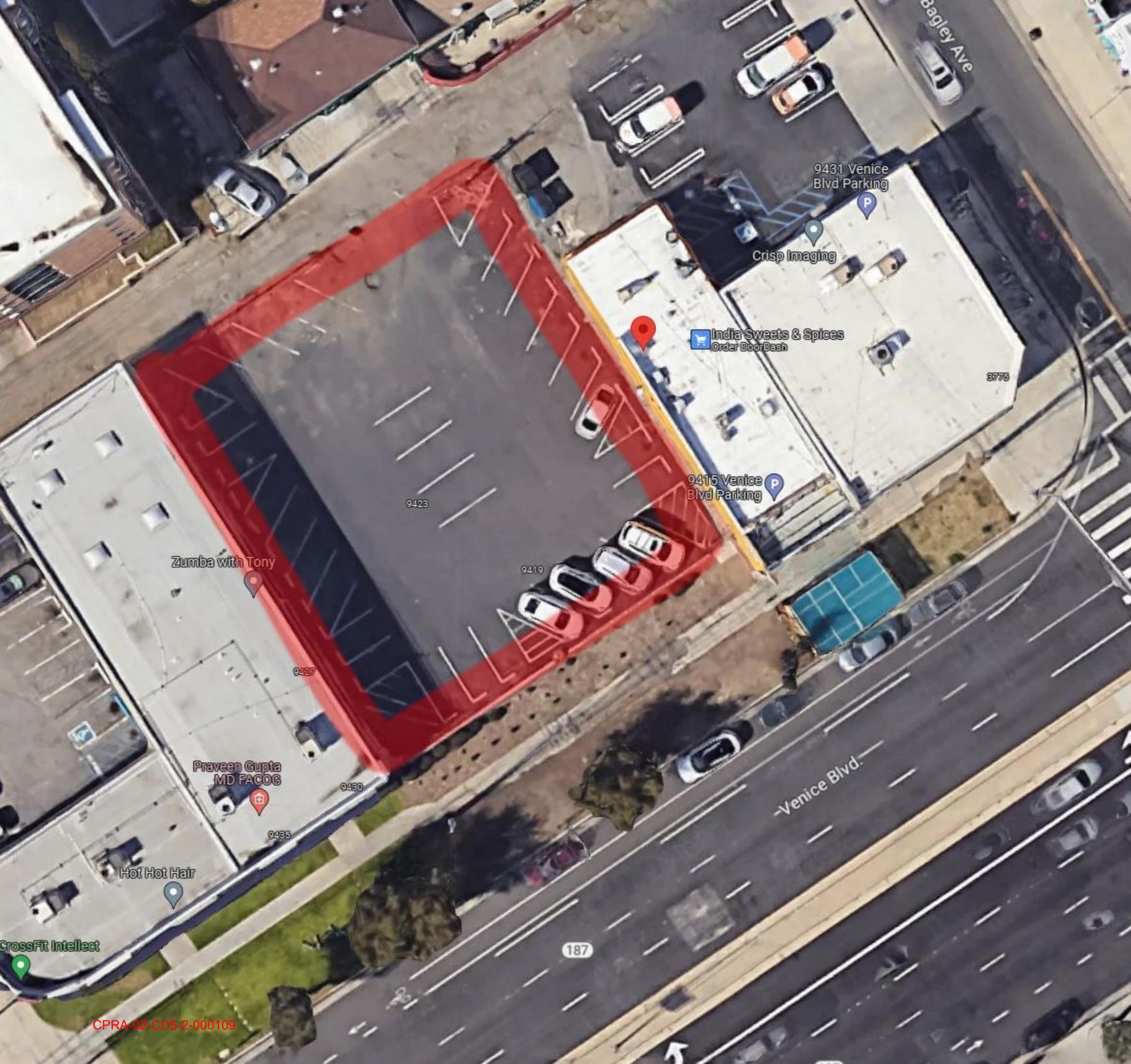
N=28



LifeArk™

HOUSING REIMAGINED

www.lifeark.net
CPRA-02-CD5-2-000108



Zumba with Tony

Praveen Gupta
MD FACOG

Hot Hot Hair

CrossFit Intellect

India Sweets & Spices
Order DoorDash

Crisp Imaging

9431 Venice
Blvd Parking

9415 Venice
Blvd Parking

9423

9419

9427

9430

9435

3775

Venice Blvd.

187

Bagley Ave

9415-9427 Venice Blvd, Los Angeles, CA 90232

Council District (5): Katy Yaroslavsky

Initial Analysis:

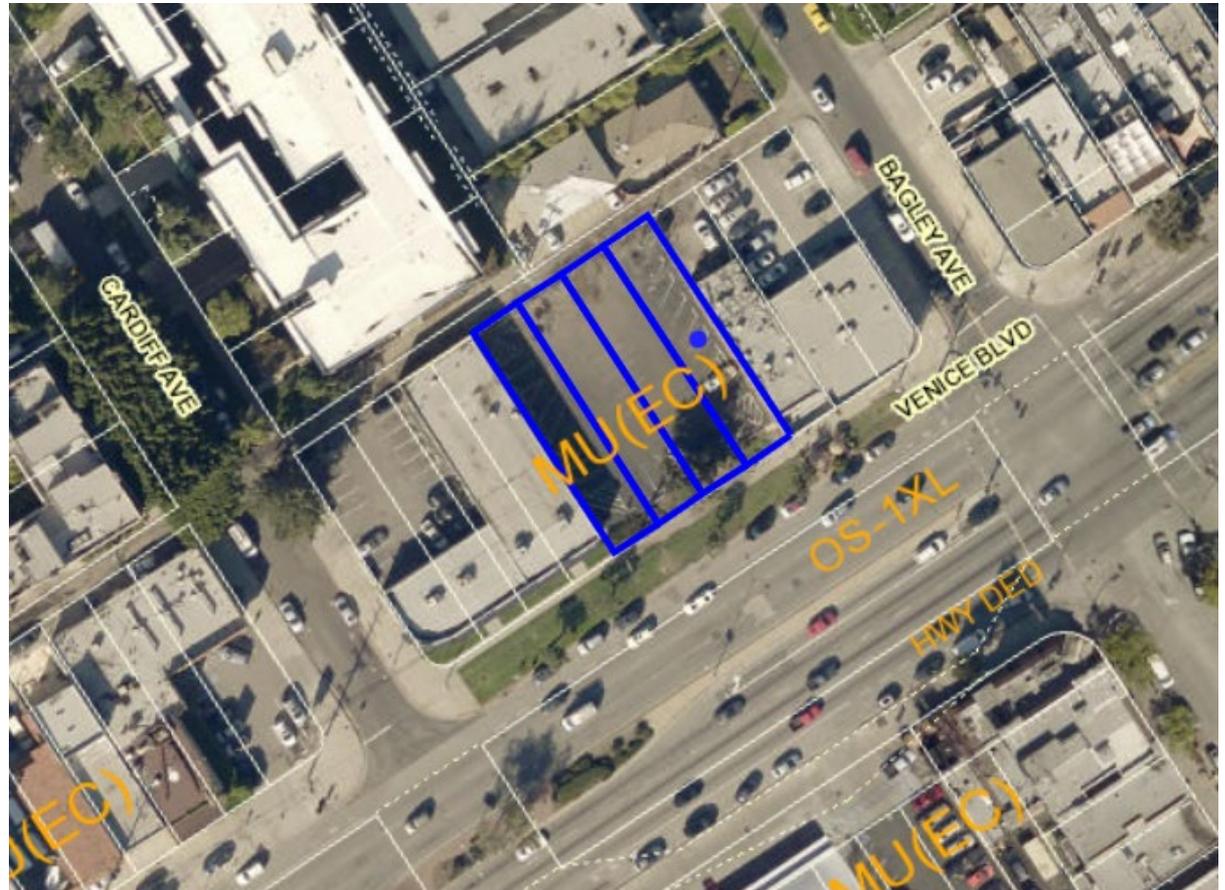
This site is located in the City of Los Angeles but is owned by Culver City, and is operated as a surface parking lot. The MU zoning would require a commercial component be included in a residential development.

The property sits midblock between small commercial buildings, including a restaurant with outdoor seating. A residential neighborhood of multifamily buildings sits just behind the property. The only vehicular access to the site is via the alley to the north.

There are more than five supermarkets within half a mile of the site, and three pharmacies. There is one park and six schools within half a mile from the site. The nearest homeless services are roughly 2.5 miles from the site.

Metro Bus #33 and Culver City Buses #1, 1C1, 5, and 7 stop less than one quarter mile from the site.

Owner: Culver City
Zoning: MU(EC)
APN: 4313019900, -901, -902, -903
Lot Size: 12,500 SF



CPRA-02-CD5-2-000110

9415-9427 Venice Blvd, Los Angeles, CA 90232
Council District (5): Katy Yaroslavsky



CPRA-02-CD5-2-000111

9415-9427 Venice Blvd, Los Angeles, CA 90232

Council District (5): Katy Yaroslavsky

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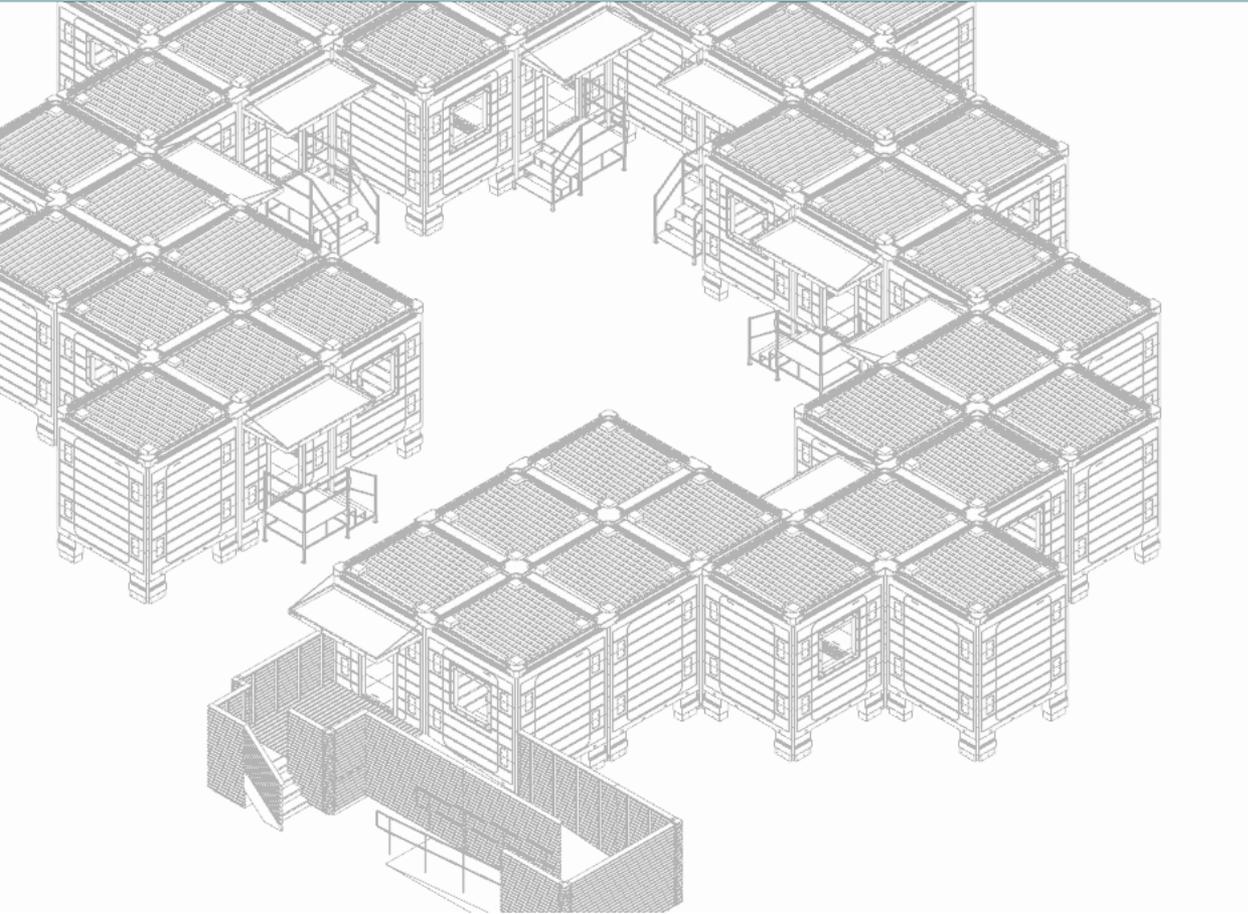
CPRA-02-CD5-2-000112

9415-9427 Venice Blvd, Los Angeles, CA 90232

Council District (5): Katy Yaroslavsky



CFRA-02-CD5-2-000113



INTERIM HOUSING DEVELOPMENT PROPOSAL

9415 Venice

Submitted to Council District 5

Mar 2023

Lifeark Interim Supportive Housing for CD-5

Lifeark is pleased to submit this preliminary proposal for permanent supportive housing for homeless and at-risk population in Los Angeles Council District 5 using our innovative LifeArk modular system. Lifeark is a new, patented mass production housing technology that has the potential to significantly reduce the cost and timeline of housing construction.

Presented in this proposal for 9415 Venice are layouts using Lifeark Ensuite 100 and Ensuite 134 models. LifeArk can provide complete factory assembled units that can be placed on site foundation and fully completed within 6 months.

Lifeark is the first fully certified structural load bearing plastic building product on the market. It is tested and approved for safety and quality as a new building material through IAPMO-UES, a national codes and standards approval agency, and compliant with 2022 international and California building and residential codes. Lifeark is certified by the California department of housing and community development (HCD) factory-built housing and commercial modular program.

Please let us know if you have any questions. We are excited for the opportunity to share Lifeark's modular housing innovations to meet the longer-term housing needs of homeless and at-risk population in your district.

Thank you,
Charles Wee



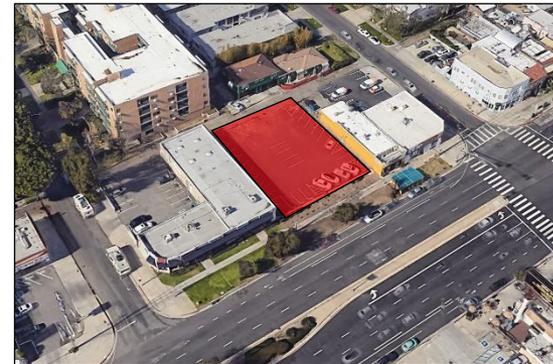
CEO – LifeArk SPC

Site

Address: 9415 Venice Blvd., Culver City, CA 90232

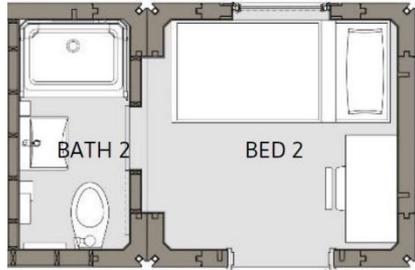
Site Area: 12,500 SF

- Located along Venice Blvd between Bagley and Cardiff Ave in Culver City CA.

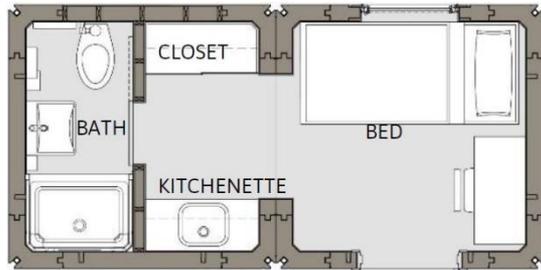


Aerial view from SW

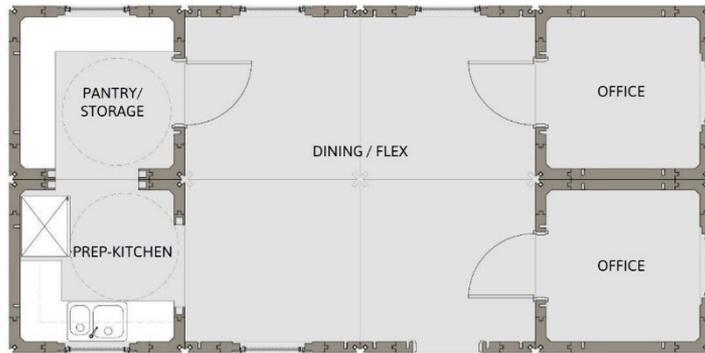
LifeArk Plans



100 SF Ensuite Unit (Double Unit shown)



134 SF Ensuite Unit



400 SF Admin/ Flex Unit



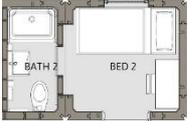
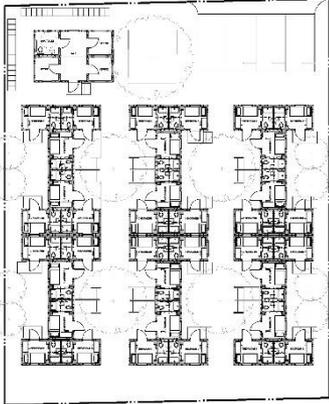
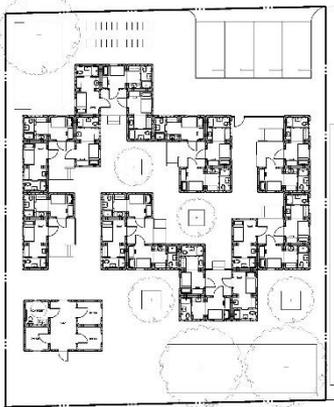
Lifeark Single Module



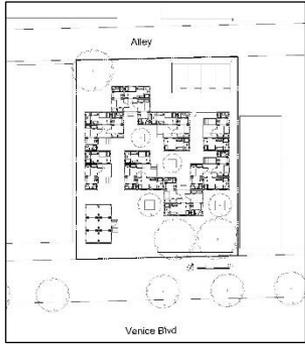
Ensuite Unit Interior



Ensuite Unit Exterior Example

Options	Ensuite 100	Ensuite 134
Unit Type		
Site Layout		
<p># of Units Total SF Cost Per Bed Project Cost</p>	<p>36 Units 4,000 SF \$35,000 \$1.27 Million</p>	<p>22 Units 3,348 SF \$57,000 \$1.25 Million</p>

9415 Venice Site Plan Option 1

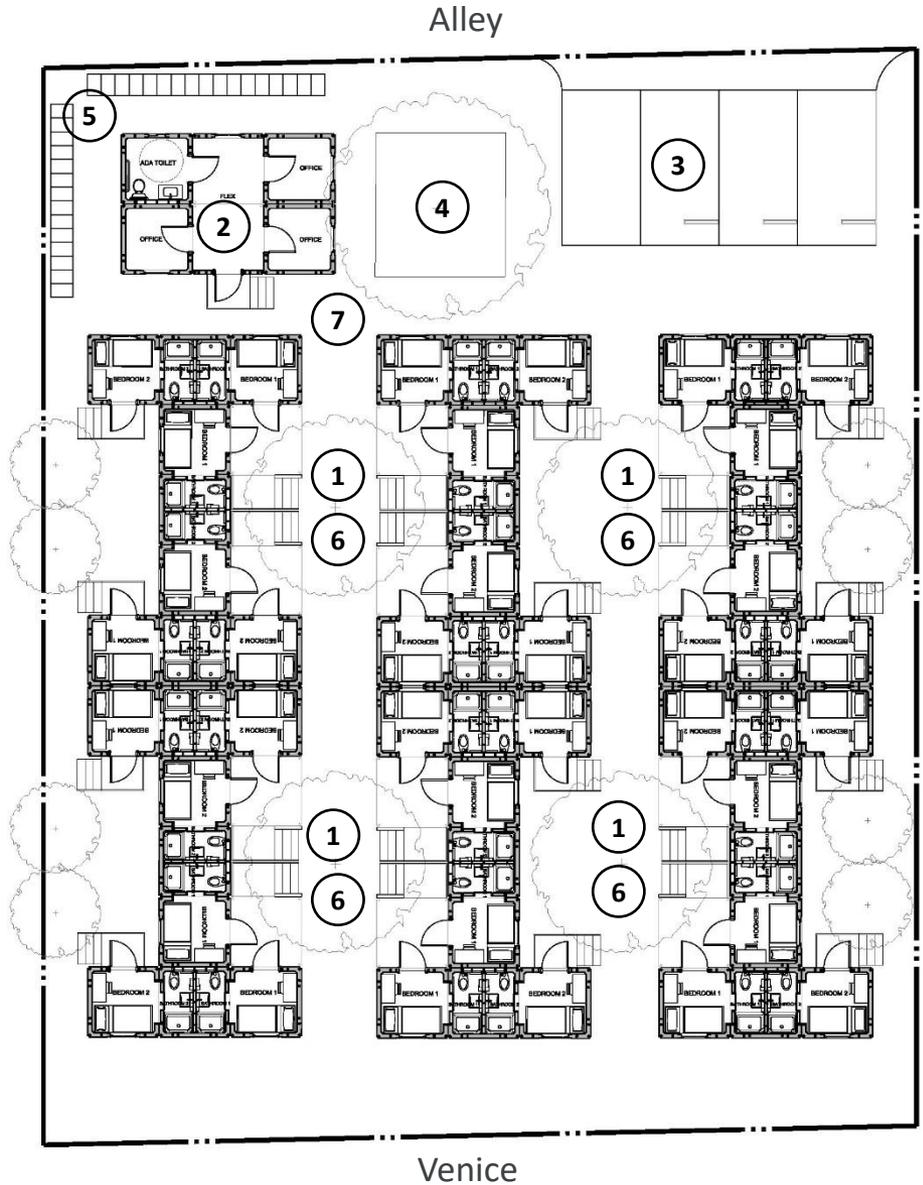


100 SF Ensuite Unit



	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	36	3,600
Admin/ Flex	3x2	400	1	400
Beds			36	4,000

1. Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry



9415 Venice Option 1- Budget Costing

9415 Venice Option 1- Budget Costing

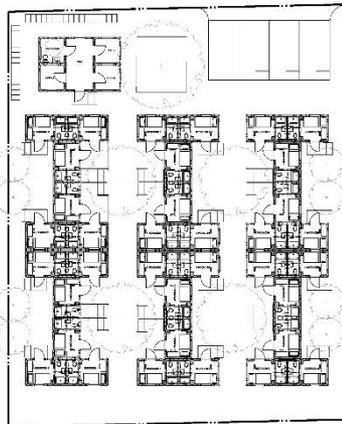
Costing as of 3/24/2023

Site Area

Acre	SF
0.29	12,500

Housing Type	Mods		Area SF/Unit	All Lifeark								
	Mods	Total		# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	1.5	54	100	36	1	36	3,600	\$ 29,000	\$ 1,044,000	\$ -	\$ -	\$1,044,000
1x1 Deck	0	0	-	18	0	0	-	\$ 3,000	\$ 54,000	\$ -	\$ -	\$54,000
3x2 flex	6	6	400	1	0	0	400	\$ 171,000	\$ 171,000	\$ -	\$ -	\$171,000
Total		60				36	4,000		\$ 1,269,000		\$ -	\$1,269,000

Unit Cost	\$21,150				\$35,250	\$ 317						
Unit Cost Inc Options	\$21,150				\$35,250	\$ 317						



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Units	1.5x1	100	36	3,600
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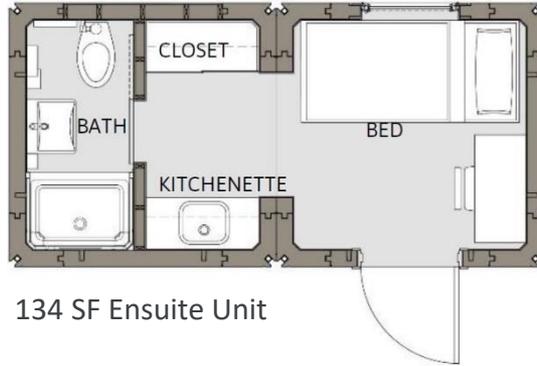
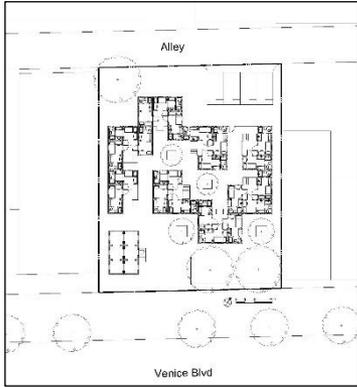
Exclusions

- 1 Land
- 2 Sitework
- 3 Soft Costs
- 4 Prevailing wage site work
- 5 ADA Provisions

Options

- 1 Radiant Heating & Cooling
- 2 Off-Grid System
- 3 FF&E

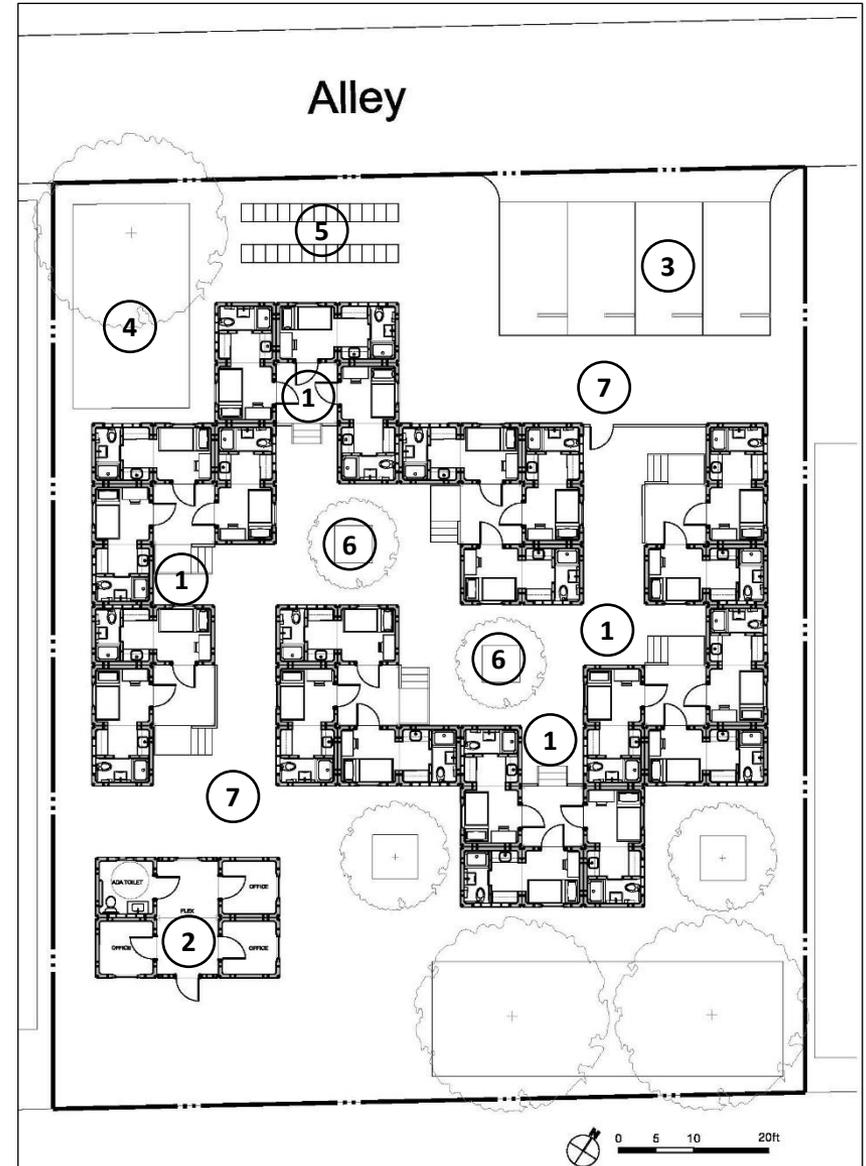
9415 Venice Site Plan Option 2



* Rendering from LifeArk's another project. For illustrating architectural character only

	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	134	22	2,948
Admin/Flex	3x2	400	1	400
Beds			22	3,348

1. Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry

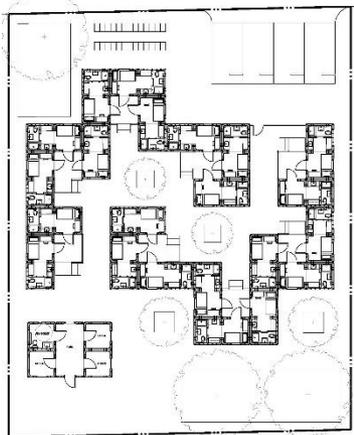


9415 Venice Option 2- Budget Costing

9415 Venice Option 2- Budget Costing

Costing as of 3/24/2023

Site Area		Acre	SF									
		0.29	12,500									
Housing Type	Mods		Area	All Lifeark								
	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	2	44	134	22	1	22	2,948	\$ 48,000	\$ 1,056,000	\$ -	\$ -	\$1,056,000
1x1 Deck	0	0	-	8	0	0	-	\$ 3,000	\$ 24,000	\$ -	\$ -	\$24,000
3x2 flex	6	6	400	1	0	0	400	\$ 171,000	\$ 171,000	\$ -	\$ -	\$171,000
Total		50				22	3,348		\$ 1,251,000		\$ -	\$1,251,000
Unit Cost	\$25,020					\$56,864	\$ 374					
Unit Cost Inc Options	\$25,020					\$56,864	\$ 374					



	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	134	22	2,948
Admin/Flex	3x2	400	1	400
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Architectural Character



* Renderings are from LifeArk's other projects. For illustrating architectural character only

Architectural Character



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Lifemark Modulars

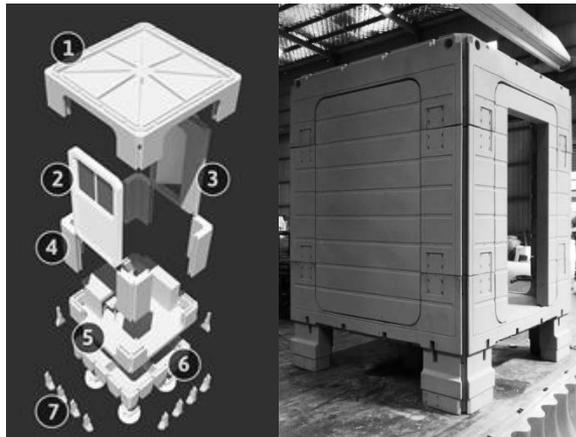
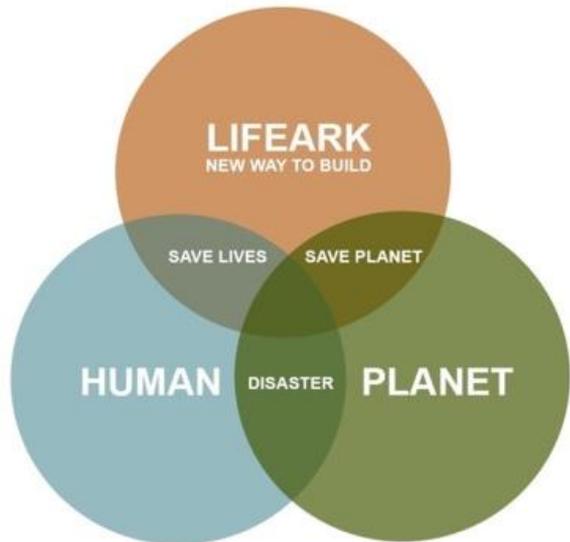


* Lifemark project photos for illustration only. Not for this project.

Lifemark Tyler El Monte PSH Project



* Lifemark project photos for illustration only. Not for this project.



INNOVATING HOUSING TECHNOLOGY THAT SAVES LIVES AND THE PLANET

- LifeArk SPC was established as a California Social Purpose Corporation (SPC) with a mission to create safe, sustainable and affordable homes and shelter
 - Shelter/interim housing for the homeless
 - Emergency relief housing
- LifeArk modular system is designed to save the lives of people experiencing displacement or substandard shelter as a result of human or climate disasters
- Efficiently mass-produced, but incredibly customizable and scalable due to its kit-of-parts system
- Able to withstand extreme disasters, such as earthquakes and flooding
- Pioneering use of plastic as load-bearing material in building housing – using plastic as a long-lived, durable product that can be used over decades rather than as a single-use disposable material that pollutes our environment
- Can use recycled plastic as raw material and gives off no harmful fumes into the environment

Lifeark Community Making By Design



From a single shelter module to community cluster then can be grown to become a larger village with communal spaces for everyone

Lifeark Emergency Shelter Deployment Process



Rotomolding

Transport

Stockpile

Factory Assembly

Site Deployment

Site Assembly

Completion

Lifeark's Essential Cost and Time Saving System



Simple foundation system which can be anchored to any surface including compacted soil, asphalt or concrete

High under module chase space allows for all utilities to run under the crawl space to omit any expensive trenching

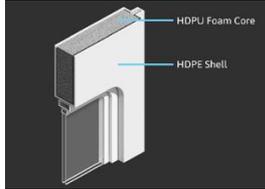
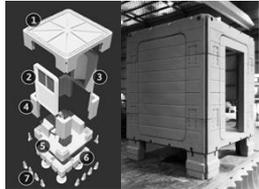
Ability to simply install and run all utility systems through the side wall with single stub-up points for all main utility connections

LA County Housing Innovation Challenge award-winning project

- 18 units for homeless + mgr's unit
- 14,805 SF lot size / R-3 zoning
- Counts as 19 units towards City of El Monte's RHNA quota
- \$3.6 million total project cost
- \$190k per unit, compared to \$597k per unit cost of homeless housing building with LA City's Proposition HHH funding
- Innovative use of shared housing design for better client outcomes



WE'RE RADICALLY RETHINKING HOUSING



PATENTED DESIGN

- First of its kind, fully approved mass-produced housing in the world to use plastic polymer in compliance with international and California building codes.
- Kit-of-parts with Lego-like simplicity allows easy assembly and transport
- Raised floor with 22" clear crawl space allows for all utilities to run under the building above the ground to minimize sitework costs
- Fully independent modular system allows for easy disassembly for cost effective relocation and reuse

NEW CONSTRUCTION MATERIAL

- HDPE with PU foam insulation allows for high structural strength, buoyancy, R-40 thermal resistance and high acoustic value
- First of its kind to use plastic as a load bearing material in construction allowing design to be used in high wind and high seismic areas
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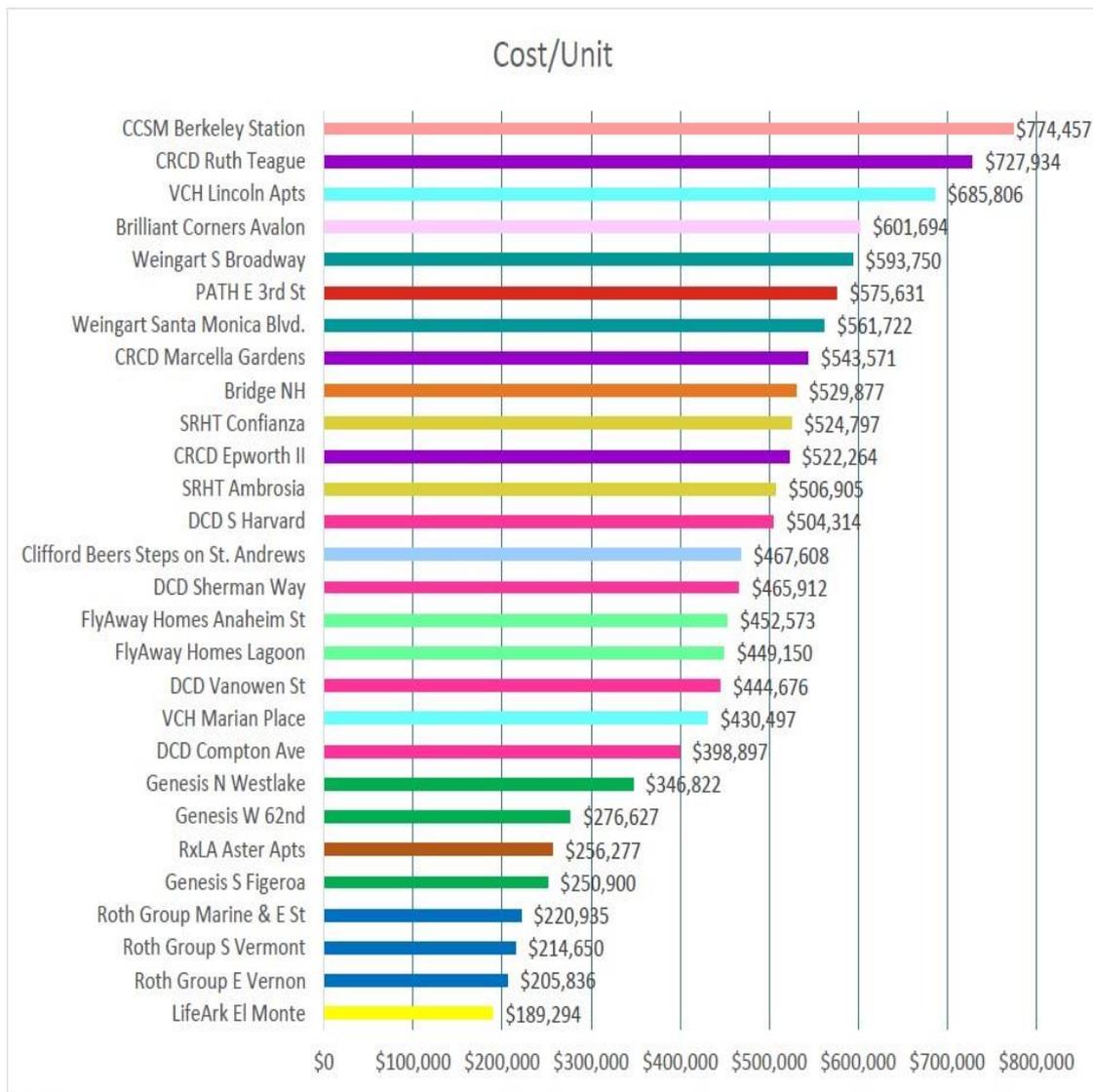
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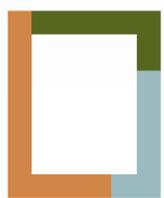
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N=28



LifeArk™

HOUSING REIMAGINED

www.lifeark.net
CPRA-02-CD5-2-000132

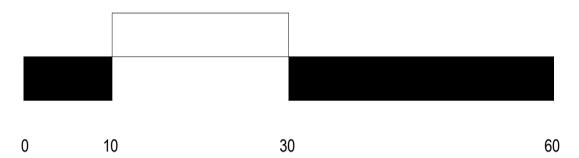


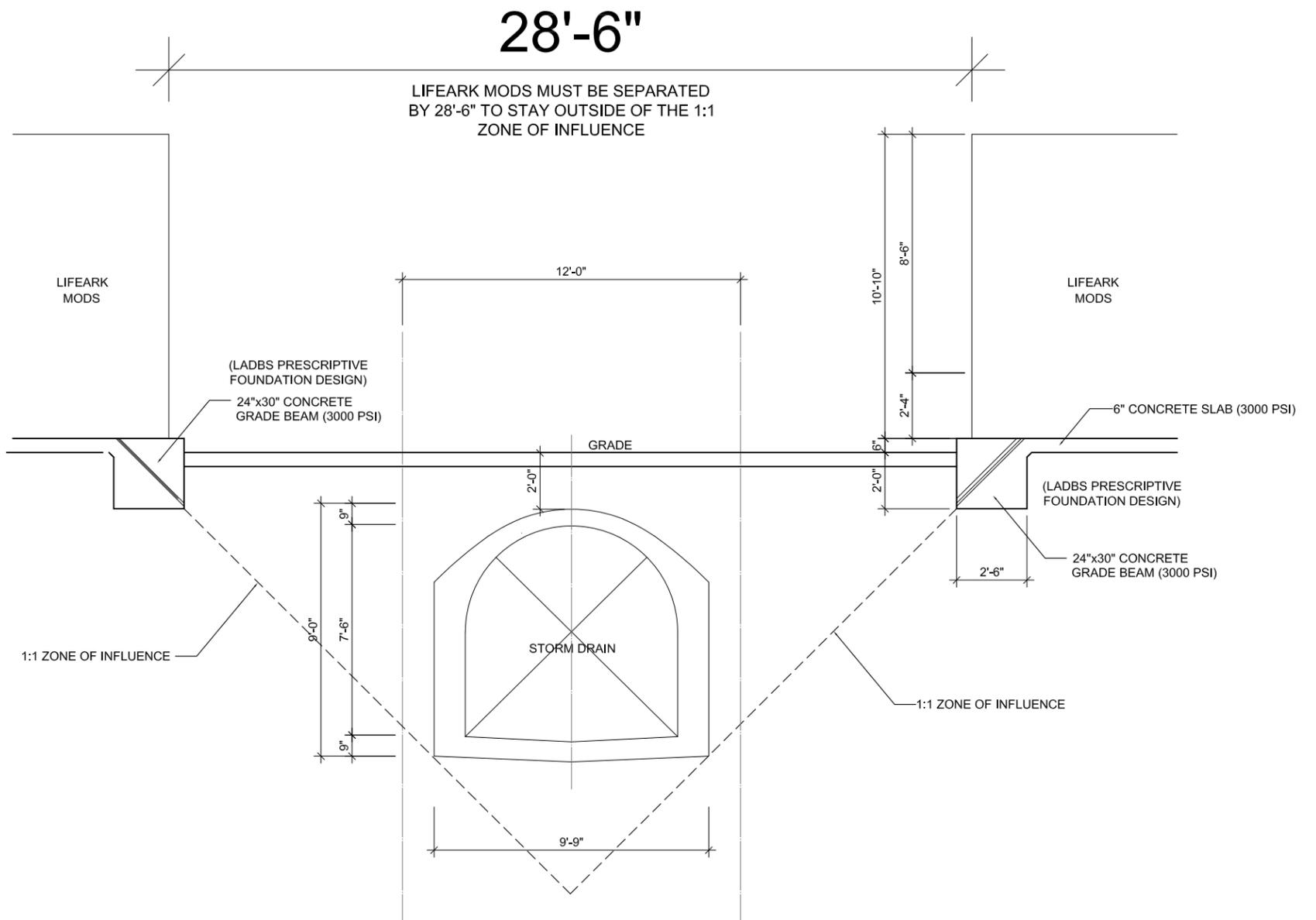
TOTAL COUNT: 40 DOORS

SINGLE UNITS: 36 DOORS
 ADA UNITS: 4 DOORS

AMENITY

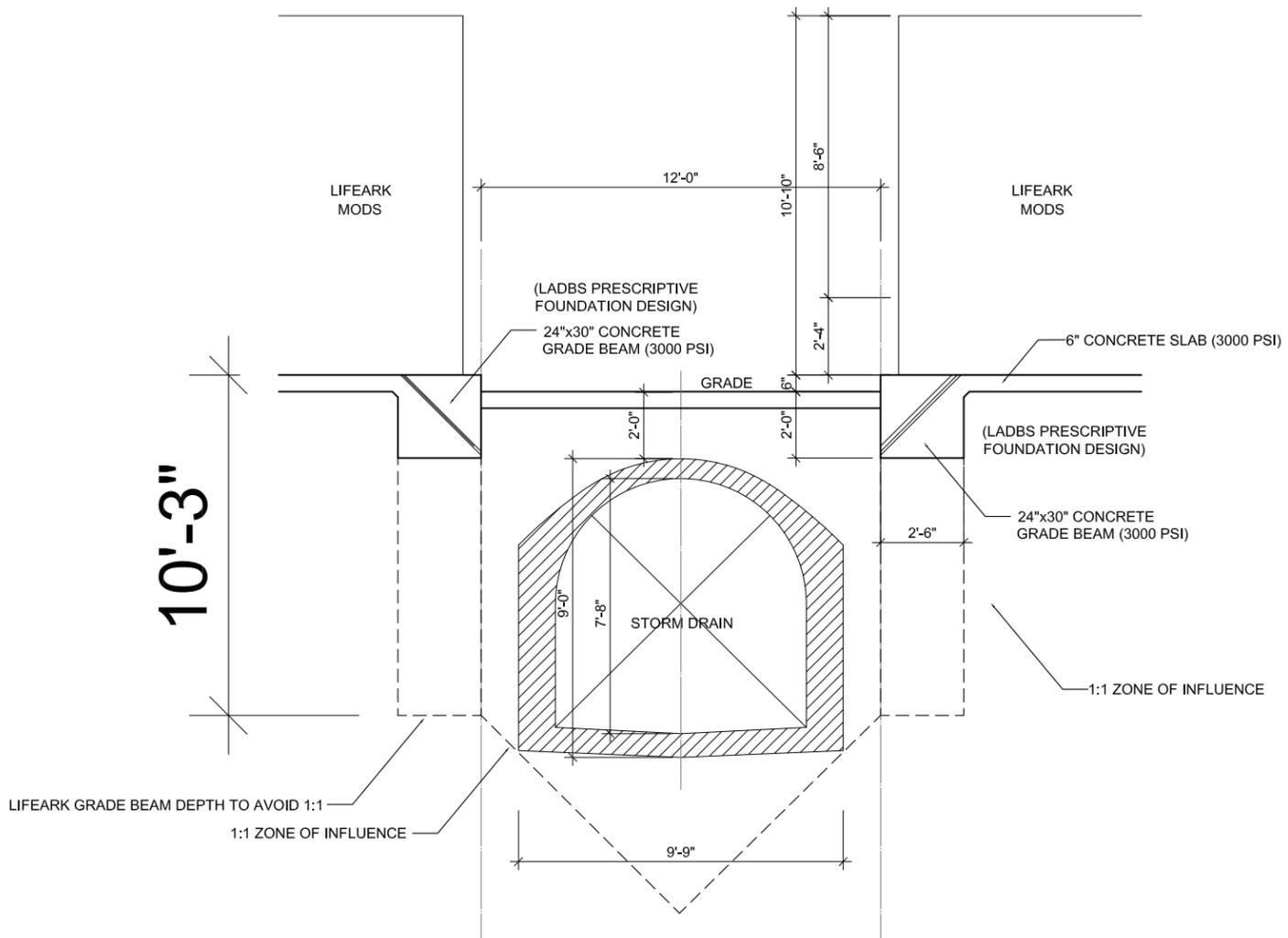
- 4 OFFICE/FLEX
- 1 DINING
- 1 STORAGE
- 1 LAUNDRY
- 4 RESTROOM/SHOWER





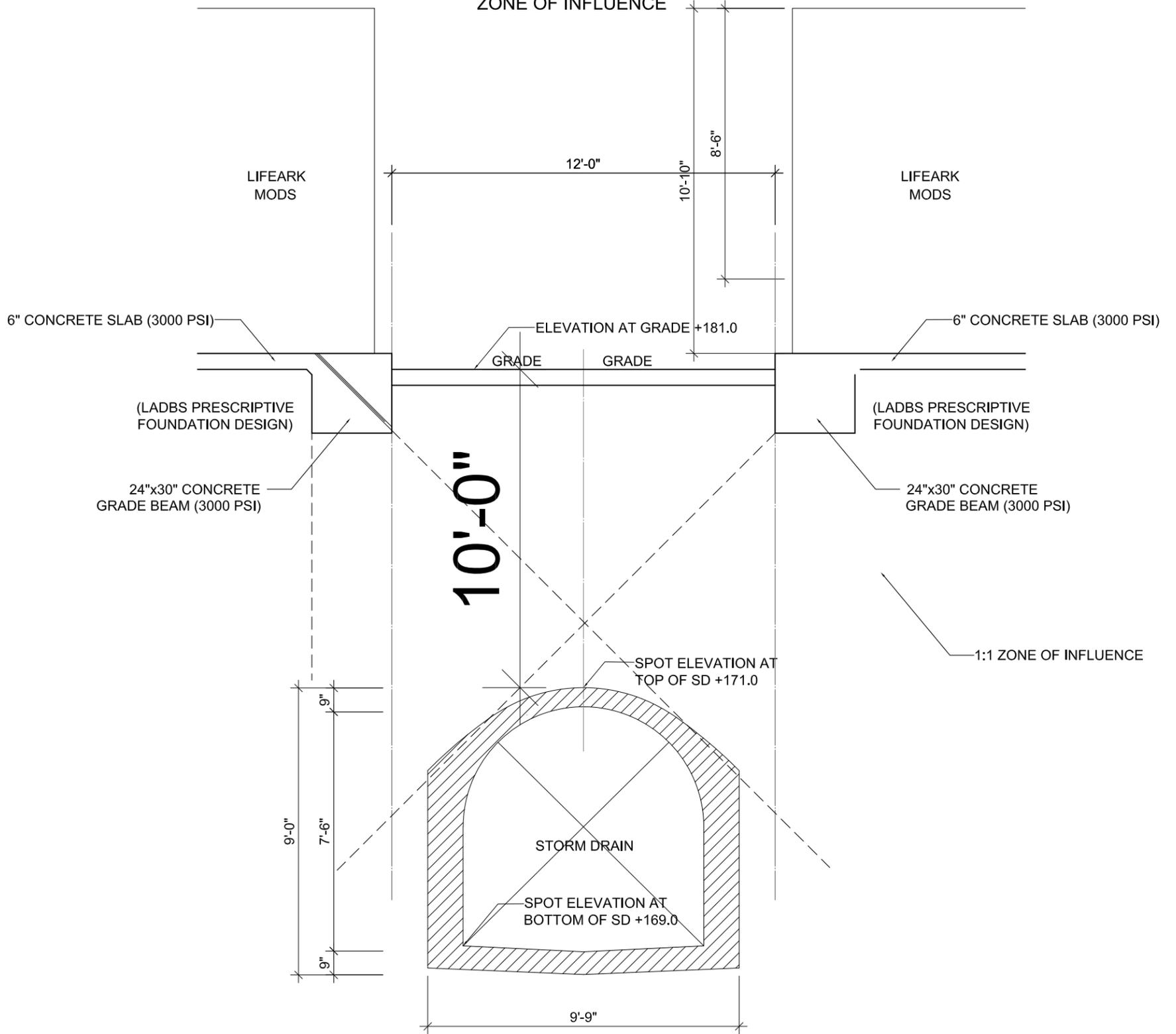
PICO/MIDVALE - STORM DRAIN 1:1 ZONE OF INFLUENCE DIAGRAM

IN ORDER FOR LIFEARK MODS TO BE BUILT ON THE 12' EASEMENT LINE, THE GRADE BEAM MUST BE OVER 10' DEEP.



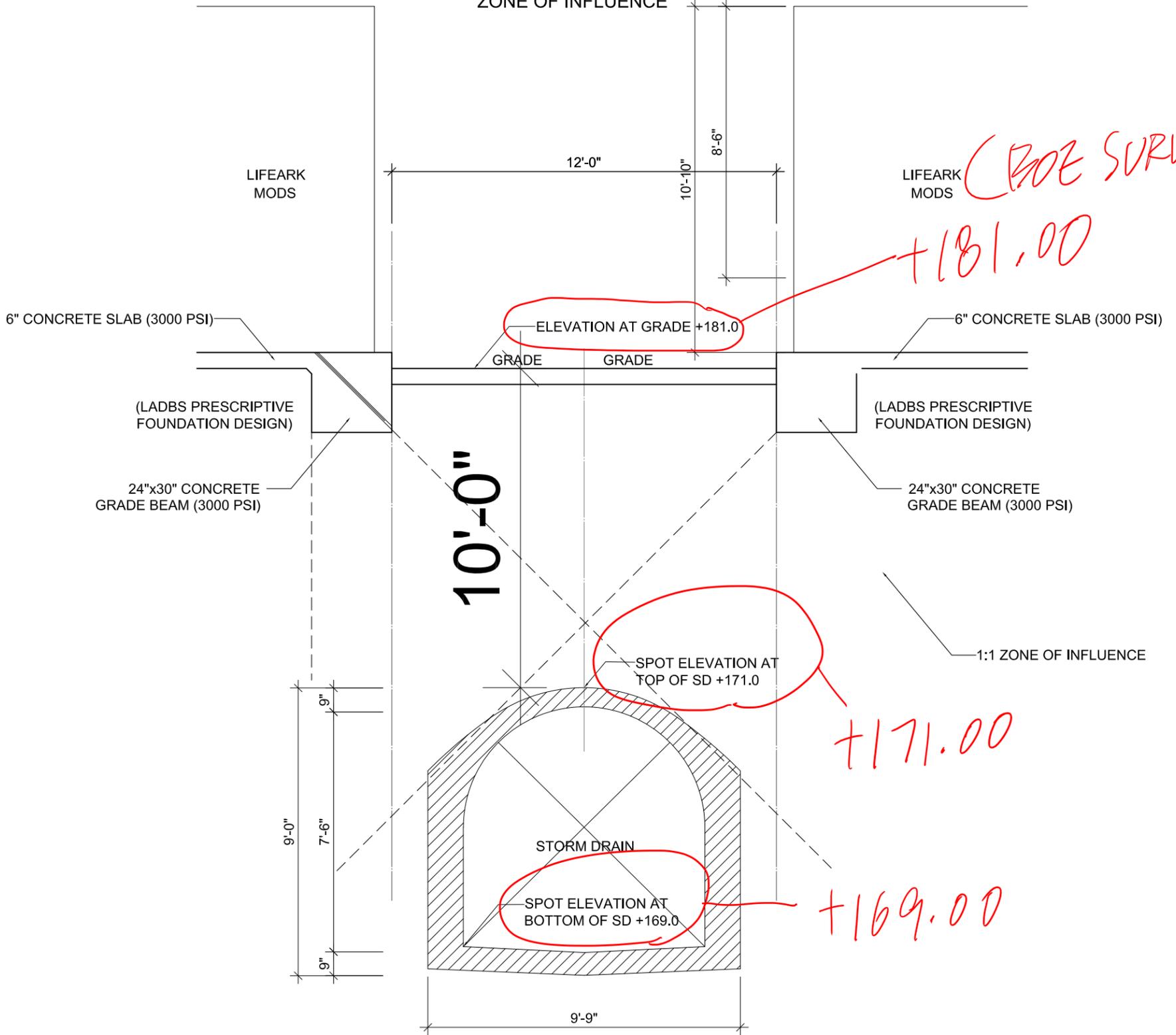
PICO/MIDVALE - STORM DRAIN 1:1 ZONE AT 12' EASEMENT LINE

LIFEARK MODS MUST BE SEPARATED BY 28'-6" TO STAY OUTSIDE OF THE 1:1 ZONE OF INFLUENCE

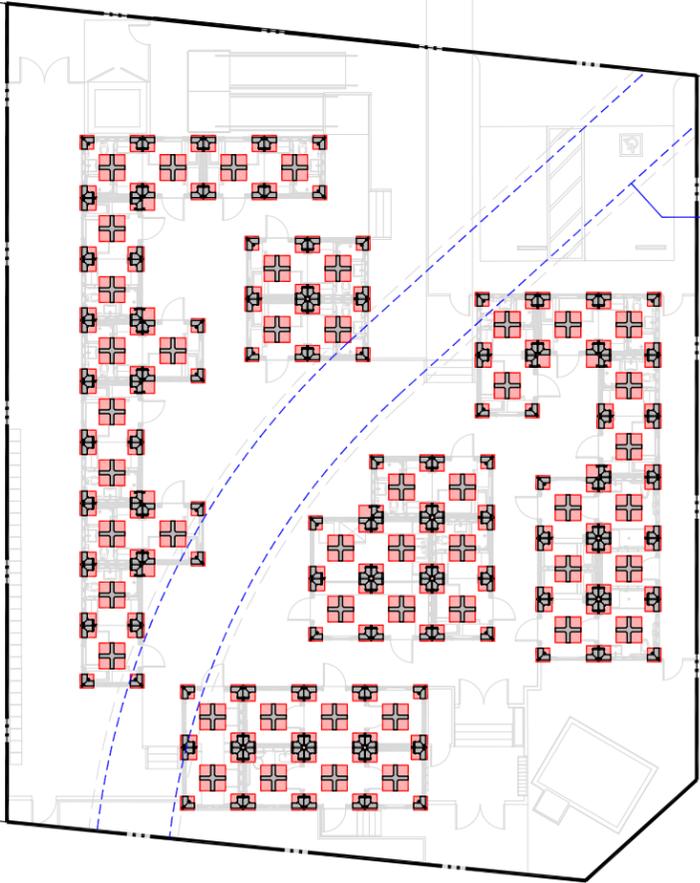
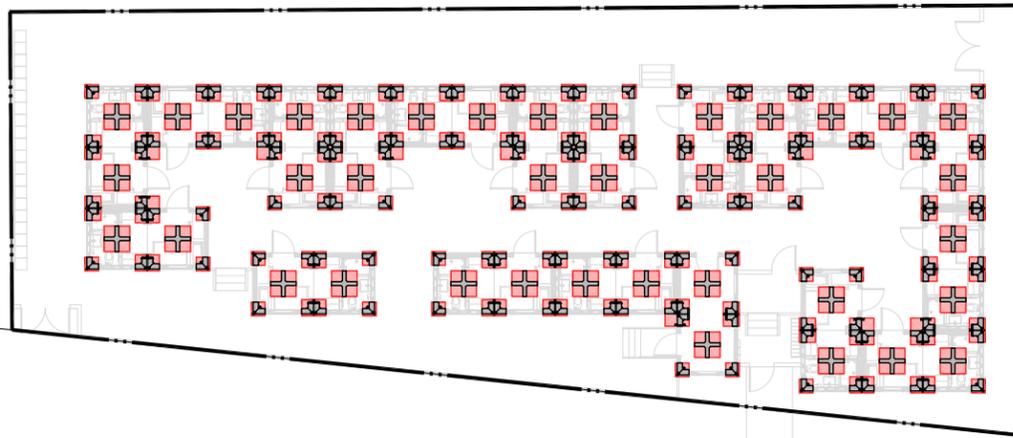


PICO/MIDVALE - STORM DRAIN 1:1 ZONE OF INFLUENCE DIAGRAM
 BASED ON OLD CIVIL DWG 28962 FROM BOE (SEE ELEVATION STUDY SHT)

LIFEARK MODS MUST BE SEPARATED BY 28'-6" TO STAY OUTSIDE OF THE 1:1 ZONE OF INFLUENCE



PICO/MIDVALE - STORM DRAIN 1:1 ZONE OF INFLUENCE DIAGRAM
 BASED ON OLD CIVIL DWG 28962 FROM BOE (SEE ELEVATION STUDY SHT)



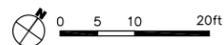
STORM DRAIN LOCATION

Midvale Ave

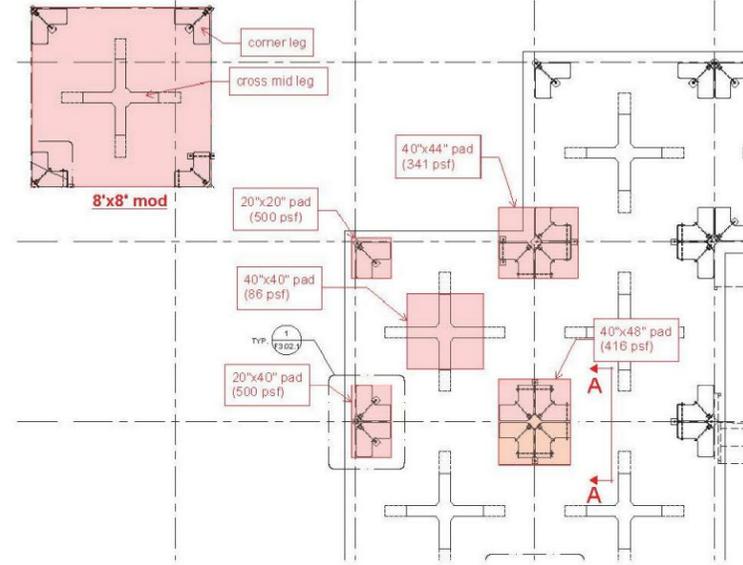
W Pico Blvd

TEMPORARY PAD FOOTING CONCEPT SITE PLAN

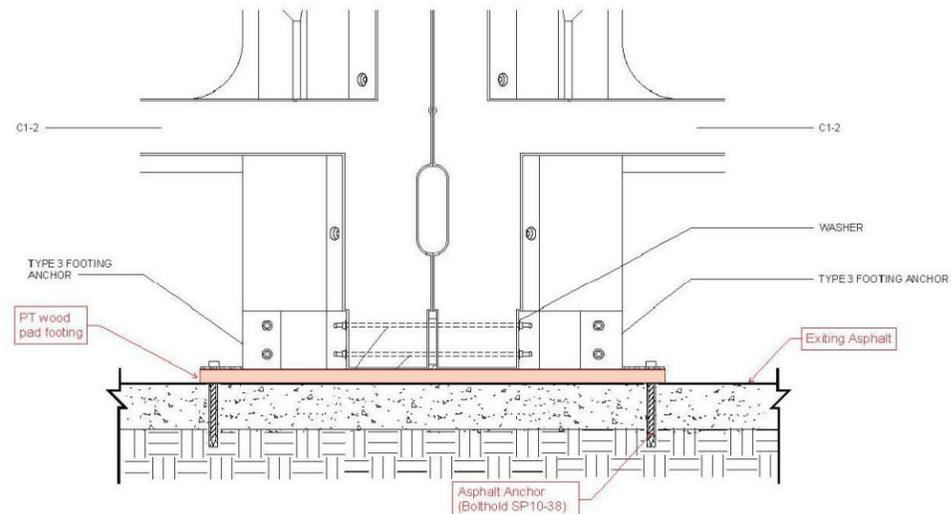
CPRA-02-CD5-2-000140



Notes:
 The loads are per one leg of the 4 corner legs of an 8'x8' mod and cross mid leg of the mod
 Total load = unfactored floor live (50 psf)+ total dead (floor, roof, walls)
 Total load per leg = 1388 lbs
 Total load per mid cross leg = 960 lbs
 Below are max applied pressure per leg/legs based on shown pad sizes for each configuration



Typical foundation plan with applied pressure



**Section A-A
 Typical Pad footing with Asphalt anchor**

TEMPORARY PAD FOOTING CONCEPT



MODULAR HOUSING MANUFACTURER	
NAME	LIFEARK SPC
PHONE	(626) 535-9370
EMAIL	info@lifeark.net
WEB	www.lifeark.net

PLANT LOCATIONS
 MANUFACTURING PLANTS ADDRESSES ARE LISTED ON THE COVER SHEET.



831 Meridian Street
 Duarte, California 91010
 Tel : 626.535.9370



Revision Schedule		
#	Description	Date

PROFESSIONAL STAMP
 .lwee-arch license stamp-103123.jpg

CLIENT
 COUNCIL DISTRICT 5
 CITY OF LOS ANGELES

MODEL #
 PICO / MIDVALE
 INTERIM HOUSING
 PROJECT

SHEET TITLE
 TEMPORARY
 FOUNDATION CONCEPT

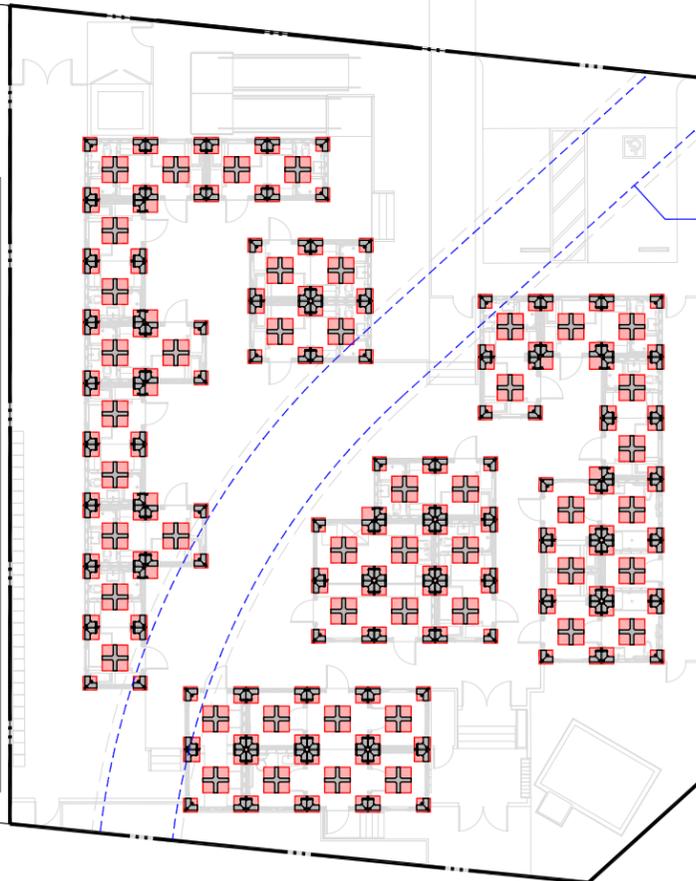
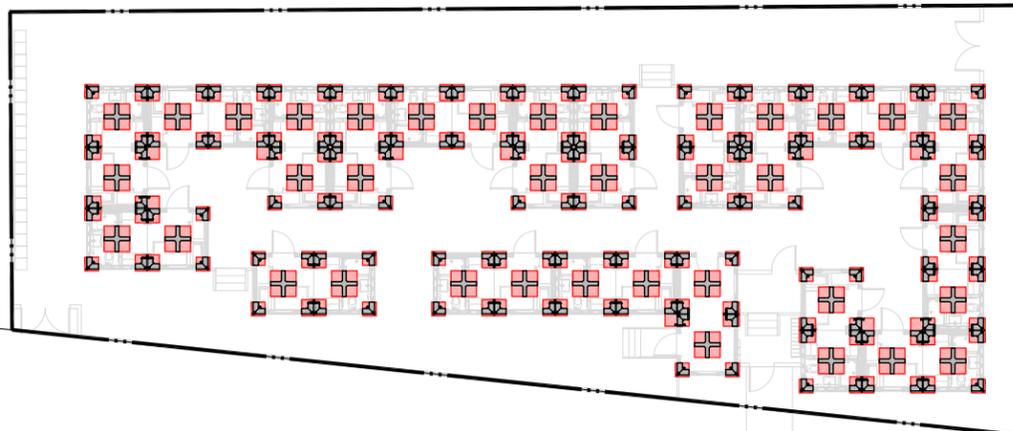
PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

SHEET NO.



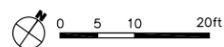
STORM DRAIN LOCATION

Midvale Ave

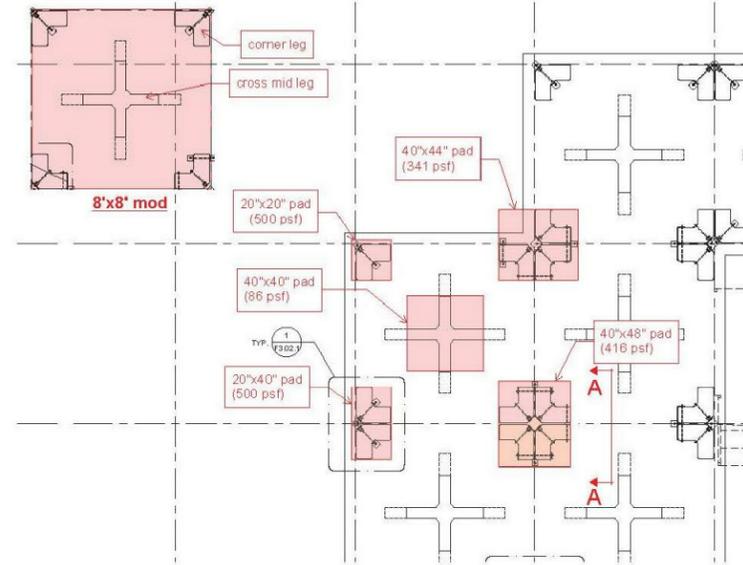
W Pico Blvd

TEMPORARY PAD FOOTING CONCEPT SITE PLAN

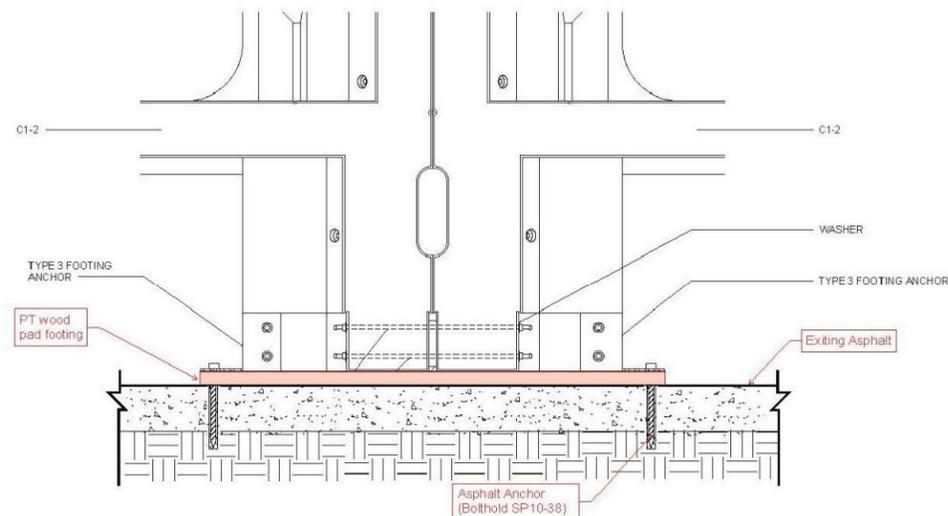
CPRA-02-CD5-2-000141



Notes:
 The loads are per one leg of the 4 corner legs of an 8'x8' mod and cross mid leg of the mod
 Total load = unfactored floor live (50 psf)+ total dead (floor, roof, walls)
 Total load per leg = 1388 lbs
 Total load per mid cross leg = 960 lbs
 Below are max applied pressure per leg/legs based on shown pad sizes for each configuration



Typical foundation plan with applied pressure



**Section A-A
 Typical Pad footing with Asphalt anchor**

TEMPORARY PAD FOOTING CONCEPT



MODULAR HOUSING MANUFACTURER	
NAME	LIFEARK SPC
PHONE	(626) 535-9370
EMAIL	info@lifeark.net
WEB	www.lifeark.net

PLANT LOCATIONS
 ADDRESSES ARE LISTED ON THE COVER SHEET.



831 Meridian Street
 Duarte, California 91010
 Tel : 626.535.9370



Revision Schedule		
#	Description	Date

PROFESSIONAL STAMP

.lwee-arch license stamp-103123.jpg

CLIENT
 COUNCIL DISTRICT 5
 CITY OF LOS ANGELES

MODEL #
 PICO / MIDVALE
 INTERIM HOUSING
 PROJECT

SHEET TITLE
 TEMPORARY
 FOUNDATION CONCEPT

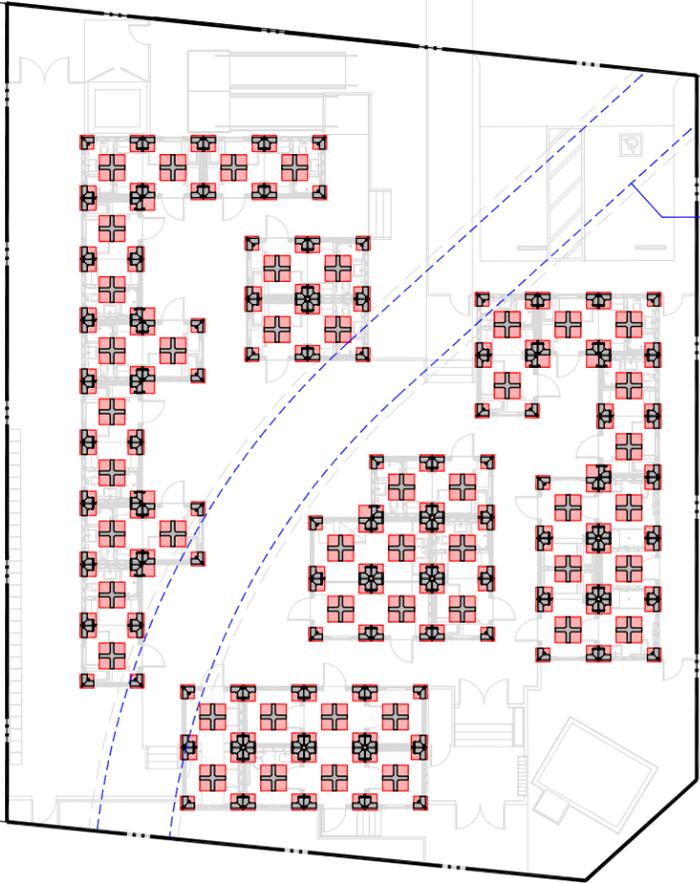
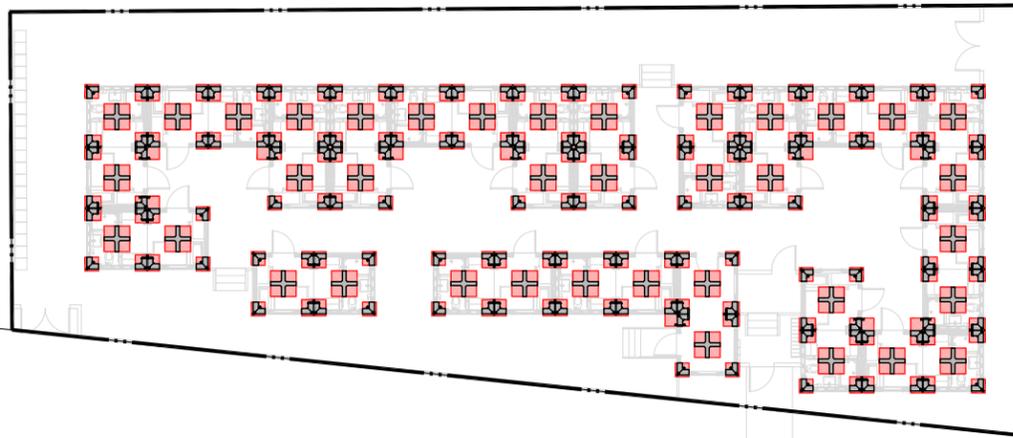
PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

SHEET NO.



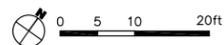
STORM DRAIN LOCATION

Midvale Ave

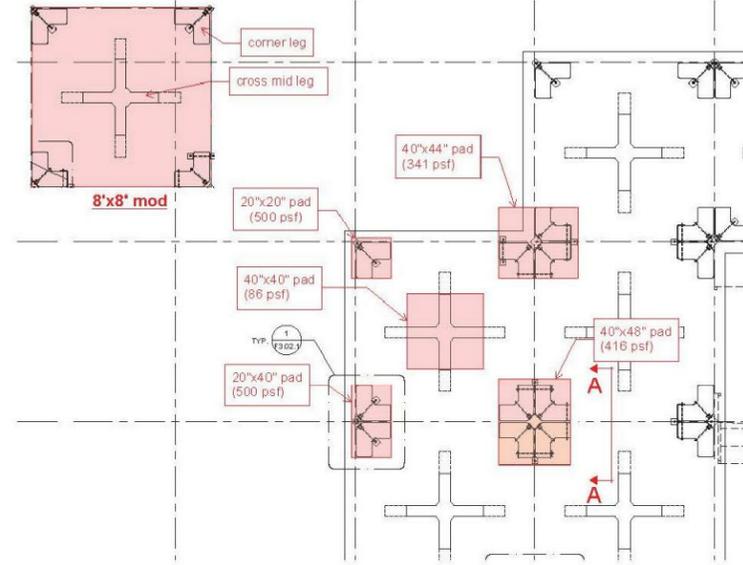
W Pico Blvd

TEMPORARY PAD FOOTING CONCEPT SITE PLAN

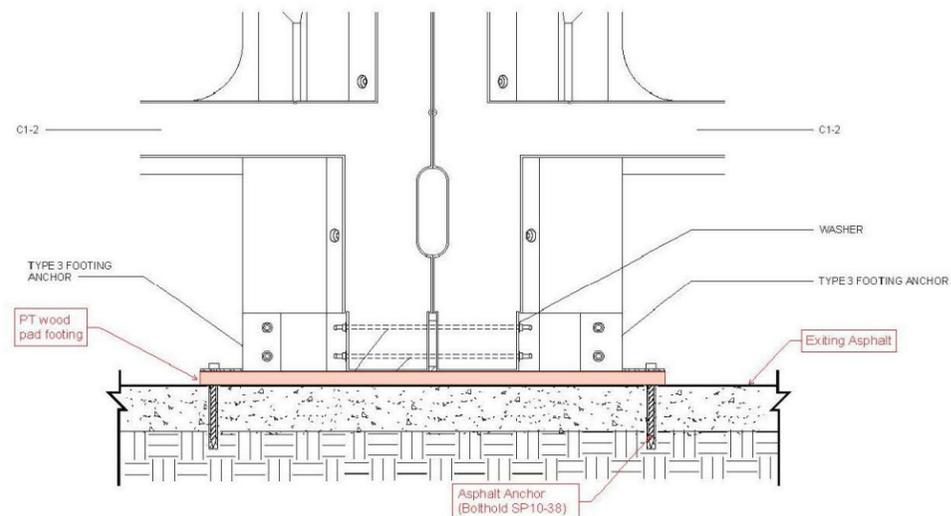
CPRA-02-CD5-2-000142



Notes:
 The loads are per one leg of the 4 corner legs of an 8'x8' mod and cross mid leg of the mod
 Total load = unfactored floor live (50 psf)+ total dead (floor, roof, walls)
 Total load per leg = 1388 lbs
 Total load per mid cross leg = 960 lbs
 Below are max applied pressure per leg/legs based on shown pad sizes for each configuration



Typical foundation plan with applied pressure



**Section A-A
 Typical Pad footing with Asphalt anchor**

TEMPORARY PAD FOOTING CONCEPT



MODULAR HOUSING MANUFACTURER	
NAME	LIFEARK SPC
PHONE	(626) 535-9370
EMAIL	info@lifeark.net
WEB	www.lifeark.net

PLANT LOCATIONS
 MANUFACTURING PLANTS ADDRESSES ARE LISTED ON THE COVER SHEET.



831 Meridian Street
 Duarte, California 91010
 Tel : 626.535.9370



Revision Schedule		
#	Description	Date

PROFESSIONAL STAMP
 .lwee-arch license stamp-103123.jpg

CLIENT
 COUNCIL DISTRICT 5
 CITY OF LOS ANGELES

MODEL #
 PICO / MIDVALE
 INTERIM HOUSING
 PROJECT

SHEET TITLE
 TEMPORARY
 FOUNDATION CONCEPT

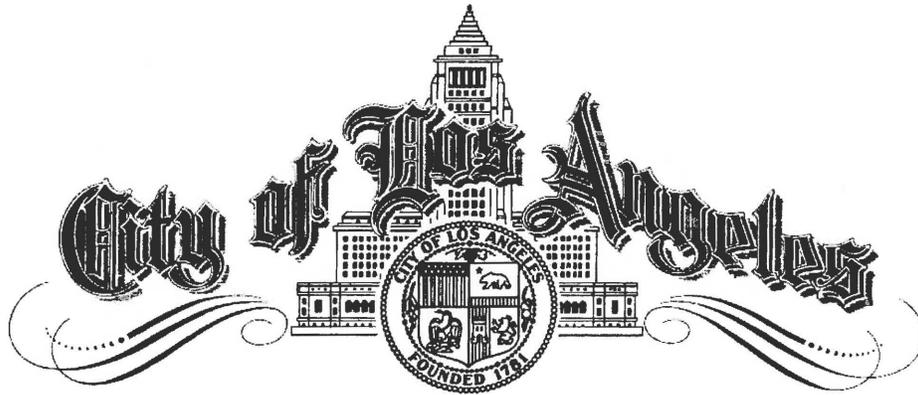
PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

SHEET NO.



CITY HALL
LOS ANGELES, CALIFORNIA 90012

**MEMORANDUM OF UNDERSTANDING AMONG THE LOS ANGELES
HOUSING AND COMMUNITY INVESTMENT DEPARTMENT, THE LOS
ANGELES DEPARTMENT OF TRANSPORTATION, AND THE CITY
ADMINISTRATIVE OFFICER OF THE CITY OF LOS ANGELES**

This Memorandum of Understanding ("MOU") is hereby made and entered into by and between the Housing and Community Investment Department of the City of Los Angeles (HCIDLA), the Los Angeles Department of Transportation (LADOT), and the City Administrative Officer (CAO) of the City of Los Angeles regarding a parking replacement policy for LADOT Special Parking Revenue Fund (SPRF) Off-Street Parking Facilities, which may be transferred to HCIDLA for the development of affordable housing. HCIDLA, LADOT, and CAO are herein collectively referred to as the "Parties".

RECITALS

WHEREAS, in response to the lack of affordable housing in the City of Los Angeles, the Mayor and Council adopted a Comprehensive Homeless Strategy (CHS) that describes ongoing responsibilities and measurable actions, including identifying potential City-owned sites for affordable housing;

WHEREAS, in response to the CHS, CAO created and administers an Affordable Housing Opportunity Sites (AHOS) program to evaluate City-owned sites for their potential use as affordable housing sites;

WHEREAS, in response to the housing crisis, HCIDLA established a Land Development Unit to facilitate the creation of affordable housing on publicly owned land;

WHEREAS, when a City-owned property has been evaluated as a potential affordable housing site by the CAO and authorized by the City Council, HCIDLA selects

a developer through a competitive process and negotiates a development agreement for supportive and affordable housing on the property;

WHEREAS, LADOT operates and maintains 111 off-street parking facilities, including 15 parking structures and 96 surface parking lots;

WHEREAS, all off-street parking facilities in Attachment A are maintained by the SPRF;

WHEREAS, as of the date of this document, 29 of the City's surface parking lots are under consideration or in development for housing;

WHEREAS, in each case, individual replacement parking requirements were negotiated between LADOT and HCIDLA;

WHEREAS, as part of their continuing effort to support the City's need for affordable housing sites, the LADOT presented a Replacement Parking Policy, outlined in this MOU, for the City's off-street parking facilities to streamline the replacement parking plan negotiation.

AGREEMENT

In support of the stated purpose as described above, the parties have agreed to the following:

- 1) If directed by Council Motion, any surface parking lot on the off-street parking facilities list, and the parking structure at 14401 Friar Street, may be evaluated by the CAO as a suitable site for affordable housing, following the adopted Asset Management Evaluation Framework and the Opportunity Site Review Process. Such evaluation will include a review of all applicable Vehicle Parking Districts, Parking Waivers, and existing parking agreements or easements.
- 2) For all off-street parking facilities considered under the Framework, the amount of replacement parking will be determined on the basis of the following matrix:

Replacement Parking Determination

		Occupancy ¹		
		Low (<40%)	Medium (≥40% to <70%)	High (≥70%)
# of Existing Parking Spaces	0-24 (18 lots)	No replacement parking.	No replacement parking.	No replacement parking.
	25-99 (71 lots)	No replacement parking.	Some replacement parking except if the calculated number is < 25 spaces. If < 25 spaces, no replacement parking required. Replacement number based on occupancy + 15% additional spaces.	Full replacement parking. Additional parking spaces beyond existing at request and expense of LADOT. ²
	100+ (7 lots and 1 structure)	No replacement parking except when ≥ 40 spaces are occupied during peak period. If ≥ 40, then the number of occupied spaces + 15% is the replacement number.	Some replacement parking. Replacement number based on occupancy + 15% additional spaces.	Full replacement parking. Additional parking spaces beyond existing at request and expense of LADOT. ²

¹ Occupancy to be determined by the weekly average peak number of the vehicles parked in the lot. LADOT or its designee to conduct the occupancy counts.

² Additional spaces to be funded through the SPRF. Additional spaces may be required in special cases where parking demand is expected to increase because of a change in demand, for example, significant removal of nearby on- or off-street parking is anticipated.

- 3) Authorization for Housing on LADOT Off-Street Parking Facility
 - a. A Council Motion initiates the assessment of any parking lot for use as housing. The CAO assessment process includes consultation with HCIDLA and LADOT.
 - b. Once a parking lot has been determined to be a suitable site for affordable housing, the CAO will submit a report to the Municipal Facilities Committee (MFC) that will include a request for approval by the Council and the Mayor for the following:
 - i. Authority to transfer the jurisdiction of the site from LADOT to HCIDLA. (See "Transfer of Jurisdiction", Section 8 below).
 - ii. Authorization for HCIDLA to issue a solicitation document, such as a Request for Qualifications (RFQ) or a Request for Proposals (RFP).

- c. In that same report, the CAO will report the estimated fiscal impact, including annual loss of revenue to SPRF (if any) and an approximate land value of the parking lot based on a Class "C" Appraisal.
 - d. For LADOT lots where replacement public parking will be provided on site, LADOT will be party to a Joint Development Agreement (JDA) with HCIDLA and the affordable housing developer. This JDA will enumerate the rights and responsibilities of each party.
- 4) Permanent Replacement Parking Determination
- a. Permanent Replacement Public Parking requirements will be set according to the matrix in Section 2, above.
 - b. Within 180 days after the date of this MOU, LADOT will review the daily rate charged at each pay station and metered facility with 25 or more spaces and will increase rates, subject to approval of the Board of Transportation Commissioners, to a level that increases revenue potential while still serving the interest of the general public.
 - c. Once an LADOT lot that is currently free of charge has been approved by City Council for development, then the lot will be metered by LADOT for a minimum of six months up to one year, subject to the approval of the Board of Transportation Commissioners, in order to determine the true parking demand based on the reduction in occupancy.
 - d. Based on the increased rates, LADOT will complete a parking demand analysis to establish baseline replacement parking requirements for all off-street parking facilities with 25 or more spaces.
 - e. The parking demand analysis will be used as the basis for the replacement parking requirements for up to five (5) years after the date of completion unless superseded by a more recent LADOT analysis.
 - f. Prior to the completion of the parking demand analysis, LADOT will work with the CAO and HCIDLA in good faith to determine the individual replacement parking requirements for a specific facility, if such a determination is required in order to facilitate the development of affordable housing.

- 5) Cost Burden
 - a. The cost of replacement parking shall not be paid from the SPRF unless there is a net increase of additional spaces requested by LADOT.

- 6) Temporary Replacement Public Parking Requirements
Developer will make a good faith effort to meet the following temporary replacement public parking requirements:
 - a. Number of spaces: The same number that are required to be replaced permanently.
 - b. Location of spaces: Within ½ mile of the existing parking lot.
 - c. Rent or lease costs: If any, will be incurred by the housing developer.
 - d. LADOT or the contracted operator will incur all operation and maintenance costs.
 - e. All revenue generated by the spaces will be collected by LADOT.
 - f. Up to 30% of the temporary replacement, public parking spaces may be compact.
 - g. In the event that the proposed developer of the property is unable to identify a suitable location after a good faith effort to satisfy the requirements, LADOT will work with HCIDLA, CAO, and the developer to help satisfy the requirements.

- 7) Solicitation (Request for Proposals/RFP) Documents
 - a. LADOT will be given at least 10 working days to review and comment on the parking section of any draft solicitation (RFP) document.
 - b. Parking requirements as established in the solicitation (RFP) cannot be changed by LADOT once released for competitive bid.

- 8) Transfer of Jurisdiction
 - a. Transfer of Jurisdiction will be recommended in the initial MFC report and approved by Mayor and Council. The transfer will be completed on the following schedule:
 - i. The proposed Date of Transfer will be stated in the Development Agreement.
 - ii. LADOT will receive notification from HCIDLA in writing 45 days prior to the date by which the transfer will be completed.

iii. HCIDLA will be responsible for coordinating with GSD on the legal requirements to effectuate the transfer.

9) Replacement Parking Design

- a. Replacement parking shall consist of no more than 10% compact spaces. Exceptions can be made on a case-by-case basis by LADOT, based on cost burden to the affordable housing developer (ex. additional floor of construction for a few parking spaces). In such cases, HCIDLA will present the request in writing, with supplemental materials including budgets and site plans. LADOT may request additional information for review. Once all information has been transmitted to LADOT, LADOT will respond within 30 calendar days.
- b. No stacked parking allowed except for in automated garages.

10) Replacement Parking Operation and Maintenance

- a. All replacement public parking shall be paid public parking to cover increased operation and maintenance expenses.
- b. LADOT shall operate and maintain the replacement public parking.
- c. LADOT shall collect all revenue and pay all expenses related to operation of the replacement public parking.

11) Property Development Responsibilities

- a. All developments shall provide automated Parking Access and Revenue Control System (PARCS) equipment that meets LADOT requirements.
- b. All developments shall separate access and utilities between public and private spaces, to the extent possible. If the spaces cannot be physically separated, then a formula assigning proportionate cost sharing will be determined.

12) Electric Vehicle (EV) Requirements

- a. Five percent (5%) of the total public parking spaces shall be fully equipped with EV infrastructure.
- b. An additional ten percent (10%) of the public spaces shall be partially equipped with EV infrastructure to allow for easy conversion to EV service.
- c. Spaces designated for EV use cannot be compact size.

- d. The housing development must include a dedicated electric meter for EV chargers.
 - e. These EV requirements shall be adjusted to conform in accordance to any updated policy adopted by the State, or City Council and Mayor, subsequent to this MOU.
- 13) Replacement parking in areas with several lots within walking distance of each other (ex. 1,000 feet or less) may consolidate replacement parking on one or more of the lots. The distance threshold will be evaluated on a case-by-case basis by LADOT.
- 14) SPRF Reimbursement

Affordable housing developments on City-owned land pay a commitment fee and, if approved by Mayor and Council, a ground lease fee. The fees are as follows:

Project Deposit. This non-refundable project deposit is paid to HCIDLA by the developer when they sign the Exclusive Negotiating Agreement (ENA). If the project proceeds to construction, this deposit will be included as a project cost. If the project does not proceed to construction due to the fault of the developer, this fee will be transferred to LADOT for deposit in the SPRF.

If Mayor and Council approve a ground lease on a LADOT-controlled site, payments from the development may be shared with LADOT, subject to the development's funding source restrictions. The remainder of this section describes how these payment will be distributed.

Base Rent. Approved ground leases may include a base rent payment to HCIDLA.

Residual Receipts. The ground lease may include a "residual receipts" lease payment. The definition of "residual receipts" is the payment of outstanding obligations to the public agencies after all other operating expenses have been paid. The "residual receipts" amount is the difference between the income to the property and the expenses, annually. Soft lenders, including the City, are entitled to a share of the residual receipts.

The City's pro rata share of the residual receipts, as set out in the Lease Agreement, is referred to here as the "Annual Residual Receipts payment."

Annual Residual Receipts payment are due for the full term of the ground lease, and any extension terms. The interest rate is set in the lease documents.

For housing developments built on land that was funded by SPRF, the value of that land, plus any other funds invested by the City, will be considered the total amount of the City's investment. The Annual Residual Receipts payment will be allocated as follows:

- a. For LADOT parking facilities where all of the permanent parking is replaced, the SPRF will receive no residual receipt payment.
- b. For LADOT parking facilities where there is no permanent replacement parking, the SPRF will receive a percentage of the Annual Residual Receipts payment. The amount paid to SPRF will be based on the value of the land as a percentage of the City's total investment in the property. That percentage will be set in the lease agreements.
- c. For LADOT parking facilities where only part of the permanent parking is replaced, the SPRF will receive a percentage of the Annual Residual Receipts Payment. The amount paid to SPRF will be based on the value of the land as part of the City's total investment in the property, prorated according to how many parking spaces are not replaced. That percentage will be set in the lease agreements.

HCIDLA will be responsible for securing the Class "A" appraisal that determines the value of the land. LADOT will have the right to request an appraisal review.

E. FURTHER ASSURANCES; COOPERATION

The Parties agree and promise to act in good faith, and to use their best efforts, to effectuate the terms and conditions of this MOU. The Parties further agree to execute all further documents necessary and appropriate, to carry out and effectuate the terms of this MOU and any other obligations contained in this Agreement. The Parties further understand and agree that the assurances of this MOU are non-binding.

F. EFFECTIVE DATE AND TERMINATION

This MOU is effective upon the date of the last signature below and shall remain effective for a period of five (5) years from the date of last signature below. The MOU may be extended if all parties involved agree.

G. MODIFICATION

Modifications of this MOU shall be made by mutual consent of the parties, by the issuance of a written modification, signed and dated by all parties, prior to any changes being performed.

H. COUNTERPARTS

This MOU may be executed in counterparts, each of which, when the parties hereto have signed this MOU, shall be one and the same instrument.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this MOU as of the last written below.

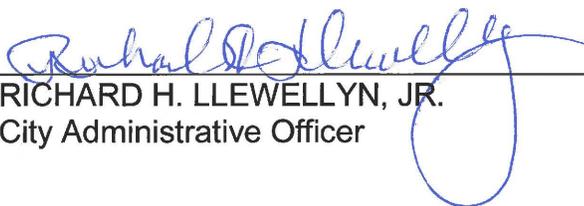
Executed this _____ day of _____, 2019
For: Los Angeles Housing + Community Investment Department

By: _____
RUSHMORE D. CERVANTES
General Manager

Executed this _____ day of _____, 2019
For: Los Angeles Department of Transportation

By: _____
SELETA J. REYNOLDS
General Manager

Executed this 29th day of October, 2019
For: City Administrative Officer

By: 
RICHARD H. LLEWELLYN, JR.
City Administrative Officer

Doc ID: 15200020

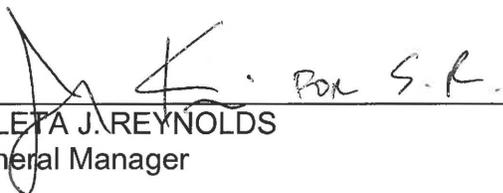
IN WITNESS WHEREOF, the parties hereto have executed this MOU as of the last written below.

Executed this 31ST day of OCTOBER, 2019
For: Los Angeles Housing + Community Investment Department

By: 

RUSHMORE D. CERVANTES
General Manager

Executed this 5th day of NOVEMBER, 2019
For: Los Angeles Department of Transportation

By: 

SELEETA J. REYNOLDS
General Manager

Executed this _____ day of _____, 2019
For: City Administrative Officer

By: _____
RICHARD H. LLEWELLYN, JR.
City Administrative Officer

Doc ID: 15200020

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

W.A.#: 0220-06067-0000

Date: January 13, 2023

To: COUNCIL OFFICES
THE HEADS OF ALL CITY DEPARTMENTS (INCLUDING PROPRIETARY DEPARTMENTS) ATTN: Real Estate OfficersFrom: Matthew W. Szabo, City Administrative Officer Subject: **IDENTIFICATION OF CITY-OWNED UNDERUTILIZED PROPERTY**

As you know, in response to the continuing homelessness crisis, the City Administrative Officer (CAO) has assessed numerous surplus and vacant City-owned properties for use as affordable housing and/or homelessness interventions. It is challenging, however, for either the CAO or our General Services Department to determine if sites are **underutilized**. Therefore, the CAO is requesting the assistance of all City departments, bureaus and council offices to identify City-owned **underutilized** sites that are at least 15,000 square feet and could be available for use as homelessness interventions.

Underutilized sites are typically those where only a portion of the City-owned property is in use, for instance a small City building adjacent to a larger parking lot that is rarely used. Once the sites have been identified, a full assessment will be conducted to determine feasibility. Parks, public recreation areas or land used for trails, City Yards and Shops, or sites with uses that could be dangerous to the public should not be submitted for assessment.

Please [download the template](#) to provide this information, and return it no later than Tuesday, January 31, 2023, to Eve Bachrach at eve.bachrach@lacity.org. Negative replies are required. Please provide as much information as possible, including any restrictions on use due to covenants, easements, current operations, etc. If full details are not available for a given site, please indicate this in the template by writing "unknown" in the relevant field(s).

If you have any questions regarding this request, please contact Eve Bachrach.

MWS:YC:IR:eab:15230061

\$1.00 per Hour
2 Hours Limit
7AM TO 9PM
Daily



From: Vanessa Saldana <vanessa.saldana@lacity.org>

To: marley.powell@lacity.org

Date: Thu Aug 17 2023 09:44:36 GMT-0700 (PDT)

Subject: Accepted: CD5 (FM/VS) meeting with Kevin Kohan (Elevated Entitlements) @ Fri Aug 18, 2023 2pm - 3pm (PDT) (marley.powell@lacity.org)

Vanessa Saldana has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/bxx-vmhq-tjk

Join by phone

(US) [+1 267-317-3841](tel:+12673173841)

PIN: 642835104

[More phone numbers](#)

On Wed, Aug 16, 2023 at 8:15 PM Kevin Kohan <kevin@elvted.com> wrote:

Hi Fernando,

Thank you for your email. We are available this Friday to chat anytime. Please send a zoom invite and we will make ourselves available.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
805-232-4383
Kevin@elvted.com
www.ElevatedEntitlements.com

On Wed, Aug 16, 2023, 6:54 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Kevin,

Apologies for the delay - it'd be great to meet and discuss further. I have included my colleague, Marley Powell, who can provide some dates/times that look good for Vanessa and myself to see if they work for you.

With sincere appreciation,

Fernando

Fernando Morales

Deputy Chief of Staff

**Housing/Homelessness, Operations, and
Special Projects**

City Hall: (213) 473-7005

cd5.lacity.gov

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Tue, Aug 15, 2023 at 3:48 PM Kevin Kohan <kevin@elvted.com> wrote:

CPRA-02-CD5-2-000158

Hi Fernando,

It was a pleasure meeting you at the Department of Transportation meeting last week at City Hall. As discussed, we are representing the property owner at 10911 Pico Boulevard, which is abutting the city parking lot at 2377 Midvale Ave, Los Angeles, CA 90064 (Lot 707). We are currently in the building plan check process with the City of Los Angeles for a new restaurant space in place of the previous Starbucks tenant. Given the proposed Interim Housing Project will remove the parking and ADA access for our subject property, we would like to discuss with you a solution to allow a successful tenant at this location given the proposed development. Please let us know your availability for a conference call and we look forward to hearing from you.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
Office: (805) 232-4383
Cell: (805) 203-3151
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360

Kevin@elvted.com
www.ElevatedEntitlements.com
[Schedule an Appointment](#)

When

Friday Aug 18, 2023 · 2pm – 3pm (Pacific Time - Los Angeles)

Guests

marley.powell@lacity.org - organizer
fernando.morales@lacity.org
kevin@elvted.com
lindsay@elvted.com
moe@elvted.com
vanessa.saldana@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>

To: marley.powell@lacity.org

Date: Thu Aug 17 2023 11:11:10 GMT-0700 (PDT)

Subject: Accepted: CD5 (FM/VS) meeting with Kevin Kohan (Elevated Entitlements) @ Mon Aug 21, 2023 11am - 12pm (PDT) (marley.powell@lacity.org)

Vanessa Saldana has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/bxx-vmhq-tjk

Join by phone

(US) [+1 267-317-3841](tel:+12673173841)

PIN: 642835104

[More phone numbers](#)

On Wed, Aug 16, 2023 at 8:15 PM Kevin Kohan <kevin@elvted.com> wrote:

Hi Fernando,

Thank you for your email. We are available this Friday to chat anytime. Please send a zoom invite and we will make ourselves available.

Best,

Kevin Kohan
Principal Planner
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805-232-4383
Kevin@elvted.com
www.ElevatedEntitlements.com

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Hi Kevin,

Apologies for the delay - it'd be great to meet and discuss further. I have included my colleague, Marley Powell, who can provide some dates/times that look good for Vanessa and myself to see if they work for you.

With sincere appreciation,

Fernando

Fernando Morales
Deputy Chief of Staff
Housing/Homelessness, Operations, and
Special Projects

City Hall: (213) 473-7005

cd5.lacity.gov

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Tue, Aug 15, 2023 at 3:48 PM Kevin Kohan <kevin@elvted.com> wrote:

CPRA-02-CD5-2-000163

Hi Fernando,

It was a pleasure meeting you at the Department of Transportation meeting last week at City Hall. As discussed, we are representing the property owner at 10911 Pico Boulevard, which is abutting the city parking lot at 2377 Midvale Ave, Los Angeles, CA 90064 (Lot 707). We are currently in the building plan check process with the City of Los Angeles for a new restaurant space in place of the previous Starbucks tenant. Given the proposed Interim Housing Project will remove the parking and ADA access for our subject property, we would like to discuss with you a solution to allow a successful tenant at this location given the proposed development. Please let us know your availability for a conference call and we look forward to hearing from you.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
Office: (805) 232-4383
Cell: (805) 203-3151
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360

Kevin@elvted.com
www.ElevatedEntitlements.com
[Schedule an Appointment](#)

When

Monday Aug 21, 2023 · 11am – 12pm (Pacific Time - Los Angeles)

Guests

marley.powell@lacity.org - organizer
fernando.morales@lacity.org
kevin@elvted.com
lindsay@elvted.com
moe@elvted.com
vanessa.saldana@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>
To: marley.powell@lacity.org
Date: Mon Aug 21 2023 15:03:39 GMT-0700 (PDT)
Subject: Accepted: CD5/LAFH Check In @ Wed Aug 23, 2023 1pm - 1:30pm (PDT)
(marley.powell@lacity.org)

Allen Zipper has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/fwv-duba-esh

Join by phone

(US) [+1 262-546-6262](tel:+12625466262)

PIN: 560504266

[More phone numbers](#)

On Fri, Aug 18, 2023 at 6:26 PM Kelsey Madigan <KMadigan@lafh.org> wrote:

I can accommodate 8/23 at 1 as well!

Kelsey Madigan, LCSW
Deputy Chief Programs Officer - Homeless Programs

On Aug 18, 2023, at 4:41 PM, Stephanie Klasky-Gamer
<Stephanie@lafh.org> wrote:

Of those times, I'm available 8/23 at 1

Stephanie Klasky-Gamer
She/Her/Hers
President & CEO | LA Family Housing
p. 213.804.7973

From: Marley Powell <marley.powell@lacity.org>
Sent: Friday, August 18, 2023 4:10:30 PM
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Kelsey Madigan <kmadigan@lafh.org>; Stephanie Klasky-Gamer <Stephanie@lafh.org>; Zachary Warma <zachary.warma@lacity.org>; Gary Gero <gary.gero@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; Patricia Macias <patricia.macias@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Allen Zipper <allen.zipper@lacity.org>; Andrew Deblock <andrew.deblock@lacity.org>; Leo Daube <leo.daube@lacity.org>; Analiz Marmolejo <analiz.marmolejo@lacity.org>
Subject: Re: Midvale Check-In

Good Afternoon Kelsey,

Are you and your team available on any of the following dates?

8/22 1:30pm
8/23 1:00pm

8/24 1:30pm

Have a great weekend!
Marley

On Fri, Aug 18, 2023 at 4:03 PM Fernando Morales
<fernando.morales@lacity.org> wrote:

Hi Kelsey,

I hope you have a restful weekend ahead. We would love to check in early next week with you and Stephanie (Monday/Tuesday/or Wednesday)- we have been working to put together small group meetings and to map out some community presentations upcoming at the Westside Neighborhood Council and alliance of NCs for the area. It'd be great for all of us to check-in and make sure we're all on the same page before this next round of engagement.

I have included my colleague, Marley Powell who can share some times that look good for the members of the team here to see if any work for you and Stephanie.

Thanks again!

Fernando

Fernando Morales

Deputy Chief of Staff

**Housing/Homelessness, Operations,
and Special Projects**

City Hall:(213) 473-7005

cd5.lacity.gov District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

When

Wednesday Aug 23, 2023 · 1pm – 1:30pm (Pacific Time - Los Angeles)

Guests

CPRA-02-CD5-2-000169

marley.powell@lacity.org - organizer
allen.zipper@lacity.org
analiz.marmolejo@lacity.org
andrew.deblock@lacity.org
fernando.morales@lacity.org
gary.gero@lacity.org
george.hakopiants@lacity.org
kmadigan@lafh.org
leo.daube@lacity.org
patricia.macias@lacity.org
stephanie@lafh.org
vanessa.saldana@lacity.org
zachary.warma@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

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Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>
To: george.hakopiants@lacity.org
Date: Mon Aug 07 2023 15:23:06 GMT-0700 (PDT)
Subject: Accepted: Hold: Midvale Canvass @ Fri Aug 11, 2023 10:30am - 11:30am (PDT)
(george.hakopiants@lacity.org)

Allen Zipper has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/xsc-jjaf-nmk

Join by phone

(US) [+1 478-331-6002](tel:+14783316002)

PIN: 988724177

[More phone numbers](#)

When

Friday Aug 11, 2023 · 10:30am – 11:30am (Pacific Time - Los Angeles)

Guests

george.hakopiants@lacity.org - organizer

allen.zipper@lacity.org

fernando.morales@lacity.org

patricia.macias@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

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Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: george.hakopiants@lacity.org
Date: Mon Aug 07 2023 13:20:47 GMT-0700 (PDT)
Subject: Accepted: Hold: Midvale Canvass @ Fri Aug 11, 2023 10:30am - 11am (PDT)
(george.hakopiants@lacity.org)

Vanessa Saldana has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/xsc-jjaf-nmk

Join by phone

(US) [+1 478-331-6002](tel:+14783316002)

PIN: 988724177

[More phone numbers](#)

When

Friday Aug 11, 2023 · 10:30am – 11am (Pacific Time - Los Angeles)

Guests

george.hakopiants@lacity.org - organizer

allen.zipper@lacity.org

fernando.morales@lacity.org

patricia.macias@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
- invite.ics

From: Allen Zipper <allen.zipper@lacity.org>
To: george.hakopiants@lacity.org
Date: Mon Aug 07 2023 18:32:02 GMT-0700 (PDT)
Subject: Accepted: Hold: Midvale Canvass @ Fri Aug 18, 2023 11:30am - 12:30pm (PDT)
(george.hakopiants@lacity.org)

Allen Zipper has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/enx-kzma-tkb

Join by phone

(US) [+1 262-977-4610](tel:+12629774610)

PIN: 280328638

[More phone numbers](#)

When

Friday Aug 18, 2023 · 11:30am – 12:30pm (Pacific Time - Los Angeles)

Guests

george.hakopiants@lacity.org - organizer

allen.zipper@lacity.org

fernando.morales@lacity.org

patricia.macias@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>
To: george.hakopiants@lacity.org
Date: Mon Aug 07 2023 18:32:26 GMT-0700 (PDT)
Subject: Accepted: HOLD: Midvale Canvass @ Tue Aug 15, 2023 10am - 11am (PDT)
(george.hakopiants@lacity.org)

Allen Zipper has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/rsz-pueo-abh

Join by phone

(US) +1 470-285-0081

PIN: 575134176

[More phone numbers](#)

When

Tuesday Aug 15, 2023 · 10am – 11am (Pacific Time - Los Angeles)

Guests

george.hakopiants@lacity.org - organizer

allen.zipper@lacity.org

fernando.morales@lacity.org

patricia.macias@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

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Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>

To: katy.yaroslavsky@lacity.org

Date: Wed Aug 16 2023 12:10:26 GMT-0700 (PDT)

Subject: Accepted: In Person Midvale Neighbors Meeting @ Thu Aug 24, 2023 5:30pm - 6:30pm (PDT) (katy.yaroslavsky@lacity.org)

Allen Zipper has accepted this invitation.

Details: Meeting with a small group of Temple members who live on Kelton and Midvale for a Thoughtful conversation about the project in specific, and the neighborhood in general.

Location: Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064

Staff: Allen

When

Thursday Aug 24, 2023 · 5:30pm – 6:30pm (Pacific Time - Los Angeles)

Location

Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064, USA

[View map](#)

Guests

katy.yaroslavsky@lacity.org - organizer

allen.zipper@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>

To: katy.yaroslavsky@lacity.org

Date: Tue Aug 22 2023 11:34:46 GMT-0700 (PDT)

Subject: Accepted: In Person Midvale Neighbors Meeting @ Thu Aug 24, 2023 6:15pm - 7:30pm (PDT) (katy.yaroslavsky@lacity.org)

Allen Zipper has accepted this invitation.

Details: Meeting with a small group of Temple members who live on Kelton and Midvale for a Thoughtful conversation about the project in specific, and the neighborhood in general.

Location: Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064
(In Sales Community center)

Staff: Allen

When

Thursday Aug 24, 2023 · 6:15pm – 7:30pm (Pacific Time - Los Angeles)

Location

Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064, USA

[View map](#)

Guests

katy.yaroslavsky@lacity.org - organizer

allen.zipper@lacity.org

fernando.morales@lacity.org

loren.jackson@lacity.org

vanessa.saldana@lacity.org - optional

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>
To: zachary.warma@lacity.org
Date: Thu May 25 2023 18:34:08 GMT-0700 (PDT)
Subject: Accepted: Midvale Tiny Home Village - Next Steps @ Fri May 26, 2023 3:45pm - 4:15pm (PDT) (zachary.warma@lacity.org)

Allen Zipper has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/fsa-hyxr-ngj

Join by phone

(US) +1 518-663-2766

PIN: 841688937

[More phone numbers](#)

Attachments

MIDVALE INTERIM

All:

As June is fast approaching, we want to bring this group together to discuss communications and community engagement for the Midvale Tiny Home Village.

The current tentative calendar we are working off of can be found here: [MIDVALE INTERIM HOUSING - CALENDAR](#)

When

Friday May 26, 2023 · 3:45pm – 4:15pm (Pacific Time - Los Angeles)

Guests

zachary.warma@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

leo.daube@lacity.org

andrew.deblock@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

analiz.marmolejo@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

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Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>
To: zachary.warma@lacity.org
Date: Mon May 22 2023 10:39:17 GMT-0700 (PDT)
Subject: Accepted: Midvale Tiny Home Village - Next Steps @ Fri May 26, 2023 3pm - 3:45pm (PDT) (zachary.warma@lacity.org)

Allen Zipper has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/fsa-hyxr-ngj

Join by phone

(US) +1 518-663-2766

PIN: 841688937

[More phone numbers](#)

Attachments

MIDVALE INTERIM

All:

As June is fast approaching, we want to bring this group together to discuss communications and community engagement for the Midvale Tiny Home Village.

The current tentative calendar we are working off of can be found here: [MIDVALE INTERIM HOUSING - CALENDAR](#)

When

Friday May 26, 2023 · 3pm – 3:45pm (Pacific Time - Los Angeles)

Guests

zachary.warma@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

leo.daube@lacity.org

andrew.deblock@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

analiz.marmolejo@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

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Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>

To: allen.zipper@lacity.org

Date: Fri Aug 18 2023 09:55:42 GMT-0700 (PDT)

Subject: Accepted: Prep for Midvale/Isaiah In Person Meeting @ Tue Aug 22, 2023 12:30pm - 1:15pm (PDT) (allen.zipper@lacity.org)

Vanessa Saldana has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/bbq-xnhj-pse

Join by phone

(US) [+1 254-881-9258](tel:+12548819258)

PIN: 200795264

[More phone numbers](#)

When

Tuesday Aug 22, 2023 · 12:30pm – 1:15pm (Pacific Time - Los Angeles)

Guests

allen.zipper@lacity.org - organizer

fernando.morales@lacity.org

zachary.warma@lacity.org

vanessa.saldana@lacity.org

loren.jackson@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

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Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>
To: katy.yaroslavsky@lacity.org
Date: Tue Aug 15 2023 13:20:27 GMT-0700 (PDT)
Subject: Accepted: Virtual Meeting with One LA re: Midvale @ Tue Aug 29, 2023 1:30pm - 2:30pm (PDT) (katy.yaroslavsky@lacity.org)

Allen Zipper has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/hxy-besq-keh

Join by phone

(US) +1 573-342-3125

PIN: 646519467

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 1:30pm – 2:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer
vanessa.saldana@lacity.org
fernando.morales@lacity.org
george.hakopiants@lacity.org
janethirsch59@gmail.com
nreimer1@verizon.net
allen.zipper@lacity.org
roberthoo.1la@gmail.com
debrasilverman@gmail.com
khalid.iaf2016@gmail.com
gary.gero@lacity.org
leo.daube@lacity.org
paulapearlman@gmail.com
deborah@templeisaiah.com
warrennancy1@gmail.com

[View all guest info](#)

Invitation from [Google Calendar](#)

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CPRA-02-CD5-2-000182

Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: katy.yaroslavsky@lacity.org
Date: Tue Aug 22 2023 14:15:57 GMT-0700 (PDT)
Subject: Accepted: Virtual Midvale Prep Meeting @ Wed Aug 23, 2023 1:45pm - 2:15pm (PDT)
(katy.yaroslavsky@lacity.org)

Vanessa Saldana has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/ryq-eodr-yrw

Join by phone

(US) +1 650-781-1163

PIN: 901006324

[More phone numbers](#)

Details: Prepping for the Midvale meeting taking place Thursday 08/24 at 5:30 pm

When

Wednesday Aug 23, 2023 · 1:45pm – 2:15pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

Fernando Morales

Zachary Warma

Vanessa Saldana

Allen Zipper

[View all guest info](#)

Invitation from [Google Calendar](#)

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Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>
To: katy.yaroslavsky@lacity.org
Date: Wed Aug 23 2023 14:01:35 GMT-0700 (PDT)
Subject: Accepted: Virtual Midvale Prep Meeting @ Wed Aug 23, 2023 2pm - 2:30pm (PDT)
(katy.yaroslavsky@lacity.org)

Allen Zipper has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/ryq-eodr-yrw

Join by phone

(US) +1 650-781-1163

PIN: 901006324

[More phone numbers](#)

Details: Prepping for the Midvale meeting taking place Thursday 08/24 at 5:30 pm

When

Wednesday Aug 23, 2023 · 2pm – 2:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

Fernando Morales

Zachary Warma

Vanessa Saldana

Allen Zipper

george.hakopiants@lacity.org

gary.gero@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

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Attachments:

- invite.ics
- invite.ics

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: katy.yaroslavsky@lacity.org
Date: Fri Aug 18 2023 09:54:03 GMT-0700 (PDT)
Subject: Accepted: Virtual Midvale Prep Meeting @ Wed Aug 23, 2023 4:15pm - 4:45pm (PDT)
(katy.yaroslavsky@lacity.org)

Vanessa Saldana has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/ryq-eodr-yrw

Join by phone

(US) +1 650-781-1163

PIN: 901006324

[More phone numbers](#)

Details: Prepping for the Midvale meeting taking place Thursday 08/24 at 5:30 pm

When

Wednesday Aug 23, 2023 · 4:15pm – 4:45pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

Fernando Morales

Zachary Warma

Vanessa Saldana

Allen Zipper

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-



Gary Gero <gary.gero@lacity.org>

Accepted: City of LA / Culver City re: Venice Lot @ Tue Mar 21, 2023 2:30pm - 3pm (PDT) (Mays, Jesse)

1 message

gary.gero@lacity.org <gary.gero@lacity.org>
Reply-To: gary.gero@lacity.org
To: "Mays, Jesse" <jesse.mays@culvercity.org>

Tue, Mar 14, 2023 at 10:05 AM

gary.gero@lacity.org has accepted this invitation.

CPRA-02-CD5-2-000188

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Join meeting

More ways to join:

Join from the meeting link

<https://culvercity.webex.com/culvercity/j.php?MTID=m8f1dd02d8e6ded39fc6eb18166b5ea90>

Join by meeting number

Meeting number (access code): 2499 584 4010

Meeting password: srUYAnZB648

Tap to join from a mobile device (attendees only)

+1-408-418-9388,,24995844010## United States Toll

Join by phone

+1-408-418-9388 United States Toll

Global call-in numbers

Join from a video system or application

Dial [24995844010@culvercity.webex.com](tel:24995844010@culvercity.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

If you are a host, click here and login site to view host information.

Need help? Go to <https://help.webex.com>

The City of Culver City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

When

Tuesday Mar 21, 2023 · 2:30pm – 3pm (Pacific Time - Los Angeles)

Location

<https://culvercity.webex.com/culvercity/j.php?MTID=m8f1dd02d8e6ded39fc6eb18166b5ea90>

[View map](#)

Organizer

Mays, Jesse

CPRA-02-CD5-2-000189

jesse.mays@culvercity.org

Guests

gary.gero@lacity.org - creator

White, Arames

fernando.morales@lacity.org

matthew.tenchavez@lacity.org

Barnes, Tevis

zachary.warma@lacity.org

Muenzer, Mark

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

 **invite.ics**
3K



Jocelyn Tabata <jocelyn.tabata@lacity.org>

Accepted: Debrief @ Sun Aug 6, 2023 11am - 11:30am (PDT)
(jocelyn.tabata@lacity.org)

1 message

cwee@lifeark.net <cwee@lifeark.net>
Reply-To: cwee@lifeark.net
To: jocelyn.tabata@lacity.org

Sun, Aug 6, 2023 at 11:00 AM

cwee@lifeark.net has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/mma-nekg-xto

Join by phone

(US) [+1 316-789-6570](tel:+13167896570)

PIN: 757231927

[More phone numbers](#)

When

Sunday Aug 6, 2023 · 11am – 11:30am (Pacific Time - Los Angeles)

Guests

jocelyn.tabata@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

gary.gero@lacity.org

leo.daube@lacity.org

katy.yaroslavsky@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

kmadigan@lafh.org

stephanie@lafh.org

cwee@lifeark.net

jdilworth@lifeark.net

pcho@lifeark.net

rwee@lifeark.net

[View all guest info](#)

Invitation from [Google Calendar](#)

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 **invite.ics**
2K

CPRA-02-CD5-2-000192

From: Zachary Warma <zachary.warma@lacity.org>
To: gary.gero@lacity.org
Date: Fri Aug 18 2023 16:09:55 GMT-0700 (PDT)
Subject: Accepted: hold for Dignity Moves @ Mon Aug 21, 2023 4pm - 5pm (PDT)
(gary.gero@lacity.org)

Zachary Warma has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/crh-miwd-rvu

Join by phone

(US) [+1 470-241-5108](tel:+14702415108)

PIN: 846230998

[More phone numbers](#)

When

Monday Aug 21, 2023 · 4pm – 5pm (Pacific Time - Los Angeles)

Guests

gary.gero@lacity.org - organizer

fernando.morales@lacity.org

zachary.warma@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

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Attachments:

- invite.ics
 - invite.ics
-

From: Zachary Warma <zachary.warma@lacity.org>
To: gary.gero@lacity.org
Date: Fri Aug 18 2023 16:09:58 GMT-0700 (PDT)
Subject: Accepted: hold for Dignity Moves @ Tue Aug 22, 2023 3pm - 4pm (PDT)
(gary.gero@lacity.org)

Zachary Warma has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/jtk-qksi-idy

Join by phone

(US) [+1 225-417-1093](tel:+12254171093)

PIN: 539973495

[More phone numbers](#)

When

Tuesday Aug 22, 2023 · 3pm – 4pm (Pacific Time - Los Angeles)

Guests

gary.gero@lacity.org - organizer

fernando.morales@lacity.org

zachary.warma@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

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Attachments:

- invite.ics
 - invite.ics
-

From: Dylan Sittig <dylan.sittig@lacity.org>

To: allen.zipper@lacity.org

Date: Fri Mar 17 2023 15:14:28 GMT-0700 (PDT)

Subject: Accepted: Site Visit 900 Hilgard - Building for Sale @ Mon Mar 20, 2023 12pm - 12:45pm (PDT) (allen.zipper@lacity.org)

Dylan Sittig has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/iki-fnyi-nvu

Join by phone

(US) [+1 219-400-0077](tel:+12194000077)

PIN: 497282497

[More phone numbers](#)

Rob McRitchie, Senior Director - JLL Capital Markets will show us the property. They have two preliminary offers however they seem eager to do business with the city.

When

Monday Mar 20, 2023 · 12pm – 12:45pm (Pacific Time - Los Angeles)

Guests

allen.zipper@lacity.org - organizer

fernando.morales@lacity.org

zachary.warma@lacity.org

patricia.macias@lacity.org

dylan.sittig@lacity.org

matthew.tenchavez@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

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Attachments:

- invite.ics
- invite.ics

CPRA-02-CD5-2-000195



Gary Gero <gary.gero@lacity.org>

Accepted: Venice Parking Lot @ Mon Mar 13, 2023 2pm - 2:30pm (PDT) (Mays, Jesse)

1 message

gary.gero@lacity.org <gary.gero@lacity.org>
Reply-To: gary.gero@lacity.org
To: "Mays, Jesse" <jesse.mays@culvercity.org>

Fri, Mar 10, 2023 at 4:23 PM

gary.gero@lacity.org has accepted this invitation.

CPRA-02-CD5-2-000198

Meeting to discuss the parking lot at 9415-9425 Venice.

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Join meeting

More ways to join:

Join from the meeting link

<https://culvercity.webex.com/culvercity/j.php?MTID=mfe33fd96871019e9b0dad396ee5ac968>

Join by meeting number

Meeting number (access code): 2482 697 2200

Meeting password: QxmmECKM368

Tap to join from a mobile device (attendees only)

+1-408-418-9388,,24826972200## United States Toll

Join by phone

+1-408-418-9388 United States Toll

Global call-in numbers

Join from a video system or application

Dial [24826972200@culvercity.webex.com](tel:24826972200@culvercity.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

If you are a host, click here and login site to view host information.

Need help? Go to <https://help.webex.com>

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When

Monday Mar 13, 2023 · 2pm – 2:30pm (Pacific Time - Los Angeles)

Location

<https://culvercity.webex.com/culvercity/j.php?MTID=mfe33fd96871019e9b0dad396ee5ac968>

[View map](#)

Organizer

CPRA-02-CD5-2-000199

Mays, Jesse
jesse.mays@culvercity.org

Guests

gary.gero@lacity.org - creator
White, Arames
Barnes, Tevis
Muenzer, Mark

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

 **invite.ics**
3K

From: Ilene Simon Solomon <ileness@me.com>
To: Allen Zipper <allen.zipper@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 23 2023 15:47:56 GMT-0700 (PDT)
Subject: add to list

Carl Schmidt 2200 block Midvale Sent from my iPhone

From: Allen Zipper <allen.zipper@lacity.org>
To: Ilene Simon Solomon <ileness@me.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 23 2023 15:55:09 GMT-0700 (PDT)
Subject: Re: add to list

I just added Carl Schmidt. Please let me know if there is anyone else by tomorrow morning so I can send it to the Isaiah security team.

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Mary Williams <mary@caldelle.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, Katy Young Yaroslavsky <katy.yaroslavsky@gmail.com>
Date: Sun Aug 06 2023 11:21:32 GMT-0700 (PDT)
Subject: Advisory Committee for Midvale/Pico Interim Housing Project

Dear Vanessa,

Please let Katy and Matthew Tenchavez know that I am interested in serving on the CD5 Pico/Midvale Interim Housing Committee. As you may know, I served on WNC for 2 years and I am a founding board member and the Secretary of West LA Homeless. I am here to help facilitate the conversation and provide insights from my experience as a part of WLAH. I have worked with the leadership in the area, and my voice is a voice of reason and is respected in the community.



Let's connect: [Instagram](#) [Facebook](#) [LinkedIn](#) Visit my website [here](#).

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Mary Williams <mary@caldelle.com>
Cc: Katy Young Yaroslavsky <katy.yaroslavsky@gmail.com>, Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Mon Aug 07 2023 10:32:38 GMT-0700 (PDT)
Subject: Re: Advisory Committee for Midvale/Pico Interim Housing Project

Hi Mary,

Confirming receipt of this email.

We will discuss this internally and get back to you.

We sincerely appreciate your communication and support throughout this process.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: Nicole Miner <nlbminer@aol.com>

To: Jarrett Thompson <jarrett.thompson@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>

Date: Wed Sep 06 2023 13:37:18 GMT-0700 (PDT)

Subject: Alternative Choice

Hi Jarrett and Dylan, Am writing you to ask you to encourage CD5 to consider the viable 1977 Sepulveda Blvd property, or some other similar alternative, instead of the taking of the Pico/Midvale business' parking lot for use of interim housing or for any structure whatsoever at all. It is disconcerting to see Katy's fan base rapidly dissipate due to the potential taking of the Midvale City lot. Essential to the continued existence of the Pico businesses, the lot is not underused, particularly at peak hours. The beloved business and restaurant district is still recovering from the several years of the Covid setback and will continue to regain and gain in importance to City residents and tourists who patronize the area from near and far. The Landmark parking lot is no substitute. It offers a very long unsafe walk up an incline from parking area to the street, a difficult route meant and geared solely for automobile travel not pedestrian. Please help the new CD5 administration to understand the Pico layout and the necessity to protect and preserve this long standing unique historic commercial district. To strip this area of Community parking offered by the City in seeming perpetuity, in good faith understood for decades, is to undermine the Community the Council District officials are elected to protect. Simply by not repurposing this small City parking parcel at Midvale and Pico, nor the other open air lot to the East, Councilmember will restore her fan base' love, faith and confidence in her ability to preserve the continuity of the Neighborhoods she represents. Thank you, Best and warmest regards as always, Nickie Miner

From: Jarrett Thompson <jarrett.thompson@lacity.org>
To: Nicole Miner <nlbminer@aol.com>
Cc: Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Sep 06 2023 13:58:47 GMT-0700 (PDT)
Subject: Re: Alternative Choice

Thanks, Nickie.

We appreciate your email but this project is moving forward.
Below are some responses to parking concerns:

What statistical information is available for review that led to the conclusion of this City-owned parking lot being under-utilized?

A: When this site was first being considered, our office requested a parking utilization analysis of the parking lot from LADOT. That analysis was conducted earlier this year and it indicated that the utilization rate was roughly 40%, and it also noted that additional, convenient nearby street and surface lot parking would be able to absorb any loss in parking capacity.

What will be the location of disabled parking permit spaces for use by customers of the nearby businesses?

A: Based on LADOT records, less than 40% of this lot is being used during a given day. Additionally, there are two additional parking lots within a 10 minute walk of this location, and additional street parking on Pico and Westwood Boulevards that both have capacity to absorb parking needs. Even so, we are exploring options for access to nearby parking options, including directly across Pico Boulevard at the former Westside Pavilion lot.

When was the LADOT survey done that determined that the Pico lots were underutilized? May the community review the related study and findings? What criteria were used to make the determination that the site is underutilized?

A: When this site was first being considered in early 2023, our office requested a parking utilization analysis of the parking lot from LADOT, which they conducted earlier this year. The study showed that the utilization rate was roughly 40% on any given day, and it also noted that additional, convenient nearby street and surface lot parking would be able to absorb any loss in parking capacity. We are working with LADOT to make the study available as soon as possible.

The targeted lots are the only City parking lots serving Pico Blvd. small businesses west of the City lot on Overland Avenue north of Pico Blvd. Were you aware that when the County Social Service building vacated its former premises on Pico between Veteran and Greenfield Avenues that the local small businesses lost the parking that was available there at night and on weekends?

A: We believe that convenient nearby street and surface lot parking will be able to absorb any loss in parking capacity. We are also working with owners of private parking lots in the area to make those parking spaces available to the public. The City has converted a number of its parking lots to provide this type of housing across the city.

What analysis was done to determine the economic impact on nearby businesses from the loss of parking?

A: LADOT conducted an assessment of the parking lot and determined that it was underutilized and noted that street and surface lot parking was available in the vicinity. We believe that this nearby parking will be able to absorb any loss in parking capacity. Even so, we are committing to working with private parking lots in the area to make those parking spaces available to the public.

In terms of harm prevention, what data are being collected and analyzed now since the imminent closure of the two parking lots threatens to severely reduce afternoon and evening patronage of nearby businesses, especially restaurants? (The north side of Pico does not allow any parking from 4 to 7 pm on weekdays.)

A: We believe that convenient nearby street and surface lot parking will be able to absorb any loss in parking capacity. We are also working with private parking lots in the area to make those parking spaces available to the public.

--



Jarrett Thompson

Transportation Deputy
District Office: (323) 866-1828
City Hall: (213) 473-7005
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

From: Councilwoman Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>
To: dylan.sittig@lacity.org
Date: Mon Jul 24 2023 12:53:22 GMT-0700 (PDT)
Subject: Announcing New Interim Housing on the Westside!

Email not displaying correctly? [View it in your browser.](#)

 Off Grid Adventures



Taking bold action to fight the homelessness crisis is the most pressing challenge in Los Angeles. In the Fifth Council District, we have seen a dramatic increase in the number of people living on the streets in recent years. According to the Los Angeles Homeless Count, there are as many as 1,300 people living in the district without a home. Unfortunately, due largely to the cost of housing on the Westside, there simply are not enough beds to bring people off the streets. In fact, there is only 1 interim housing unit for every 8 unsheltered Angeleno living in Council District 5. If we are to make meaningful progress on homelessness, we need to bring more beds online quickly.

That's why we are proud to announce a new interim housing project for the Westside set to open in 2024. Located at 2377 Midvale Avenue, Los Angeles CA 90064, this project will provide approximately 30 beds for participants living in the surrounding community. Each individual will be assigned to a living space, and be connected to an array of wrap-around services on-site.

The project will be constructed by [LifeArk](#), a Los Angeles-based company that creates beautiful, high quality modular structures. Once opened, operations will be led by [LA Family Housing](#), a national leader in helping people transition out of homelessness and poverty. LA Family Housing has a distinguished track record of operating well-managed buildings that provide participants with the services they need to stabilize their lives.

We understand that neighbors may have questions and/or concerns. To see the designs for the project, and learn about the safety protocols being implemented, building management and rules for participants, the construction schedule, and more, we invite you to join an information session in the coming days:

In-Person Information Session

Thursday, August 3, 2023 | 5:30 pm – 7:00 pm
Temple Isaiah Community Room
10345 W Pico Blvd

Virtual Information Session

Sunday, August 6, 2023 | 10:00 am – 11:00 am

To RSVP for one or both of these meetings, and to learn more about the project in general, click the button below:

[Click Here to RSVP](#)

Thank you for your continued support as we work together to bring an end to our homelessness crisis across the City.

All my best,



Katy Yaroslavsky
Councilwoman, Fifth Council District

councildistrict5.lacity.gov

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Councilwoman Katy Yaroslavsky
200 N. Spring St., Room 440, Los Angeles, CA 90012

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From: Lisa Morocco <wncseat2@gmail.com>
To: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 24 2023 10:15:45 GMT-0700 (PDT)
Subject: Another business reply re Midvale

Here is an example of businesses who oppose this project..please take a look..she brings up many points others have sent me...

Hi Lisa

I don't think Katy & the Mayor are talking about the same homeless we have in this immediate area in the letter . The majority of them are not hireable nor can they hold jobs . They definitely need more help than interim housing can offer . The letter clearly states " participation in the scheduled programs are not required " . Who is that helping ?

I live and work in the immediate area and do not see the homeless that fit the description that Katy is speaking of . They are hard core addicts, criminals or mentally unstable and will not stay in their interim houses. So what then ? They bring people from outside of the immediate area and the problem ones remain on the streets ? She talks about being close to transportation and being close to family. Yes that's how many of them got here. Got on the metro and got off .

The Majority in the last few years are not from here . I have had numerous conversations with the ones I could. Fed many of them and asked many of them where is their family ? Where are they from ? Not from here .

Maybe she is speaking of the bunch by the post office that are know selling bikes . They were beating the you know what out of each other the other day . How about the guy storing stuff on our side roof . Scared me to death the other day had 2 bikes up there . Is he going to stay in that interim housing and not wander the neighborhood . We have had so many windows broken at Hoboken just because either drugged out or Mad. How about that area by the post office ideal area ? Someone said "Oh they cant do it there pollution from the freeway.

Or is Katy talking about the un housed that buy drugs across from the Smart & Final . Or the lady that was throwing chairs in front of Hoboken the other day . Then she proceeded to rip out the cords from the water softener we lost like 10 people that night . Then she proceeded to take down are lights outside and was peaching that there is a dome over the city and 6 men and 6 women will come save us . She disappeared for one week then she was back Trying to climb up the chain link fence to rip out the plugs . I have her conversation on video . I think the neighborhood will need security not the residents . Its not a jail you cant force them to stay in their area now they will be closer and have excuses that they live in the area and they can do whatever they want . This isn't going to solve any of their issues they will go outside on our streets to get high and if they remember where they are staying they will go back. Also if it isn't going to cause problems Why 24 hour security ? What she said about street cleaning is what they do anyway . Why would she bring that up ? They know it's going to happen. I had to get extra garbage pick ups because the unhoused would drop their stuff in the back or hide it on the lifts I mean boards old chairs build a fort Then forget where they built it and guess who has to clean it up ? Businesses are closing because no one wants to come to the area especially at night .

The parking lot was underutilized at the beginning of the year because Starbucks left , why did they leave ? To many mentally unstable and drugged out people hanging around . A lot of the homeless in this area are pretty aggressive none of our customers want to eat outside because of the homeless that come down the street. Or go out after dark. The unhoused in this area don't want to be controlled that's why they are living on the streets .

Unfortunately a lot of the questions were not really addressed she keeps repeating the same thing

take Question 2 and 3 No acquisition costs to the city But how about the financial feasibility of the businesses and residents in the area ? Or the quote " other sites are continuing to be actively evaluated " She skirts q 3 twice .

They are exploring a number of other sites what sites ? Where are some of the city owned interim housing she speaks of ?

The Lets look at the places LA Family manages ? This is a bad experiment. Out of site out of mind . Except for those who will suffer the repercussions of this Bad for already struggling businesses.

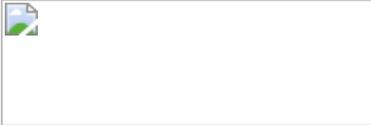
Thank you Lisa for your dedication to this neighborhood & for always trying to help .

vane

From: Fernando Morales <fernando.morales@lacity.org>
To: Lisa Morocco <wncseat2@gmail.com>
Cc: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 24 2023 12:55:33 GMT-0700 (PDT)
Subject: Re: Another business reply re Midvale

Thank you for sharing this and for your time today, Lisa! Let us know if any businesses are open to speaking with CD 5 as well.

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Lisa Morocco <wncseat2@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, George Hakopiants
<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 24 2023 13:01:39 GMT-0700 (PDT)
Subject: Re: Another business reply re Midvale

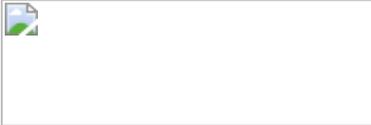
Of course...happy to set up a walking tour with a chat with 4-6 businesses...mix it with those I know who are the 30% supportive 40%opposed and 30% desperate...

Lisa

From: Fernando Morales <fernando.morales@lacity.org>
To: Lisa Morocco <wncseat2@gmail.com>
Cc: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 24 2023 15:21:03 GMT-0700 (PDT)
Subject: Re: Another business reply re Midvale

That would be great - let us know if there is a particular day or week that looks good on your end and we can do some planning on our end. Thanks again, Lisa!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: George Hakopiants <george.hakopiants@lacity.org>
To: Lisa Morocco <wncseat2@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 25 2023 09:48:14 GMT-0700 (PDT)
Subject: Re: Another business reply re Midvale

Appreciate you, Lisa! Thanks again!

Best,
George

--



[cd5.lacity.gov](https://www.cd5.lacity.gov)

George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Craig Rich <crich@wssmhoa.org>
To: SLO Rick Ballesteros <33652@lapd.lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Craig Rich <craig.rich@stanfordalumni.org>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>
Date: Wed Jul 12 2023 09:38:20 GMT-0700 (PDT)
Subject: Assistance with new string of encampments at Pico and Camden

Officer Ballesteros, Hello again. As I've reached out in the past for help with, we are again having regular/daily issues with encampments being put up at Pico and Camden Ave. As a reminder, this is within the 500ft, 41.18 special enforcement zone centered at 11001 Pico. Myself and many neighbors reached out to and met with our new CD5 deputy Vanessa Saldana just Monday to observe the issues there, and nearby to get her input. She suggested I loop you into the conversation. Just now (9:30am on July 12) a new individual is setting up an encampment at Pico/Camden next to the BBQ Galores store. The prior encampments (1-2 people for days, and up to 8-9 individuals at night for some observed parties) had just cleared after multiple calls to the LAPD non emergency line over several days, including multiple officers visiting the site. If possible, would you be able to coordinate a daily visit to Pico/Camden and ask anyone sitting/lying/sleeping that its prohibited by the 41.18 special enforcement ordinance, which has a posted sign very close by (on Pico right in front of BBQ Galore)? - Craig

From: RICARDO BALLESTEROS <33652@lapd.online>
To: Craig Rich <crich@wssmhoa.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Craig Rich
<craig.rich@stanfordalumni.org>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide
<wncluc@gmail.com>
Date: Wed Jul 12 2023 15:24:31 GMT-0700 (PDT)
Subject: RE: Assistance with new string of encampments at Pico and Camden

Thanks for the info Craig. I'll swing by the location as soon as I get a chance. -----Original Message----- From: Craig Rich Sent: Wednesday, July 12, 2023 9:38 AM To: RICARDO BALLESTEROS <33652@lapd.online> Cc: Vanessa Saldana ; Craig Rich ; Lizzy Chapman ; Barbara Broide Subject: Assistance with new string of encampments at Pico and Camden
ATTENTION: This email originated outside of LAPD. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Officer Ballesteros, Hello again. As I've reached out in the past for help with, we are again having regular/daily issues with encampments being put up at Pico and Camden Ave. As a reminder, this is within the 500ft, 41.18 special enforcement zone centered at 11001 Pico. Myself and many neighbors reached out to and met with our new CD5 deputy Vanessa Saldana just Monday to observe the issues there, and nearby to get her input. She suggested I loop you into the conversation. Just now (9:30am on July 12) a new individual is setting up an encampment at Pico/Camden next to the BBQ Galores store. The prior encampments (1-2 people for days, and up to 8-9 individuals at night for some observed parties) had just cleared after multiple calls to the LAPD non emergency line over several days, including multiple officers visiting the site. If possible, would you be able to coordinate a daily visit to Pico/Camden and ask anyone sitting/lying/sleeping that its prohibited by the 41.18 special enforcement ordinance, which has a posted sign very close by (on Pico right in front of BBQ Galore)? - Craig

From: Craig Rich <craig.rich@stanfordalumni.org>
To: RICARDO BALLESTEROS <33652@lapd.online>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Craig Rich <craig.rich@stanfordalumni.org>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>
Date: Wed Jul 12 2023 16:43:57 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Officer Ballesteros, Thank you. As an update, a neighbor observed officers at the site this morning. They apparently had put handcuffs on the new individual setting up an encampment, and we haven't seen that person since. There's still a few belongings/debris remaining which we are now trying to figure out how to deal with before it draws others. - Craig On 7/12/2023 3:24 PM, RICARDO BALLESTEROS wrote: > Thanks for the info Craig. I'll swing by the location as soon as I get a chance. > > -----Original Message----- > From: Craig Rich > Sent: Wednesday, July 12, 2023 9:38 AM > To: RICARDO BALLESTEROS <33652@lapd.online> > Cc: Vanessa Saldana ; Craig Rich ; Lizzy Chapman ; Barbara Broide > Subject: Assistance with new string of encampments at Pico and Camden > > ATTENTION: This email originated outside of LAPD. Do not click on links or open attachments unless you recognize the sender and know the content is safe. > > Officer Ballesteros, > > Hello again. As I've reached out in the past for help with, we are again having regular/daily issues with encampments being put up at Pico and Camden Ave. As a reminder, this is within the 500ft, 41.18 special enforcement zone centered at 11001 Pico. > > Myself and many neighbors reached out to and met with our new CD5 deputy Vanessa Saldana just Monday to observe the issues there, and nearby to get her input. She suggested I loop you into the conversation. > > Just now (9:30am on July 12) a new individual is setting up an encampment at Pico/Camden next to the BBQ Galores store. The prior encampments (1-2 people for days, and up to 8-9 individuals at night for some observed parties) had just cleared after multiple calls to the LAPD non emergency line over several days, including multiple officers visiting the site. > > If possible, would you be able to coordinate a daily visit to Pico/Camden and ask anyone sitting/lying/sleeping that its prohibited by the 41.18 special enforcement ordinance, which has a posted sign very close by (on Pico right in front of BBQ Galore)? > > - Craig >

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Craig Rich <craig.rich@stanfordalumni.org>
Cc: RICARDO BALLESTEROS <33652@lapd.online>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>
Date: Wed Jul 12 2023 16:46:34 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Hi Craig,

May you please share a photo of the debris and I will contact sanitation.

Sincerely,

On Wednesday, July 12, 2023, Craig Rich <craig.rich@stanfordalumni.org> wrote:
Officer Ballesteros,

Thank you. As an update, a neighbor observed officers at the site this morning. They apparently had put handcuffs on the new individual setting up an encampment, and we haven't seen that person since. There's still a few belongings/debris remaining which we are now trying to figure out how to deal with before it draws others.

- Craig

On 7/12/2023 3:24 PM, RICARDO BALLESTEROS wrote:

Thanks for the info Craig. I'll swing by the location as soon as I get a chance.

-----Original Message-----

From: Craig Rich <crich@wssmhoa.org>
Sent: Wednesday, July 12, 2023 9:38 AM
To: RICARDO BALLESTEROS <33652@lapd.online>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>; Craig Rich <craig.rich@stanfordalumni.org>; Lizzy Chapman <lizzy.chapman@gmail.com>; Barbara Broide <wncluc@gmail.com>
Subject: Assistance with new string of encampments at Pico and Camden

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CPRA-02-CD5-2-000219

- Craig

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Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



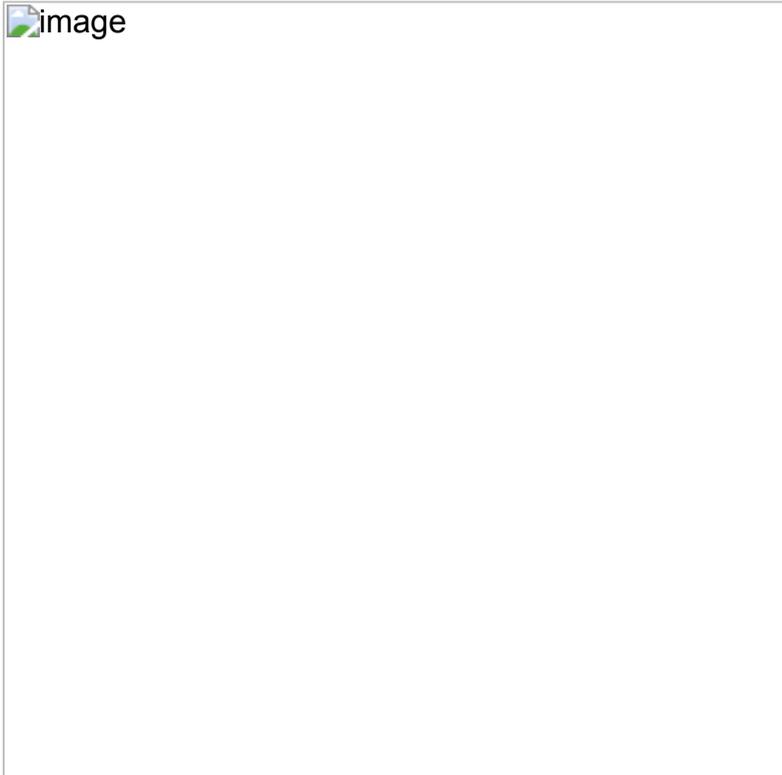
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From: Craig Rich <craig.rich@alumni.stanford.edu>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Craig Rich <craig.rich@stanfordalumni.org>, RICARDO BALLESTEROS <33652@lapd.online>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>
Date: Wed Jul 12 2023 17:31:07 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Vanessa,

Thanks. Neighbor took this one when LAPD was there this morning. Not great but does show some kind of camp chair i think and other small belongings/debris.



- Craig

On Jul 12, 2023, at 4:46 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Craig,

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Sincerely,

On Wednesday, July 12, 2023, Craig Rich <craig.rich@stanfordalumni.org> wrote:
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To: RICARDO BALLESTEROS <33652@lapd.online>

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- Craig

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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Attachments:

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Craig Rich <craig.rich@alumni.stanford.edu>
Cc: Craig Rich <craig.rich@stanfordalumni.org>, RICARDO BALLESTEROS <33652@lapd.online>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>
Date: Thu Jul 13 2023 11:28:05 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Thank you Craig. I submitted this request to Sanitation.

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

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From: Craig Rich <craig.rich@stanfordalumni.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Charina <Charinasweets@gmail.com>
Cc: RICARDO BALLESTEROS <33652@lapd.online>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>, Craig Rich <craig.rich@alumni.stanford.edu>
Date: Wed Jul 19 2023 16:48:32 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

+Matthew, Charina

Matthew, Vaneesa, SLO Ballesteros,

I want to introduce another 2300 Camden neighbor; Charina Sirisnsha. She lives right on the alley, and often has direct observations of the various individuals and encampments that have been forming. I was relaying a report I made today to LAPD non-emergency about a woman and Charina had some additional observations. They were disturbing but I think relevant to emphasize that we need more help as the area seems to be getting increasingly problematic.

This particular woman has been seen over the last 3 days, off and on. I saw here last evening pacing around near the BBQ Galore store, apparently talking to herself. Saw here again this afternoon sitting on the sidewalk, with a tale, black male on a bike speaking to her. That's what I called into LAPD emphasizing that she may be having a mental health crisis. My first impression was that she could be a teenager, perhaps in her 20s or otherwise a small statured woman.

Charina saw a bit more, which I will let her relay to you. But its possible this teenager/woman is being abused.

- Craig

On 7/13/2023 11:28 AM, Vanessa Saldana wrote:

Thank you Craig. I submitted this request to Sanitation.

--



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

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From: CHARINA SIRISINHA <charinasweets@gmail.com>
To: Craig Rich <craig.rich@stanfordalumni.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>, Craig Rich <craig.rich@alumni.stanford.edu>
Date: Wed Jul 19 2023 17:23:27 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Hi Matthew, Vanessa and SLO Ballesteros

As Craig mentioned, I'm right on the corner opposite to BBQ galore so the situation around that corner has been very frustrating and has definitely escalated since we've moved into the house in 2021.

I spoke to a couple officers about this young woman over the weekend and they basically explained to me that they had no power to execute anything besides chat with her. At that time she was carrying a 2X4 right next to my house but again the officer said it's not a crime for being mentally unwell and carrying something that can be a weapon right next to my home.

Since this past weekend, she is still sleeping by the optical store opposite from BBQ Galore. I've seen some weird activities since she has been there... for instance this white male driving an old VW van drove up to her and was speaking to her briefly and handed her something. I can't specify what it was. And earlier today when I was leaving the house to an appointment, I saw a black unhoused man at calling her from BBQ Galore parking lot, and when I came back an hour later that same man was laying under covers with her and seemed to be intimate, then I came out with my dog to let her out for a potty break, the young woman got up to walk away from that man and seemed to be pulling her pants up. I also saw her just now when I went outside to bring in our trash cans that she took her pants off and only had her boxers on.

The two officers that came by mentioned about the 41.18 zone and explained to me that if there is no encampment then they are not able to enforce anything which is apparently not true. Please see attach photo below.

Anyways, I just wanted to share because again I'm right next to where it all happens. And it's been very frustrating to deal with this for the past year and a half. I hope you all can help.

Charina Sirisinha

image0.png
Sent from my iPhone

On Jul 19, 2023, at 4:48 PM, Craig Rich <craig.rich@stanfordalumni.org> wrote:

+Matthew, Charina

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CPRA-02-CD5-2-000227

were disturbing but I think relevant to emphasize that we need more help as the area seems to be getting increasingly problematic.

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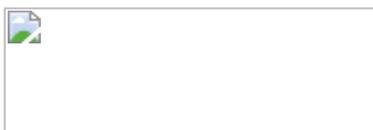
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--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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To: Vanessa Saldana <vanessa.saldana@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>
Cc: Lizzy Chapman <lizzy.chapman@gmail.com>, CHARINA SIRISINHA <charinasweets@gmail.com>, Barbara Broide <wncluc@gmail.com>, Craig Rich <craig.rich@alumni.stanford.edu>
Date: Thu Jul 20 2023 09:29:00 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Matthew, Vanessa, SLO Ballesteros,

Just saw (9:15am on 7/20) this same young woman/teenager lying on sidewalk, possibly asleep on the west side of Camden Ave just north of Pico. Seems like at the *exact same place* she was yesterday when I called LAPD non-emergency. Did anyone from LAPD meet with her, evaluate if she needed urgent mental or physical medical care, inform her of the 41.18 special enforcement zone, and inquire if she was the victim of assault?

I will call LAPD non-emergency again in parallel with this email.

- Craig

On 7/19/2023 5:23 PM, CHARINA SIRISINHA wrote:

Hi Matthew, Vanessa and SLO Ballesteros

As Craig mentioned, I'm right on the corner opposite to BBQ galore so the situation around that corner has been very frustrating and has definitely escalated since we've moved into the house in 2021.

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Charina Sirisinha

CPRA-02-CD5-2-000229

 Sent from my iPhone

On Jul 19, 2023, at 4:48 PM, Craig Rich <craig_rich@stanfordalumni.org> wrote:

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Matthew, Vaneesa, SLO Ballesteros,

I want to introduce another 2300 Camden neighbor; Charina Sirisnsha. She lives right on the alley, and often has direct observations of the various individuals and encampments that have been forming. I was relaying a report I made today to LAPD non-emergency about a woman and Charina had some additional observations. They were disturbing but I think relevant to emphasize that we need more help as the area seems to be getting increasingly problematic.

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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA

90012

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Attachments:

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From: Lizzy Chapman <lizzy.chapman@gmail.com>
To: CHARINA SIRISINHA <charinasweets@gmail.com>, Craig Rich
<craig.rich@stanfordalumni.org>, Patricia Macias <patricia.macias@lacity.org>, RICARDO
BALLESTEROS <33652@lapd.online>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Jul 20 2023 21:22:07 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Good evening-

I am just following up on Craig's email. I saw the young woman this morning around 8:00am, this afternoon around 3, and just now at 9pm and she has not moved all day. She has been sitting or lying on the sidewalk in the same exact spot. Please send your homeless liaison team or another service provider to check in on this person. She looks like a child, and is clearly in need of help.

Attachments:

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From: Lizzy Chapman <lizzy.chapman@gmail.com>
To: CHARINA SIRISINHA <charinasweets@gmail.com>, Craig Rich <craig.rich@stanfordalumni.org>, Patricia Macias <patricia.macias@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, Vanessa Saldana <vanessa.saldana@lacity.org>, councilmember.yaroslavsky@lacity.org, george.hakopiants@lacity.org
Date: Thu Jul 20 2023 21:28:18 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Hi George-

I am adding you to this email since both Vanessa and Patricia are out of the office and have designated you as their out of office contact. Please see the emails below. Can you please send someone from your homeless liaison team to check in on the young woman/teenager who is camped out on the corner of pico/camden (west side of the street).

Thank you,
Lizzy

Attachments:

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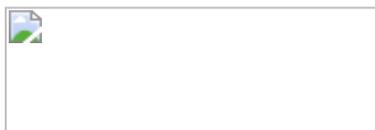
From: George Hakopiants <george.hakopiants@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Jul 24 2023 07:30:00 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Hi Vanessa!

Can you respond to Lizzy when you get a chance today?

Best,
George

--



cd5.lacity.gov

George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Jul 24 2023 10:43:51 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Let me check in with Matthew and the team before responding to her and Craig.

--



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Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Craig Rich <craig.rich@stanfordalumni.org>
To: Patricia Macias <patricia.macias@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, Vanessa Saldana <vanessa.saldana@lacity.org>, george.hakopiants@lacity.org
Cc: councilmember.yaroslavsky@lacity.org, Lizzy Chapman <lizzy.chapman@gmail.com>, CHARINA SIRISINHA <charinasweets@gmail.com>, Craig Rich <craig.rich@stanfordalumni.org>
Date: Mon Jul 24 2023 14:09:27 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

George, Patricia, Vanessa, SLA Ballesteros,

Saw that woman/teenager in the alley north of Pico, between Camden and Bentley yesterday afternoon (Sun 7/24). Talking with Charina, she feels fairly certain she's teenaged, and who has observed multiple males visiting her daily. Plus at some point I guess a van was seen pulling up and paying her a visit to deliver something?

Did anyone from LAPD speak with/assess her?

Who can we call to get her some help and out of the area ASAP?

- Craig

On 7/20/2023 9:28 PM, Lizzy Chapman wrote:

Hi George-

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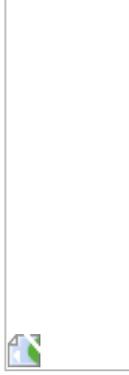
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Cc: Patricia Macias <patricia.macias@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, george.hakopiants@lacity.org, councilmember.yaroslavsky@lacity.org, Lizzy Chapman <lizzy.chapman@gmail.com>, CHARINA SIRISINHA <charinasweets@gmail.com>, Craig Rich <craig.rich@stanfordalumni.org>
Date: Mon Jul 24 2023 15:25:36 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Hi Craig,

Are you available tomorrow for a call? I have back to back meetings today, but we can hop in a call tomorrow. Please let me know what time works for you.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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Attachments:

- image0.png
-

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: vanessa.saldana@lacity.org
Date: Mon Jul 24 2023 15:26:08 GMT-0700 (PDT)
Subject: Delivery Status Notification (Failure)

Hello vanessa.saldana@lacity.org, We're writing to let you know that the group you tried to contact (councilmember.yaroslavsky) may not exist, or you may not have permission to post messages to the group. A few more details on why you weren't able to post: * You might have spelled or formatted the group name incorrectly. * The owner of the group may have removed this group. * You may need to join the group before receiving permission to post. * This group may not be open to posting. If you have questions related to this or any other Google Group, visit the Help Center at <https://support.google.com/a/lacity.org/bin/topic.py?topic=25838>.

Thanks, lacity.org admins ----- Original message ----- X-Received: by

2002:a17:90a:a112:b0:25c:8b5e:814 with SMTP id s18-

20020a17090aa11200b0025c8b5e0814mr11141869pjp.44.1690237567193; Mon, 24 Jul 2023 15:26:07 -0700 (PDT) ARC-Seal: i=1; a=rsa-sha256; t=1690237567; cv=none; d=google.com; s=arc-20160816;

b=QofJWtusriwukbb2QClzNyedAGel3er/vqFq067AM1v4haLf5RiFtbazCzQ9JcrFpL MfHHksumE3Z3QcPpxvrJeXpJQCXmPdXPeQu6FutJgZHIhg/cXIICij+D9MMciJ6INU8X B2ONUKspWc+WzRjPLOLndm0+U0qa7NsfkoBCIS+tVUwYWPcH6SPCKmOeQIsTEwyEHM5y O0hg/sNynJAOUjKxu9ZHqWpjd0Bj9U+NfoX7n/R8AZBzuheyJ93Irdja8L2kSQ8cW kqYB9dEiJAdxsZJ+f1c8Axoz5nyjtFOvwuH62DAkHXUfySKFYDdAkQ1ZsBepc0kSSs1H g+SA== ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=google.com; s=arc-20160816; h=cc:to:subject:message-id:date:from:in-reply-to:references :mime-version:dkim-signature; bh=z4t8ZHTPW8o4nK9rll/P/bYnjg7Z5pRC0H2Alt3SsJw=;

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smtp.mailfrom=vanessa.saldana@lacity.org; dmarc=pass (p=NONE sp=NONE dis=NONE) header.from=lacity.org Return-Path: Received: from mail-sor-f41.google.com (mail-sor-f41.google.com. [209.85.220.41]) by mx.google.com with SMTPS id v10-20020a17090abb8a00b002681974898csor904321pjr.5.2023.07.24.15.26.07 for (Google Transport Security); Mon, 24 Jul 2023 15:26:07 -0700 (PDT) Received-SPF: pass (google.com: domain of vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender) client-ip=209.85.220.41; Authentication-Results: mx.google.com; dkim=pass header.i=@lacity.org header.s=google header.b="kHc4oi/C"; spf=pass (google.com: domain of vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender)

smtp.mailfrom=vanessa.saldana@lacity.org; dmarc=pass (p=NONE sp=NONE dis=NONE) header.from=lacity.org DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=lacity.org; s=google; t=1690237567; x=1690842367; h=cc:to:subject:message-id:date:from:in-reply-to:references :mime-version:from:to:cc:subject:date:message-id:reply-to;

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7wzRoQoIWIXv4loA= X-Received: by 2002:a17:90a:bf15:b0:268:ac3:b1f6 with SMTP id c21-
20020a17090abf1500b002680ac3b1f6mr5410050pjs.24.1690237566047; Mon, 24 Jul 2023
15:26:06 -0700 (PDT) MIME-Version: 1.0 References: <5032adee-31ee-9430-69bb-
b47bab9f48d1@stanfordalumni.org> <02680311-C1B8-4B15-85C8-
F89607ABE59D@gmail.com> <8bba9188-1996-3c97-a261-
550906e88942@stanfordalumni.org> In-Reply-To: From: Vanessa Saldana Date: Mon, 24 Jul
2023 15:25:36 -0700 Message-ID: Subject: Re: Assistance with new string of encampments at
Pico and Camden To: Craig Rich Cc: Patricia Macias , RICARDO BALLESTEROS
<33652@lapd.online>, george.hakopiants@lacity.org, councilmember.yaroslavsky@lacity.org,
Lizzy Chapman , CHARINA SIRISINHA Content-Type: multipart/related;
boundary="000000000000b679cd060143195b" ----- Message truncated -----

From: Craig Rich <craig.rich@stanfordalumni.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Patricia Macias <patricia.macias@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, george.hakopiants@lacity.org, councilmember.yaroslavsky@lacity.org, Lizzy Chapman <lizzy.chapman@gmail.com>, CHARINA SIRISINHA <charinasweets@gmail.com>, Craig Rich <craig.rich@stanfordalumni.org>
Date: Mon Jul 24 2023 15:48:31 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Vanessa,

Yes; 10:30 to noon and then 2-4pm. Any of those slots work?

- Craig

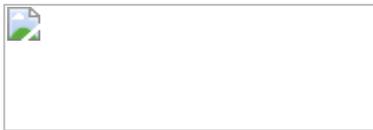
On 7/24/2023 3:25 PM, Vanessa Saldana wrote:

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Attachments:

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Cc: Patricia Macias <patricia.macias@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, george.hakopiants@lacity.org, councilmember.yaroslavsky@lacity.org, Lizzy Chapman <lizzy.chapman@gmail.com>, CHARINA SIRISINHA <charinasweets@gmail.com>
Date: Mon Jul 24 2023 17:29:03 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Now only 2-4pm open for me tomorrow.

- Craig

On 7/24/2023 3:48 PM, Craig Rich wrote:

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Yes; 10:30 to noon and then 2-4pm. Any of those slots work?

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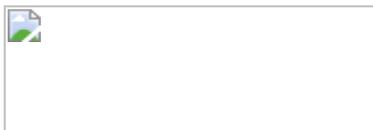
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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Craig Rich <craig.rich@stanfordalumni.org>
Date: Mon Jul 24 2023 17:31:50 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

I will give you a call at around 2:40.

On Monday, July 24, 2023, Craig Rich <craig.rich@stanfordalumni.org> wrote:

Now only 2-4pm open for me tomorrow.

- Craig

On 7/24/2023 3:48 PM, Craig Rich wrote:

Vanessa,

Yes; 10:30 to noon and then 2-4pm. Any of those slots work?

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On 7/24/2023 3:25 PM, Vanessa Saldana wrote:

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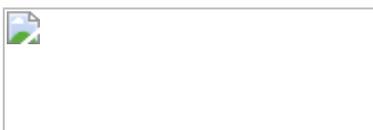
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Los Angeles City Hall
[200 North Spring St., Room 440](http://200.North.Spring.St.,.Room.440)
[Los Angeles, CA 90012](http://LosAngeles.CA.90012)



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Date: Tue Jul 25 2023 15:17:45 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Vanessa,

Thanks again for speaking with me today about this teenager/young woman around Pico/Camden.

Asking neighbors if anyone has a photo and so far nothing, but a neighbor has reached out to LAHSA and opened a case. Here's the case number if it helps;

65430

Latest observations of neighbors of this girl as of today, she has completely shaved her head and was yelling a lot during the morning.

- Craig

On 7/24/2023 3:48 PM, Craig Rich wrote:

Vanessa,

Yes; 10:30 to noon and then 2-4pm. Any of those slots work?

- Craig

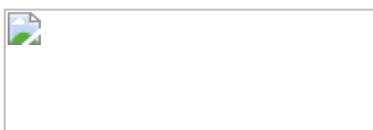
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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Matthew Tenchavez <matthew.tenchavez@lacity.org>
Cc: Loren Jackson <loren.jackson@lacity.org>, Perla Urzua <perla.urzua@lacity.org>
Date: Wed Jul 26 2023 10:23:02 GMT-0700 (PDT)
Subject: Fwd: Assistance with new string of encampments at Pico and Camden

Hi team!

It has been brought to my attention that there's a young woman at Camden Ave. Craig and many assume she's around 14 years old, but not fully certain.

Have we made contact with her?

--



cd5.lacity.gov

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From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Loren Jackson <loren.jackson@lacity.org>, Perla Urzua <perla.urzua@lacity.org>
Date: Wed Jul 26 2023 10:25:03 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

We will check today, but if this is a young woman, they should call LAPD and have them do a wellness check.

--



Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Matthew Tenchavez <matthew.tenchavez@lacity.org>
Cc: Loren Jackson <loren.jackson@lacity.org>, Perla Urzua <perla.urzua@lacity.org>
Date: Wed Jul 26 2023 10:28:19 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Thank you! LAPD has not been responsive. It's hard to get a hold of SLO Ballesteros too.

--



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From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Loren Jackson <loren.jackson@lacity.org>, Perla Urzua <perla.urzua@lacity.org>
Date: Wed Jul 26 2023 10:30:10 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

We will check this out today.

--

Matthew Tenchavez Director of Homelessness Strategies

Attachments:

- image0.png
-

From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: Craig Rich <craig.rich@stanfordalumni.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, Lizzy Chapman <lizzy.chapman@gmail.com>, CHARINA SIRISINHA <charinasweets@gmail.com>, Barbara Broide <wncluc@gmail.com>, Craig Rich <craig.rich@alumni.stanford.edu>
Date: Thu Jul 27 2023 13:57:50 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Hello all,

Apologies for the delay. I went to the area today. I did not see anybody that appeared to be a young teenager in and around Pico and Camden.

If you see her again, please call or text me on my direct cell phone at 213-886-0914.

--



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Matthew Tenchavez

Director of Homelessness Strategies

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Los Angeles, CA 90012

Attachments:

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From: CHARINA SIRISINHA <charinasweets@gmail.com>
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Cc: Craig Rich <craig.rich@stanfordalumni.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>, Craig Rich <craig.rich@alumni.stanford.edu>
Date: Thu Jul 27 2023 16:34:03 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Hi Matthew,

I live right on the corner there and she sleeps on the side walk right by the optical store parking lot, so she is normally there earlier in the morning and at night time. I've been seeing her there for the past week or so already.

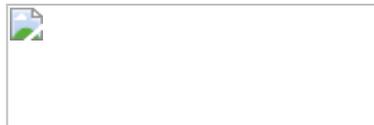
On Jul 27, 2023, at 1:57 PM, Matthew Tenchavez <matthew.tenchavez@lacity.org> wrote:

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Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>, Craig Rich <craig.rich@alumni.stanford.edu>
Date: Thu Jul 27 2023 16:35:22 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Matthew,

Last I saw her, she was walking east on Tennesse @ Camden Ave Tue evening. Couldn't get a photo unfortunately, but she now has a completely shaved head.

- Craig

On 7/27/2023 4:34 PM, CHARINA SIRISINHA wrote:

Hi Matthew,

I live right on the corner there and she sleeps on the side walk right by the optical store parking lot, so she is normally there earlier in the morning and at night time. I've been seeing her there for the past week or so already.

On Jul 27, 2023, at 1:57 PM, Matthew Tenchavez <matthew.tenchavez@lacity.org> wrote:

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Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>, Craig Rich <craig.rich@alumni.stanford.edu>
Date: Fri Jul 28 2023 10:34:39 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Matthew,

More input from neighbors...

* over last few days, observed here on Tennessee and Greenfield

* around 11:50pm Thu night, seen sleeping on the sidewalk, west side of Camden, between alley and Pico (this is where she's often observed

* Tue morning, appeared two "social workers" were speaking with her but then left. They also appeared to be conferring with the staff at the Optometry Options store which is right at the corner of Pico and Camden.

I gave your number to all our neighbors asking if they see here to text/call you.

I think if you can visit the area in the early morning hours, you will have a chance to find her and engage. Or maybe those two "social workers" where from LAHSA and there's potential for follow up with them?

- Craig

On 7/27/2023 4:35 PM, Craig Rich wrote:

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Last I saw her, she was walking east on Tennessee @ Camden Ave Tue evening. Couldn't get a photo unfortunately, but she now has a completely shaved head.

- Craig

On 7/27/2023 4:34 PM, CHARINA SIRISINHA wrote:

Hi Matthew,

I live right on the corner there and she sleeps on the side walk right by the optical store parking lot, so she is normally there earlier in the morning and at night time. I've been seeing her there for the past week or so already.

On Jul 27, 2023, at 1:57 PM, Matthew Tenchavez <matthew.tenchavez@lacity.org> wrote:

Hello all,

Apologies for the delay. I went to the area today. I did not see anybody that appeared to be a young teenager in and around

CPRA-02-CD5-2-000254

Pico and Camden.

If you see her again, please call or text me on my direct cell phone at 213-886-0914.

--



cd5.lacity.gov

**Matthew
Tenchavez**

**Director of Homelessness
Strategies**

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room
440

Los

Angeles,

CA 90012

From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: Craig Rich <craig.rich@stanfordalumni.org>, RICARDO BALLESTEROS <33652@lapd.online>, CHARINA SIRISINHA <charinasweets@gmail.com>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>, Craig Rich <craig.rich@alumni.stanford.edu>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Tue Aug 01 2023 12:07:14 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Hello all,

I wanted to share some updates. Sunday, I went to engage with the woman mentioned on the email. Due to the hot weather, I provided her with ice cold bottle water. Unfortunately, she seemed to be out of it with possible substance abuse disorders along with mental illness. I followed up with my staffer Perla Urzua, but we were not able to find her.

I informed St. Joseph Center so I am waiting for them to dispatch a mental health team to respond.

Thank you and will keep you updated on any progress.

--



cd5.lacity.gov

Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Lizzy Chapman <lizzy.chapman@gmail.com>
To: Matthew Tenchavez <matthew.tenchavez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 08 2023 10:45:55 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

The mentally unwell minor is still on the corner, still being visited by men at all hours of the day (I saw her with one man this morning when I took my kids to camp, and a different man yesterday morning), and still in desperate need of help. And now another individual is camping out on the other side of the street.

This will be my last email to your office regarding this young woman. You know she is there. You can choose to help her and help us or ignore the situation.

I'm now afraid that if I bring issues to your attention, CD5 will "fix" the homeless issues on Camden Ave. by ambushing us with a homeless shelter on our block too, without any prior engagement with the neighborhood. Only 8 months in, and your office has already lost the trust of our community.

Lizzy

From: Craig Rich <craig.rich@stanfordalumni.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>
Cc: Perla Urzua <perla.urzua@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, CHARINA SIRISINHA <charinasweets@gmail.com>, Lizzy Chapman <lizzy.chapman@gmail.com>, Barbara Broide <wncluc@gmail.com>, Craig Rich <craig.rich@alumni.stanford.edu>
Date: Mon Aug 21 2023 11:15:50 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Matthew, Vanessa, SLO Ballesteros,

Hope all is well with everyone after the tropical storm. I realize there may still be on-going, storm related issues which are higher priority but our issues with encampments and unhoused/homeless are still present. Perhaps even increasing.

Its very difficult to us understand why we continue to observe the young woman with the shaved head in the alley off Camden. Its been over 8 weeks since we reached out for assistance. And there have been multiple agencies contacted, which include many visits by city/county departments with this woman. Yet we is still observe her, every day (including recently with a knife), and still mutiple males visiting her for unknown reasons (but we have our suspicions) including one videoed incident where we percevied the young woman was acting intimidated/distressed. We've not received any ETA on when the LAPD SMART team or the LA Count DMH will engage with her.

Do you have any updates here?

One new incident I wanted to highlight was relayed to me by a neighbor. A black male, perceived to be unhoused/homeless by his clothing and behaviors was observed walking up 2300 Camden Ave, stopping at the corner of Camden Ave and Tennessee, and then urinating on the parkway with his penis in full view of anyone who happened to be looking in that direction. My neighbor was obviously shocked, and took a photo.

That photo is below but I edited it to obscure this man's penis. I have the original unedited photo if needed.

Fortunately, none of the many children on this block were present at the time. But that easily could have been different.

Does anyone recognize this individual? I assume this person is either having mental health issues, intoxicated to the point that they were indifferent to exposing themselves and urinating in clear view of anyone nearby, or some combination.

Its this type of incident which really highlights the problems we are dealing with on a daily basis. I ask again, how can we get more resources in the area to reduce the number of encampments, unhoused/homeless, mentally ill and/or intoxicated individuals walking around the area. This particular indicident is really intolerable.

Many of us neighbors are seriously thinking about going to the media as we feel helpless and not empowered to effect change here. We are

- Craig

On 8/1/2023 12:07 PM, Matthew Tenchavez wrote:

Hello all,

CPRA-02-CD5-2-000258

I wanted to share some updates. Sunday, I went to engage with the woman mentioned on the email. Due to the hot weather, I provided her with ice cold bottle water. Unfortunately, she seemed to be out of it with possible substance abuse disorders along with mental illness. I followed up with my staffer Perla Urzua, but we were not able to find her.

I informed St. Joseph Center so I am waiting for them to dispatch a mental health team to respond.

Thank you and will keep you updated on any progress.

--



cd5.lacity.gov

Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA

90012

Attachments:

- rTMTQNj8S500o8bP.png
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From: Lizzy Chapman <lizzy.chapman@gmail.com>
To: Craig Rich <craig.rich@stanfordalumni.org>
Cc: Barbara Broide <wncluc@gmail.com>, CHARINA SIRISINHA <charinasweets@gmail.com>, Craig Rich <craig.rich@alumni.stanford.edu>, Fernando Morales <fernando.morales@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 21 2023 11:31:35 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

The corner of Pico/Camden is a magnet for homeless encampments and loitering, largely due to the proximity to the Expo Line, the Department of Public Social Services, and the 99 Cent store. In light of all the issues we have experienced in this area, will the 41.18 designation on this corner be renewed (and, more importantly, can the city actually start enforcing it)? Having a 41.18 designation for our corner will be crucial if the shelter on Midvale is built.

Thank you,
Lizzy

Attachments:

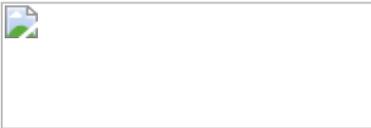
- rTMTQNj8S500o8bP.png
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From: Fernando Morales <fernando.morales@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 22 2023 14:18:46 GMT-0700 (PDT)
Subject: Fwd: Assistance with new string of encampments at Pico and Camden

Hi Vanessa,

Could you respond to Lizzy to thank her for her email and to ask her if there is a good time to reach her to discuss her concerns beyond the 1,000ft radius of the facility? Flagging for Zac, Matthew, and George as well for their awareness. Thanks!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- rTMTQNJ8S500o8bP.png
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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Lizzy Chapman <lizzy.chapman@gmail.com>
Date: Tue Aug 22 2023 14:51:50 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Hi Lizzy,

Apologies for the delayed response from my end. Are you available for a phone call with our deputy chief of staff and me to discuss your concerns?

Please let me know what works for you.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

Attachments:

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From: Lizzy Chapman <lizzy.chapman@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 15:36:07 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Yes, I am available until 5 today or on Thursday or Friday

Attachments:

- rTMTQNj8S500o8bP.png
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From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Perla Urzua <perla.urzua@lacity.org>
Date: Tue Aug 22 2023 16:23:11 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Hello Fernando,

I can confirm we only have one tent at this location. We have individuals who do loiter near the 99 cent store and one female which we have been working with DMH/SMART to get additional mental health support.

But can confirm no string of new encampments.

--



cd5.lacity.gov

Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- rTMTQNj8S500o8bP.png
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From: Fernando Morales <fernando.morales@lacity.org>
To: Matthew Tenchavez <matthew.tenchavez@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Perla Urzua <perla.urzua@lacity.org>
Date: Tue Aug 22 2023 17:20:16 GMT-0700 (PDT)
Subject: Re: Assistance with new string of encampments at Pico and Camden

Thanks, Matthew. This is helpful!



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

Attachments:

- rTMTQNJ8S500o8bP.png

AMS Property ID	Description	Address 1	Status	Property Type	Property Class	Jurisdiction Department	Extra Description
4866	BEL AIR DISTRICT STREET MAINTENANCE YARD 08014 11165 MISSOURI AVE LOS ANGELES, CA 90025	11165 MISSOURI AVE	ACTIVE	YARD	MAINTENANCE	BSS	
5165	BEVERLY GLEN PARK 50049 2448 ANGELO DR LOS ANGELES, CA 90077	2448 ANGELO DR	ACTIVE	PARK	RECREATION	RAP	
4901	BLOCKER LOT ANGELO DR/MAYBROOK DR LOS ANGELES, CA 90077	ANGELO DR/MAYBROOK DR	ACTIVE	PARCEL	UNUSABLE	GSD	
5167	BLOCKER LOT BEESON DR/SAN YSIDRO DR LOS ANGELES, CA 90210	BEESON DR/SAN YSIDRO DR	ACTIVE	PARCEL	UNUSABLE	GSD	
13045	BLOCKER LOT DICKENS ST/GAVIOTA AVE LOS ANGELES, CA 91436	DICKENS ST/GAVIOTA AVE	ACTIVE	PARCEL	UNUSABLE	GSD	
4748	BLOCKER LOT DUNLEER PL/COVENTRY PL LOS ANGELES, CA 90064	DUNLEER PL/COVENTRY PL	ACTIVE	PARCEL	UNUSABLE	GSD	
4749	BLOCKER LOT DUNLEER PL/COVENTRY PL LOS ANGELES, CA 90064	DUNLEER PL/COVENTRY PL	ACTIVE	PARCEL	UNUSABLE	GSD	
4877	BLOCKER LOT FERRARI DR/SUMMITRIDGE DR BEVERLY HILLS, CA 90210	FERRARI DR/SUMMITRIDGE DR	ACTIVE	PARCEL	UNUSABLE	GSD	
4878	BLOCKER LOT FERRARI DR/SUMMITRIDGE DR BEVERLY HILLS, CA 90210	FERRARI DR/SUMMITRIDGE DR	ACTIVE	PARCEL	UNUSABLE	GSD	
5168	BLOCKER LOT FLORIAN PL/APRICOT LN BEVERLY HILLS, CA 90210	FLORIAN PL/APRICOT LN	ACTIVE	PARCEL	UNUSABLE	GSD	
5169	BLOCKER LOT FLORIAN PL/APRICOT LN LOS ANGELES, CA 90210	FLORIAN PL/APRICOT LN	ACTIVE	PARCEL	UNUSABLE	GSD	
5161	BLOCKER LOT MULHOLLAND DR/BEVERLY GLEN BLVD LOS ANGELES, CA 90077	MULHOLLAND DR/BEVERLY GLEN BLVD	ACTIVE	PARCEL	UNUSABLE	GSD	
4746	BLOCKER LOT NORTHVALE RD/OVERLAND AVE LOS ANGELES, CA 90064	NORTHVALE RD/OVERLAND AVE	ACTIVE	PARCEL	UNUSABLE	GSD	
4747	BLOCKER LOT NORTHVALE RD/OVERLAND AVE LOS ANGELES, CA 90064	NORTHVALE RD/OVERLAND AVE	ACTIVE	PARCEL	UNUSABLE	GSD	
4863	BLOCKER LOT SEPULVEDA BLVD/MISSISSIPPI AVE LOS ANGELES, CA 90025	SEPULVEDA BLVD/MISSISSIPPI AVE	ACTIVE	PARCEL	UNUSABLE	GSD	
4913	BLOCKER LOT STRADA VECCHIA DR/BEL-AIR RD LOS ANGELES, CA 90077	STRADA VECCHIA DR/BEL-AIR RD	ACTIVE	PARCEL	UNUSABLE	GSD	
5164	BRIARWOOD PARK 461 ALMADEN CT LOS ANGELES, CA 90077	461 ALMADEN CT	ACTIVE	PARK	RECREATION	RAP	
5824	CARTHAY CIRCLE PARK 6313 S SAN VICENTE BLVD LOS ANGELES, CA 90048	6316 W SAN VICENTE BLVD	ACTIVE	PARK	RECREATION	RAP	
13054	CHEVIOT HILLS PARK 2551 S MOTOR AVE LOS ANGELES, CA 90064	2459 S MOTOR AVE	ACTIVE	YARD	MAINTENANCE	RAP	
4848	CHEVIOT HILLS RECREATION CENTER 50112A 2551 MOTOR AVE LOS ANGELES, CA 90064	2551 MOTOR AVE	ACTIVE	BUILDING	RECREATION CTR	RAP	04/05/21 Recreational and Cultural Facilities - Cheviot Hills Recreation Center - Lighting
4834	CLUB CIRCLE PARK 2890 CLUB DR LOS ANGELES, CA 90064	2890 CLUB DR	ACTIVE	PARK	RECREATION	RAP	
4900	DE NEVE SQUARE PARK 314 N BEVERLY GLEN BLVD LOS ANGELES, CA 90077	314 N BEVERLY GLEN BLVD	ACTIVE	PARK	RECREATION	RAP	
4769	EXPO-WESTWOOD NEIGHBORHOOD GREENWAY WESTWOOD BLVD & OVERLAND AVE LOS ANGELES, CA 90064	WESTWOOD BLVD & OVERLAND AVE	ACTIVE	PARCEL	RECREATION	RAP	
7300	FAIRFAX BRANCH LIBRARY 51061 161 S GARDNER ST LOS ANGELES, CA 90036	161 S GARDNER ST	ACTIVE	BUILDING	LIBRARY	LAPL	
7315	FAIRFAX SENIOR CITIZEN CENTER 50216 7929 W MELROSE AVE LOS ANGELES, CA 90046	7929 MELROSE AVE	ACTIVE	BUILDING	SENIOR CENTER	RAP	
5820	FIELD OFFICE FOR COUNCIL DISTRICT 5 29031 6380 WILSHIRE BLVD, STE 800 LOS ANGELES, CA 90048	6380 WILSHIRE BLVD	ACTIVE	BUILDING	OFFICE	GSD	
5180	FIRE STATION #108 05108 12520 MULHOLLAND DR LOS ANGELES, CA 90210	12520 MULHOLLAND DR	ACTIVE	STATION	FIRE	LAFD	
4906	FIRE STATION #37 05037 1090 S VETERAN AVE LOS ANGELES, CA 90024	1090 S VETERAN AVE	ACTIVE	STATION	FIRE	LAFD	
4841	FIRE STATION #43 05043 3690 S MOTOR AVE LOS ANGELES, CA 90034	3690 S MOTOR AVE	ACTIVE	STATION	FIRE	LAFD	
4829	FIRE STATION #58 05058 1556 S ROBERTSON BLVD LOS ANGELES, CA 90035	1556 S ROBERTSON BLVD	ACTIVE	STATION	FIRE	LAFD	
7305	FIRE STATION #61 05061 5821 W 3RD ST LOS ANGELES, CA 90036	5821 W 3RD ST	ACTIVE	STATION	FIRE	LAFD	
4902	FIRE STATION #71 05071 107 S BEVERLY GLEN BLVD LOS ANGELES, CA 90024	107 S BEVERLY GLEN BLVD	ACTIVE	STATION	FIRE	LAFD	
4849	FIRE STATION #92 05092 10556 W PICO BLVD LOS ANGELES, CA 90064	10556 W PICO BLVD	ACTIVE	STATION	FIRE	LAFD	

AMS Property ID	Description	Address 1	Status	Property Type	Property Class	Jurisdiction Department	Extra Description
2184	GATEWAY TRIANGLE LADERA DR AT SUNSET BLVD BEVERLY HILLS, CA 90210	LADERA DR AT SUNSET BLVD	ACTIVE	PARK	RECREATION	RAP	
5829	HAROLD A HENRY PARK 890 S LUCERNE AVE LOS ANGELES, CA 90005	890 S LUCERNE BLVD	ACTIVE	PARK	RECREATION	RAP	
4880	HILLSIDE WITH WATER INFRASTRUCTURE NEAR FRANKLIN CANYON RESERVOIR 1701 N HILLCREST DR LOS ANGELES, CA 90210	1701 N HILLCREST DR	ACTIVE	PARCEL	VACANT	GSD	
4903	HOLMBY PARK (FORMERLY ARMAND HAMMER) AND ARMAND HAMMER GOLF COURSE 50328 601 S CLUB VIEW DR LOS ANGELES, CA 90024	601 CLUB VIEW DR	ACTIVE	PARK	RECREATION	RAP	
4830	JEWISH VOCATIONAL SERVICE (FORMER CAREER PLANNING CENTER 47044) 1623 S LA CIENEGA BLVD LOS ANGELES, CA 90035	1623 S LA CIENEGA BLVD	ACTIVE	BUILDING	OFFICE	GSD	
7331	JOHN C FREMONT BRANCH LIBRARY 51012 6121 MELROSE AVE LOS ANGELES, CA 90038	6121 MELROSE AVE	ACTIVE	BUILDING	LIBRARY	LAPL	Designated Historic-Cultural Monument #303 John C. Fremont Branch Library
4757	LA COUNTY DEPARTMENT OF PUBLIC SOCIAL SERVICES (LESSOR: HCID/EWDD) 11110 W PICO BLVD LOS ANGELES, CA 90064	11110 W PICO BLVD	ACTIVE	BUILDING	OFFICE	HCID	
9666	LA HIGH MEMORIAL PARK 51049 4625 W OLYMPIC BLVD LOS ANGELES, CA 90019	4625 W OLYMPIC BLVD	ACTIVE	PARK	RECREATION	RAP	
4871	LADOT WEST LOS ANGELES HEARING OFFICE 1575 WESTWOOD BLVD LOS ANGELES, CA 90024	1575 WESTWOOD BLVD	ACTIVE	BUILDING	OFFICE	DOT	2021- Possibly part of West Los Angeles Redevelopment project. Refer to CAO AMSP
4758	LADOT WESTERN PARKING ENFORCEMENT OFFICE 63041 11214 EXPOSITION BLVD LOS ANGELES, CA 90064	11214 EXPOSITION BLVD	ACTIVE	BUILDING	OFFICE	DOT	
4854	LAPD ROOFTOP COMMUNICATION SHELTERS AND ANTENNAS 2049 CENTURY PARK E LOS ANGELES, CA 90067	2049 CENTURY PARK E	ACTIVE	STRUCTURE	COMMUNICATION	ITA	
7294	LOS ANGELES MUSEUM OF THE HOLOCAUST 100 S THE GROVE DR LOS ANGELES, CA 90036	100 S THE GROVE DR	ACTIVE	PARK	MUSEUM	RAP	
4638	MEDIA PARK 9070 W VENICE BLVD CULVER CITY, CA 90232	9070 VENICE BLVD	ACTIVE	PARK	RECREATION	RAP	Culver City Redevelopment Agency (lessor) and RAP (lessee)
9665	MEMORIAL BRANCH LIBRARY 51049 4625 W OLYMPIC BLVD LOS ANGELES, CA 90019	4625 W OLYMPIC BLVD	ACTIVE	BUILDING	LIBRARY	LAPL	Designated Historic-Cultural Monument #81
4850	NARROW SLOPING VACANT LAND MOTOR AVE/WALAVISTA RD LOS ANGELES, CA 90064	MOTOR AVE/WALAVISTA RD	ON-HOLD	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Narrow, sloping lot located between the 10 freeway and the back of the Chabad of Cheviot Hills. 25' of street frontage to Motor Ave.
4864	ODYSSEY THEATRE ENSEMBLE 63029 2055 S SEPULVEDA BLVD LOS ANGELES, CA 90025	2055 S SEPULVEDA BLVD	ACTIVE	BUILDING	THEATER	GSD	
4919	OPLA 10522 W SANDALL LN LOS ANGELES, CA 90077	10522 W SANDALL LN	ACTIVE	PARCEL	UNUSABLE	GSD	
5119	OPLA DELLWOOD LN/ELK LN LOS ANGELES, CA 90077	DELLWOOD LN/ELK LN	ACTIVE	PARCEL	UNUSABLE	GSD	
5828	OPLA OLYMPIC BLVD/VICTORIA AVE LOS ANGELES, CA 90019	OLYMPIC BLVD/VICTORIA AVE	ACTIVE	PARCEL	UNUSABLE	GSD	
4752	PALMS - RANCHO PARK BRANCH LIBRARY 51022 2920 OVERLAND AVE LOS ANGELES, CA 90064	2920 OVERLAND AVE	ACTIVE	BUILDING	LIBRARY	LAPL	
13272	PALMS RECREATION CENTER (AKA ROSALIND WYMAN RECREATION CENTER) 2950 S OVERLAND AVE LOS ANGELES, CA 90064	2950 OVERLAND AVE	ACTIVE	BUILDING	RECREATION CTR	RAP	
7296	PAN PACIFIC PARK 50804C 7600 W BEVERLY BLVD LOS ANGELES, CA 90036	7600 BEVERLY BLVD	ACTIVE	PARK	RECREATION	RAP	
7301	PAN PACIFIC PARK RECREATION CENTER 7600 BEVERLY BLVD LOS ANGELES, CA 90036	7600 BEVERLY BLVD	ACTIVE	BUILDING	RECREATION CTR	RAP	
7297	PAN PACIFIC SENIOR ACTIVITY CENTER 50804 141 S GARDNER ST LOS ANGELES, CA 90036	141 S GARDNER ST	ACTIVE	BUILDING	SENIOR CENTER	RAP	
5826	PARKING LOT #614 (COCHRAN AND WILSHIRE PARKING LOT) 63614 728 S COCHRAN AVE LOS ANGELES, CA 90036	728 S COCHRAN AVE	ACTIVE	LOT	PARKING	DOT	
9645	PARKING LOT #642 (WOOSTER AND PICO PARKING GARAGE) 63642 1421 S WOOSTER ST LOS ANGELES, CA 90035	1421 S WOOSTER ST	ACTIVE	STRUCTURE	PARKING	DOT	Parking Lot #642 is located under a building that is privately owned (PICO WOOSTER SENIOR HOUSING). The address shows the following private APNs and the City-owned APN ("4303001049 and 4303001050" and "4303001902")

AMS Property ID	Description	Address 1	Status	Property Type	Property Class	Jurisdiction Department	Extra Description
4905	PARKING LOT #680 (BROXTON AND WESTWOOD PARKING GARAGE) 63680 1036 BROXTON AVE LOS ANGELES, CA 90024	1036 BROXTON AVE	ACTIVE	STRUCTURE	PARKING	DOT	
4855	PARKING LOT #685 (MALCOLM AND PICO PARKING LOT) 63685 2386 MALCOLM AVE LOS ANGELES, CA 90064	2386 MALCOLM AVE	ACTIVE	LOT	PARKING	DOT	
4875	PARKING LOT #688 (CLARK AND PICO PARKING GARAGE) 63688 1156 CLARK DR LOS ANGELES, CA 90035	1156 CLARK DR	ACTIVE	STRUCTURE	PARKING	DOT	Ground floor parking underneath Clark Terrace Affordable Housing
4831	PARKING LOT #689 (PICO AND ROBERTSON PARKING LOT) 63689 8866 PICO BLVD LOS ANGELES, CA 90035	8866 PICO BLVD	ACTIVE	LOT	PARKING	DOT	Underneath the Pico-Robertson Senior Community Apartments
4857	PARKING LOT #698 (PROSSER AND PICO PARKING LOT) 63698 2367 PROSSER AVE LOS ANGELES, CA 90064	2367 PROSSER AVE	ACTIVE	LOT	PARKING	DOT	
4876	PARKING LOT #703 (ROBERTSON AND ALDEN PARKING GARAGE) 63703 123 S ROBERTSON BLVD LOS ANGELES, CA 90048	123 S ROBERTSON BLVD	ACTIVE	STRUCTURE	PARKING	DOT	
4860	PARKING LOT #707 (MIDVALE AND PICO PARKING LOT) 63707 2377 MIDVALE AVE LOS ANGELES, CA 90064	2377 MIDVALE AVE	ACTIVE	LOT	PARKING	DOT	
4856	PARKING LOT #715 (OVERLAND AND PICO PARKING LOT) 63715 2371 OVERLAND AVE LOS ANGELES, CA 90064	2371 OVERLAND AVE	ACTIVE	LOT	PARKING	DOT	
4861	PLANNED AFFORDABLE HOUSING DEVELOPMENT (FORMER PARKING LOT #748) 11010 SANTA MONICA BLVD LOS ANGELES, CA 90025	11010 SANTA MONICA BLVD	ACTIVE	BUILDING	RESIDENTIAL	LAHD	11010 Santa Monica Blvd is a fifty-one (51) unit affordable housing community for Homeless and Chronically Homeless Seniors and Senior Veterans. Of the fifty-one (51) affordable units, twenty-five (25) units will have a Project-Based Vouchers (PBV) for persons referred through Los Angeles County's Coordinated Entry System (CES) and twenty-five (25) units will have Veterans Affairs Supportive Housing Vouchers (VASH) for homeless Veterans
7321	POINSETTIA RECREATION CENTER 50536 7341 WILLOUGHBY AVE LOS ANGELES, CA 90046	7341 WILLOUGHBY AVE	ACTIVE	BUILDING	RECREATION CTR	RAP	
4862	RANCHO PARK GOLF COURSE 10460 W PICO BLVD LOS ANGELES 90064	10460 W PICO BLVD	ACTIVE	PARK	RECREATION	RAP	
4835	RESIDENTIAL SLIVER 2507 S BEVERWIL DR LOS ANGELES, CA 90034	2507 S BEVERWIL DR	ACTIVE	PARCEL	UNUSABLE	GSD	
4833	ROBERTSON BRANCH LIBRARY 51042 1719 S ROBERTSON BLVD LOS ANGELES, CA 90035	1719 S ROBERTSON BLVD	ACTIVE	BUILDING	LIBRARY	LAPL	04/05/21 Municipal Facility Architect - Library Turf Reduction Program - Robertson Branch Landscape Improvement - water reduction and drought tolerant planting
4832	ROBERTSON RECREATION CENTER 50588 1641 PREUSS RD LOS ANGELES, CA 90035	1641 PREUSS RD	ACTIVE	BUILDING	RECREATION CTR	RAP	04/05/21 Recreational and Cultural Facilities - Robertson Recreation Center
7317	ROSEWOOD GARDENS 7811 W ROSEWOOD AVE LOS ANGELES, CA 90036	7811 W ROSEWOOD AVE	ACTIVE	PLAZA	RECREATION	RAP	
4964	SEPULVEDA PASS VACANT HILLSIDE PARCEL NONE LOS ANGELES, CA 90077	NONE	ACTIVE	PARCEL	VACANT	GSD	
4838	SLIVER COVERED BY TREES 2145 S BEVERWIL DR LOS ANGELES, CA 90034	2145 S BEVERWIL DR	ACTIVE	PARCEL	UNUSABLE	GSD	
4949	SLIVER PARCEL 1599 N BEVERLY GLEN BLVD LOS ANGELES, CA 90077	1599 N BEVERLY GLEN BLVD	ACTIVE	PARCEL	UNUSABLE	GSD	
5166	SLIVER PARCEL 2021 BENEDICT CANYON DR BEVERLY HILLS, CA 90210	2021 BENEDICT CANYON DR	ACTIVE	PARCEL	UNUSABLE	GSD	
4745	SLIVER PARCEL WESTMINSTER AVE LOS ANGELES, CA 90034	WESTMINSTER AVE	ACTIVE	PARCEL	UNUSABLE	GSD	
5825	STREET MEDIAN SAN VICENTE BLVD LOS ANGELES, CA 90019	SAN VICENTE BLVD	ACTIVE	PARCEL	MEDIAN	GSD	
5818	STREET MEDIAN SAN VICENTE BLVD LOS ANGELES, CA 90048	SAN VICENTE BLVD	ACTIVE	PARCEL	MEDIAN	GSD	
5819	STREET MEDIAN SAN VICENTE BLVD LOS ANGELES, CA 90048	SAN VICENTE BLVD	ACTIVE	PARCEL	MEDIAN	GSD	
7290	STREET MEDIAN SAN VICENTE BLVD LOS ANGELES, CA 90048	NONE	ACTIVE	PARCEL	MEDIAN	GSD	
4846	STREET MEDIAN SANTA MONICA BLVD LOS ANGELES, CA 90024	NONE	ACTIVE	PARCEL	MEDIAN	BOE	
4847	STREET MEDIAN SANTA MONICA BLVD LOS ANGELES, CA 90024	NONE	ACTIVE	PARCEL	MEDIAN	GSD	

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4852	STREET MEDIAN SANTA MONICA BLVD LOS ANGELES, CA 90024	SANTA MONICA BLVD	ACTIVE	PARCEL	MEDIAN	BOE	
4853	STREET MEDIAN SANTA MONICA BLVD LOS ANGELES, CA 90024	SANTA MONICA BLVD	ACTIVE	PARCEL	MEDIAN	BOE	
4858	STREET MEDIAN SANTA MONICA BLVD LOS ANGELES, CA 90024	SANTA MONICA BLVD	ACTIVE	PARCEL	MEDIAN	BOE	
4851	STREET MEDIAN SANTA MONICA BLVD LOS ANGELES, CA 90025	SANTA MONICA BLVD	ACTIVE	PARCEL	MEDIAN	BOE	
4859	STREET MEDIAN SANTA MONICA BLVD LOS ANGELES, CA 90025	SANTA MONICA BLVD	ACTIVE	PARCEL	MEDIAN	BOE	
4872	STREET MEDIAN SANTA MONICA BLVD/VETERAN AVE LOS ANGELES, CA 90025	SANTA MONICA BLVD/VETERAN AVE	ACTIVE	PARCEL	MEDIAN	BOE	
5817	STREET MEDIAN SAN VICENTE BLVD LOS ANGELES, CA 90048	SAN VICENTE BLVD	ACTIVE	PARCEL	MEDIAN	GSD	
7318	TENANT: AFFORDABLE LIVING FOR AGING (FORMER NAME ALTERNATIVE LIVING FOR THE AGED) 47055 414 N SPAULDING AVE LOS ANGELES, CA 90036	414 N SPAULDING AVE	ACTIVE	BUILDING	RESIDENTIAL	GSD	
4870	THE BAD NEWS BEARS SPORTS FIELD 1411 S SEPULVEDA BLVD LOS ANGELES, CA 90025	1401 S SEPULVEDA BLVD	ACTIVE	PARK	RECREATION	RAP	
5189	TREE-COVERED HILLSIDE 8908 W MULHOLLAND DR BEVERLY HILLS, CA 90210	8908 W MULHOLLAND DR	ACTIVE	PARCEL	VACANT	GSD	
4960	TREE-COVERED HILLSIDE 1852 N MAGENTA LN LOS ANGELES, CA 90077	1852 N MAGENTA LN	ACTIVE	PARCEL	VACANT	GSD	
4920	TREE-COVERED HILLSIDE PARCEL 1514 N YONKERS LANE LOS ANGELES, CA 90077	1514 N YONKERS LANE	ACTIVE	PARCEL	VACANT	GSD	
12909	VACANT HILLSIDE NONE BEVERLY HILLS, CA 90210	NONE	ACTIVE	PARCEL	VACANT	GSD	
5187	VACANT HILLSIDE - LONG SKINNY PARCEL 2810 N COLDWATER CANYON DR BEVERLY HILLS, CA 90210	2810 N COLDWATER CANYON DR	ACTIVE	PARCEL	VACANT	GSD	
4965	VACANT HILLSIDE - SEPULVEDA PASS NONE LOS ANGELES, CA 90077	NONE	ACTIVE	PARCEL	VACANT	GSD	
4898	VACANT LAND - HILLSIDE 61002; POTENTIALLY SITE OF DEMOLISHED SFH W/ ACCESS TO BENEDICT CANYON DR 1318 BENEDICT CANYON DR LOS ANGELES, CA 90210	1318 BENEDICT CANYON DR	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Review site to develop single-family home. Geotech or other analysis may be required. Notes: Site appears to be location of demolished single family home. Street access to Benedict Canyon Dr. Located in single-family residential neighborhood.
4932	VACANT LAND - HILLSIDE ABOVE RESIDENTIAL AREA; ACCESS TO UNCONSTRUCTED ARIMO LN 1401 N ARIMO LN LOS ANGELES, CA 90077	1401 N ARIMO LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Vacant hillside up and behind high end single family residential area. No street access to paved road, only to unconstructed Arimo Ln. All adjacent property owners are private.
4954	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA 10201 W LELIA LN LOS ANGELES, CA 90077	10201 W LELIA LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. Only one adjacent property-owner, private.
4941	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA 1517 N MIRABEL LN LOS ANGELES, CA 90077	1517 N MIRABEL LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Transfer property to Mountains Recreations and Conservation Authority, a neighboring land owner. Notes: Hillside in high end single family residential area. Most nearby property owners are private, some owned by Mountains Recreations and Conservation Authority.
4937	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED BASIL LN 1319 N BASIL LN LOS ANGELES, CA 90077	1319 N BASIL LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Basil Ln. All adjacent property owners are private.

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4933	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED BASIL LN 1243 N BASIL LN LOS ANGELES, CA 90077	1243 N BASIL LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Basil Ln. All adjacent property owners are private.
4934	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED BASIL LN 1307 N BASIL LN LOS ANGELES, CA 90077	1307 N BASIL LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Basil Ln. All adjacent property owners are private.
4935	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED BASIL LN 1313 N BASIL LN LOS ANGELES, CA 90077	1313 N BASIL LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Basil Ln. All adjacent property owners are private.
4940	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED BASIL LN. & LANGTRY LN 1423 N BASIL LN LOS ANGELES, CA 90077	1423 N BASIL LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Transfer property to Mountains Recreation and Conservation Authority, a neighboring land owner. Notes: Vacant hillside in high end single family residential area. No street access, except to unpaved Basil Ln and Langtry Ln. Adjacent property owners are private, though across the "street" from Langtry Ln are parcels owned by the Mountains Recreation and Conservation Authority.
4959	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED CALGARY LN & ELM TREE LN 1722 N CALGARY LN LOS ANGELES, CA 90077	1722 N CALGARY LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Calgary Ln and Elm Tree Ln. All adjacent property owners are private.
4958	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED CALGARY LN & ELM TREE LN 1734 N CALGARY LN LOS ANGELES, CA 90077	1734 N CALGARY LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Calgary Ln and Elm Tree Ln. All adjacent property owners are private.
4953	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED CALGARY LN & ELM TREE LN 1737 N ELM TREE LN LOS ANGELES, CA 90077	1737 N ELM TREE LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Calgary Ln and Elm Tree Ln. All adjacent property owners are private.
4955	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED CALGARY LN & WILD ROSE LN 1753 N WILD ROSE LN LOS ANGELES, CA 90077	1753 N WILD ROSE LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Calgary Ln and Wild Rose Ln. Most adjacent property owners are private, one adjacent parcel owned by the Mountains Recreation and Conservation Authority.
4961	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED CARIBOU LN 10328 W CARIBOU LN LOS ANGELES, CA 90077	10328 W CARIBOU LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside, vacant lot. No street access, only to unconstructed segment of Caribou Ln. Adjacent to one single-family home.

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4950	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED CRATER LN & WILD ROSE LN 1707 N CRATER LN LOS ANGELES, CA 90077	1707 N CRATER LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Crater Ln and Wild Rose Ln. All adjacent property owners are private.
4951	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED CRATER LN & WILD ROSE LN 1721 N CRATER LN LOS ANGELES, CA 90077	1721 N CRATER LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Crater Ln and Wild Rose Ln. All adjacent property owners are private.
4947	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED DESSERTY LN 1559 N DESSERTY LN LOS ANGELES, CA 90077	1559 N DESSERTY LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Desserty Ln. All adjacent property owners are private.
4946	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED DESSERTY LN 1611 N DESSERTY LN LOS ANGELES, CA 90077	1611 N DESSERTY LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Desserty Ln. All adjacent property owners are private.
4952	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED ELM TREE LN 1729 N ELM TREE LN LOS ANGELES, CA 90077	1729 N ELM TREE LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Elm Tree Ln. All adjacent property owners are private.
4956	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED ELM TREE LN 1814 N ELM TREE LN LOS ANGELES, CA 90077	1814 N ELM TREE LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Elm Tree Ln. All adjacent property owners are private.
4942	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED LANGTRY LN 1446 N LANGTRY LN LOS ANGELES, CA 90077	1446 N LANGTRY LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Langtry Ln. All adjacent property owners are private.
4948	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED LANGTRY LN 1529 N LANGTRY LN LOS ANGELES, CA 90077	1529 N LANGTRY LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Langtry Ln. All adjacent property owners are private.
4943	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNPAVED CULBERA LN 1553 N CULEBRA LN LOS ANGELES, CA 90077	1553 N CULEBRA LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Vacant hillside in high end single family residential area. No street access, only to unpaved Culbera Ln. No adjacent homes, all adjacent property owners private. Some nearby properties owned by Mountains Recreations and Conservation Authority.

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4944	VACANT LAND - HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNPAVED DESSERTY LN & CULBERA LN 1600 N DESSERTY LN LOS ANGELES, CA 90077	1600 N DESSERTY LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Vacant hillside in high end single family residential area. No street access, only to unpaved Dessery Ln and Culbera Ln. No adjacent homes, all adjacent property owners private. Some nearby properties owned by Mountains Recreations and Conservation Authority.
4931	VACANT LAND - HILLSIDE IN SFH AREA W/ ACCESS TO UNCONSTRUCTED ARIMO LN 1215 N ARIMO LN LOS ANGELES, CA 90077	1215 N ARIMO LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Vacant hillside in high end single family residential area. No street access to paved road, only to unconstructed Arimo Ln. All adjacent property owners are private.
4963	VACANT LAND - HILLSIDE L-SHAPED LOT BTWN 2 SFH; ACCESS TO ROSCOMARE RD 2081 N ROSCOMARE RD LOS ANGELES, CA 90077	2081 N ROSCOMARE RD	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Hillside vacant lot. Lot is L-Shaped, sitting between two single-family homes, and has street access along Roscomare Road. The lot is in a high end single family residential area, far from transit. Dimensions of lot around 58 ft x 211 ft. Nuisance abatement property.
4966	VACANT LAND - HILLSIDE LANDLOCKED BY ADJ PROPERTIES 2660 N ROSCOMARE RD LOS ANGELES, CA 90077	ROSCOMARE RD/HAMNER DR	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Hillside, vacant lot. No street access; property landlocked by adjacent properties, which are are high-end single family homes with private owners. According to Google Maps, parcel appears to be in use by one of these adjacent properties: 2900 N Antelo View Dr (or 2728 N Roscomare Rd). One parcel away is open spaced managed by Department of Water and Power.
5170	VACANT LAND - HILLSIDE LOT ABOVE RESIDENTIAL AREA; DRIVEWAY ACCESS TO HIGH RIDGE DR 9509 HIGH RIDGE DR LOS ANGELES, CA 90210	9509 HIGH RIDGE DR	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Hillside, vacant lot up and behind single family residential homes, driveway access to High Ridge Dr. All adjacent property owners are private.
4914	VACANT LAND - HILLSIDE LOT ADJ TO PRIV PROP OWNERS; ACCESS TO UNCONSTRUCTED FORUM LN 10535 W FORUM LN LOS ANGELES, CA 90077	10535 W FORUM LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside, vacant lot. Only adjacent property owners are private. No street access to paved road, only to planned but unconstructed Forum Ln.
4915	VACANT LAND - HILLSIDE LOT BEHIND RESIDENCE; ACCESS TO UNPAVED LARNED LN. LARNED LN LOS ANGELES, CA 90077	LARNED LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Hillside lot behind single family homes in upscale residential area. No street access to lot, only unpaved Larned Lane. Adjacent parcels are single family homes.

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4917	VACANT LAND - HILLSIDE LOT BEHIND RESIDENCE; ACCESS TO UNPAVED LISBON LN 10465 W LISBON LN LOS ANGELES, CA 90077	10465 W LISBON LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Hillside, vacant lot behind single family homes in upscale residential area. No street access to lot, only to unpaved Lisbon Lane. All adjacent property owners are private.
4916	VACANT LAND - HILLSIDE LOT BEHIND RESIDENCE; ACCESS TO UNPAVED LISBON LN 10533 E LISBON LN LOS ANGELES, CA 90077	10533 E LISBON LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Hillside, vacant lot behind single family homes in upscale residential area. No street access to lot, only to unpaved Lisbon Lane.
4921	VACANT LAND - HILLSIDE LOT BEHIND RESIDENCE; ACCESS TO UNPAVED YONKERS LN 1526 N YONKERS LN LOS ANGELES, CA 90077	1526 N YONKERS LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Hillside, vacant lot behind single family homes in upscale residential area. No street access to lot, only access to unpaved Yonkers Lane. Land located behind 1437 N BEVERLY GLEN BLVD.
4923	VACANT LAND - HILLSIDE LOT BEHIND SFH; NO STREET ACCESS BEVERLY GLEN BLVD/HOLLYBUSH LN LOS ANGELES, CA 90077	BEVERLY GLEN BLVD/HOLLYBUSH LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Hillside, vacant lot behind single family homes in upscale residential area. No street access to lot, not even an unpaved road.
4992	VACANT LAND - HILLSIDE LOT BTWN 2 SFH W/ STREET ACCESS ALONG BASIL LN LATIMER LN/LOUVAN LN LOS ANGELES, CA 90077	LATIMER LN/LOUVAN LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF 18-0856. CAO recommendation: Transfer from GSD to DWP. Notes: Vacant, hillside lot between two single family homes. Street access along Basil Lane. Many adjacent properties are managed by DWP.
5155	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA -NO STREET ACCESS 2164 N POINTER LN LOS ANGELES, CA 90077	2164 N POINTER LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Transfer property to Mountains Recreation and Conservation Authority, a neighboring land owner. Notes: Hillside, vacant lot in high end single family residential area. No street access. One adjacent parcel is owned by State of CA Mountains Recreation and Conservation Authority. Other adjacent landowners private.
4982	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA NEAR STONE CANYON RESERVOIR BUSHROD LN/MANASQUAN LN LOS ANGELES, CA 90077	BUSHROD LN/MANASQUAN LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF 18-0856. CAO recommendation: Transfer from GSD to DWP. Notes: Small lot off dirt road in single family residential area. Most surrounding parcels are owned by Department of Water and Power, near Stone Canyon Reservoir.
4990	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA NEAR STONE CANYON RESERVOIR LATIMER LN/MANASQUAN LN LOS ANGELES, CA 90077	LATIMER LN/MANASQUAN LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF 18-0856. CAO recommendation: Transfer from GSD to DWP. Notes: Small lot off dirt road in single family residential area. Most surrounding parcels are owned by Department of Water and Power, near Stone Canyon Reservoir.
5130	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA W/ ACCESS TO SCENARIO LN 10587 W SCENARIO LN LOS ANGELES, CA 90077	10587 W SCENARIO LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside vacant parcel adjacent to single family homes. Street access to Scenario Ln.

AMS Property ID	Description	Address 1	Status	Property Type	Property Class	Jurisdiction Department	Extra Description
5151	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED DELLWOOD LN 1910 N DELLWOOD LN LOS ANGELES, CA 90077	1910 N DELLWOOD LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Dellwood Ln. All adjacent property owners are private.
5145	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED DELLWOOD LN 2038 N DELLWOOD LN LOS ANGELES, CA 90077	2038 N DELLWOOD LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Dellwood Ln. Most adjacent property owners are private, one adjacent parcel owned by the Mountains Recreation and Conservation Authority.
5118	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED DELLWOOD LN 2312 N DELLWOOD LN LOS ANGELES, CA 90077	2312 N DELLWOOD LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Dellwood Ln. All adjacent property owners are private.
5120	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED ELK LN 2247 N ELK LN LOS ANGELES, CA 90077	2247 N ELK LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Elk Ln. All adjacent property owners are private.
5153	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA W/ ACCESS TO UNPAVED ORTIZ LN 10222 W ORTIZ LN LOS ANGELES, CA 90077	10222 W ORTIZ LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Transfer property to Santa Monica Mountains Conservancy, a neighboring land owner. Notes: Vacant hillside in high end single family residential area. Most nearby property owners are private, though some owned by Mountains Recreations and Conservation Authority. On adjacent property owner is the State of California Santa Monica Mountains Conservancy. No street access, except to unpaved Ortiz Ln.
4909	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA; ACCESS TO CHALON RD 11381 CHALON RD LOS ANGELES, CA 90049	11381 CHALON RD	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Review site to develop single-family home. Geotech or other analysis may be required. Notes: Site appears to be location of demolished single family home. Street access to Chalon Road. Located in single-family residential neighborhood.
4899	VACANT LAND - HILLSIDE LOT IN RESIDENTIAL AREA; ACCESS TO CIELO DR 11080 CIELO DR LOS ANGELES, CA 90210	11080 CIELO DR	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Review site to develop single-family home. Geotech or other analysis may be required. Notes: Vacant, hillside lot in high-end, single family neighborhood. Street access along Cielo Dr.
4918	VACANT LAND - HILLSIDE LOT NEXT TO RESIDENTIAL AREA; ACCESS TO UNIMPROVED CRATER LN 1540 N CARTER LN LOS ANGELES, CA 90077	1540 N CARTER LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Hillside vacant lot next to high-end single family homes. Street access along Crater Lane, which is unimproved in that section. No Google Street view for site.

AMS Property ID	Description	Address 1	Status	Property Type	Property Class	Jurisdiction Department	Extra Description
5152	VACANT LAND - HILLSIDE LOT UP & BEHIND RESIDENCE W/ ACCESS TO UNPAVED LILLIS LN 1948 N SPRUCEWOOD LN LOS ANGELES, CA 90077	1948 N SPRUCEWOOD LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Hillside, vacant lot up and behind single family residential homes. No street access, except to unpaved Lillis Ln. Some adjacent properties are owned by the State of CA Mountain Recreation and Conservation Authority. Part of land appears to be in use by one adjacent property: 1916 N Sprucewood Ln.
5154	VACANT LAND - HILLSIDE LOT USED AS PART OF DRIVEWAY FOR 2 HOMES 1917 N SPRUCEWOOD LN LOS ANGELES, CA 90077	1917 N SPRUCEWOOD LN	SURPLUS-UNDECLARED	PARCEL	STREET	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: sell or lease to user of the site. Notes: Appears to be used as part of driveway for two single family homes, land located in hilly single family residential neighborhood.
4945	VACANT LAND - HILLSIDE LOT; ACCESS TO UNPAVED MIRABEL LN 1628 N MIRABEL LN LOS ANGELES, CA 90077	1628 N MIRABEL LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside in high end single family residential area. No street access to paved road, only to unconstructed Mirabel Ln. All adjacent property owners are private.
5162	VACANT LAND - HILLSIDE MARKED FOR OPEN SPACE- PART OF BEVERLY GLEN PARK BEVERLY GLEN BLVD/BASIL LN LOS ANGELES, CA 90077	BEVERLY GLEN BLVD/BASIL LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Transfer from GSD to appropriate department, possibly RAP. Notes: Vacant hillside, marked for open space, part of Beverly Glen Park.
4922	VACANT LAND - HILLSIDE PARCEL ADJ TO SFH; ACCESS TO BEVERLY GLEN DR 1207 N BEVERLY GLEN BLVD LOS ANGELES, CA 90077	1207 N BEVERLY GLEN BLVD	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Vacant hillside parcel adjacent to a single family home. Street access to Beverly Glen Blvd.
4929	VACANT LAND - HILLSIDE W/ ACCESS TO UNCONSTRUCTED FERNBUSH LN HOLLYBUSH LN LOS ANGELES, CA 90077	HOLLYBUSH LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Fernbush Ln and Hollybush Ln. All adjacent property owners are private.
4930	VACANT LAND - HILLSIDE W/ ACCESS TO UNCONSTRUCTED FERNBUSH LN. & HOLLYBUSH LN 1044 N FERNBUSH LN LOS ANGELES, CA 90077	1044 N FERNBUSH LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Transfer property to Mountains Recreation and Conservation Authority, a neighboring land owner. Notes: Hillside, vacant lot. No street access, only to unpaved Fernbush Lane. No adjacent homes. Some adjacent parcels owned by Mountains Recreation and Conservation Authority.
4926	VACANT LAND - HILLSIDE W/ ACCESS TO UNCONSTRUCTED HOLLYBUSH LN 1013 N HOLLYBUSH LN LOS ANGELES, CA 90077	1013 N HOLLYBUSH LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Transfer property to Santa Monica Mountains Conservancy, a neighboring land owner. Notes: Hillside, vacant lot. No street access, only to unpaved Hollybush Ln. One adjacent property owner is the State of California, Santa Monica Mountains Conservancy. Land behind home at address: 936 N BEVERLY GLEN BLVD.
4927	VACANT LAND - HILLSIDE W/ ACCESS TO UNCONSTRUCTED HOLLYBUSH LN 1029 N HOLLYBUSH LN LOS ANGELES, CA 90077	1029 N HOLLYBUSH LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside, vacant lot. No street access, only to unconstructed Hollybush Ln. Behind one single-family home.

AMS Property ID	Description	Address 1	Status	Property Type	Property Class	Jurisdiction Department	Extra Description
4928	VACANT LAND - HILLSIDE W/ ACCESS TO UNCONSTRUCTED HOLLYBUSH LN 1037 N HOLLYBUSH LN LOS ANGELES, CA 90077	1037 N HOLLYBUSH LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Hillside, vacant lot. No street access, only to unconstructed Hollybush Ln. Behind one single-family home.
4754	VACANT LAND - PART OF EXPOSITION CORRIDOR BIKE PATH 2701 S SELBY AVE LOS ANGELES, CA 90064	2701 S SELBY AVE	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF 18-0856. CAO recommendation: Transfer from GSD to appropriate department, possibly LADOT. Notes: Parcel appears to be part of Exposition Corridor Bike Path.
4753	VACANT LAND - PART OF WESTWOOD GREENWAY PROJECT; BORDERS STOP FOR METRO EXPO LINE 10818 W EXPOSITION BLVD LOS ANGELES, CA 90064	10818 W EXPOSITION BLVD	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF 18-0856. CAO recommendation: Transfer from GSD to appropriate department, possibly LASAN. Notes: According to Council File 16-0011-S18, this parcel is part of the Westwood Greenway project. Site borders stop for Metro Expo Line
4755	VACANT LAND - PART OF WESTWOOD GREENWAY PROJECT; BORDERS STOP FOR METRO EXPO LINE 2657 S OVERLAND AVE LOS ANGELES, CA 90064	2657 S OVERLAND AVE	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF 18-0856. CAO recommendation: Transfer from GSD to appropriate department, possibly LASAN. Notes: According to Council File 16-0011-S18, this parcel is part of the Westwood Greenway project. Site borders stop for Metro Expo Line.
4756	VACANT LAND - PART OF WESTWOOD GREENWAY PROJECT; BORDERS STOP FOR METRO EXPO LINE 10815 W EXPOSITION BLVD LOS ANGELES, CA 90064	10815 W EXPOSITION BLVD	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF 18-0856. CAO recommendation: Transfer from GSD to appropriate department, possibly LASAN. Notes: According to Council File 16-0011-S18, this parcel is part of the Westwood Greenway project. Site borders stop for Metro Expo Line
4836	VACANT LAND - PORTION SOLD 12/16/2019 (WATER INFRASTRUCTURE), ANOTHER PORTION SOLD 1/7/21 NEAR BEVERWIL DR LOS ANGELES, CA 90034	NEAR BEVERWIL DR	ACTIVE	PARCEL	VACANT	GSD	Initially, parcel 901 represented the entire City ownership. City then sold various pieces of 901. When the sales were recorded and the assessor's office caught up to their parcel map making, parcel 901 was changed to 903 (less the parcels we sold which took on the same apn as the neighboring apn). The only difference now is that parcel 903 is smaller than it used to be under 901 because of the sales. We then sold additional pieces of the now parcel 903. This however, is not reflected in the assessor's so we do not need to worry about it at this time. If the parcel changes as a result of these additional sales, we will let you know. The square footage will also be reduced when this happens. -Armando Parry, RES 5/10/21

AMS Property ID	Description	Address 1	Status	Property Type	Property Class	Jurisdiction Department	Extra Description
5157	VACANT LAND - ROCKY HILLSIDE LOT- ACCESS TO BEVERLY GLEN BL 2329 N LATIMER LN LOS ANGELES, CA 90077	2329 N LATIMER LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: site currently ineligible for OPLA, but should be added to expanded OPLA. Notes: Rocky hillside, vacant lot. Street access along Beverly Glen Blvd. All adjacent properties are high-end single family homes (across the street from 2355 N BEVERLY GLEN BLVD.
5158	VACANT LAND - ROCKY HILLSIDE LOT-NO STREET ACCESS 2353 N BASIL LN LOS ANGELES, CA 90077	2353 N BASIL LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: Transfer from GSD to appropriate department, possibly RAP. Notes: Vacant lot on rocky hillside. No street access, except to unpaved roads. All adjacent properties are high-end single family homes, though across the unpaved "street" Basil Ln is land owned by the City, contiguous to land managed by RAP, which forms Beverly Glen Park
4957	VACANT LAND - SLOPING HILLSIDE IN RESIDENTIAL AREA W/ ACCESS TO UNCONSTRUCTED ELM TREE LN ELM TREE LN/CALGARY LN LOS ANGELES, CA 90077	ELM TREE LN/CALGARY LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Elm Tree Ln. All adjacent property owners are private.
5055	VACANT LAND - SLOPING HILLSIDE LOT W/ ACCESS TO UNCONSTRUCTED BUSHROD LN BUSHROD LN/BONPAS LN LOS ANGELES, CA 90077	BUSHROD LN/BONPAS LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Bushrod Ln. All adjacent property owners are DWP except for one private owner.
5087	VACANT LAND - SLOPING HILLSIDE LOT W/ ACCESS TO UNCONSTRUCTED BUSHROD LN BUSHROD LN/DEVORE LN LOS ANGELES, CA 90077	BUSHROD LN/DEVORE LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Bushrod Ln. All adjacent property owners are private except one DWP property.
5088	VACANT LAND - SLOPING HILLSIDE LOT W/ ACCESS TO UNCONSTRUCTED BUSHROD LN BUSHROD LN/DEVORE LN LOS ANGELES, CA 90077	BUSHROD LN/DEVORE LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Bushrod Ln. Adjacent property owners are DWP and private.
5000	VACANT LAND - SLOPING HILLSIDE LOT W/ ACCESS TO UNCONSTRUCTED LATIMER LN 2620 N LATIMER LN LOS ANGELES, CA 90077	LATIMER LN/MANASQUAN LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Latimer Ln. All adjacent property owners are private except one DWP property.
4994	VACANT LAND - SLOPING HILLSIDE LOT W/ ACCESS TO UNCONSTRUCTED LOUVAIN LN & LATIMER LN LATIMER LN/LOUVAIN LN LOS ANGELES, CA 90077	LATIMER LN/LOUVAIN LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Louvain Ln and Latimer Ln. All adjacent property owners are private except one DWP property.
4991	VACANT LAND - SLOPING HILLSIDE LOT W/ ACCESS TO UNCONSTRUCTED MANASQUAN LN & LATIMER LN LATIMER LN/MANASQUAN LN LOS ANGELES, CA 90077	LATIMER LN/MANASQUAN LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed ManasQuan Ln and Latimer Ln. All adjacent property owners are private except one DWP property.

AMS Property ID	Description	Address 1	Status	Property Type	Property Class	Jurisdiction Department	Extra Description
5059	VACANT LAND - SLOPING HILLSIDE LOT W/ ACCESS TO UNCONSTRUCTED PERDIDO LN, POINTER LN, & RIDGETOP LN POINTER LN/BONPAS LN LOS ANGELES, CA 90077	POINTER LN/BONPAS LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Perdido Ln, Pointer Ln, and Bonpas Ln. All adjacent property owners are private except one DWP property.
5049	VACANT LAND - SLOPING HILLSIDE LOT W/ ACCESS TO UNCONSTRUCTED PERDIDO LN, POINTER LN, & RIDGETOP LN RIDGETOP LN/POINTER LN LOS ANGELES, CA 90077	RIDGETOP LN/POINTER LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Perdido Ln, Pointer Ln, and Ridgetop Ln. All adjacent property owners are private except one DWP property.
4995	VACANT LAND - SLOPING HILLSIDE PARCEL W/ ACCESS TO BASIL LN 2647 N BASIL LN LOS ANGELES, CA 90077	BASIL LN/LOUVAN LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping parcel adjacent to single-family home. Street access to Basil Ln.
4936	VACANT LAND - SLOPING HILLSIDE; ACCESS TO UNCONSTRUCTED ARIMO LN BEVERLY GLEN BLVD/FERNBUSH LN LOS ANGELES, CA 90077	BEVERLY GLEN BLVD/FERNBUSH LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Arimo Ln. All adjacent property owners are private.
4924	VACANT LAND - SLOPING HILLSIDE; ACCESS TO UNCONSTRUCTED HOLLYBUSH LN 919 N HOLLYBUSH LN LOS ANGELES, CA 90077	919 N HOLLYBUSH LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Hollybush Ln. All adjacent property owners are private.
4925	VACANT LAND - SLOPING HILLSIDE; ACCESS TO UNCONSTRUCTED HOLLYBUSH LN 969 N HOLLYBUSH LN LOS ANGELES, CA 90077	969 N HOLLYBUSH LN	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Hollybush Ln. All adjacent property owners are private.
4938	VACANT LAND - SLOPING HILLSIDE; ACCESS TO UNCONSTRUCTED LANGTRY LN ARIMO LN/BEVERLY GLEN BLVD LOS ANGELES, CA 90077	ARIMO LN/BEVERLY GLEN BLVD	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Langtry Ln. All adjacent property owners are private.
4939	VACANT LAND - SLOPING HILLSIDE; ACCESS TO UNCONSTRUCTED LANGTRY LN ARIMO LN/BEVERLY GLEN BLVD LOS ANGELES, CA 90077	ARIMO LN/BEVERLY GLEN BLVD	SURPLUS-UNDECLARED	PARCEL	VACANT	GSD	CAO AMG Site Review. CF: 18-0856. CAO recommendation: add site to OPLA. Notes: Sloping, vacant hillside. No street access to paved road, only to unconstructed Langtry Ln. All adjacent property owners are private.
4843	VACANT NARROW HILLSIDE PARCEL BEHIND SINGLE FAMILY HOMES ROSE AVE/BENTLEY AVE LOS ANGELES, CA 90034	ROSE AVE/BENTLEY AVE	ACTIVE	PARCEL	VACANT	GSD	Removed as likely ineligible for the program under the OPLA ordinance.
4865	WEST LA WASTEWATER MAINTENANCE YARD 21008 11168 MISSOURI AVE LOS ANGELES, CA 90025	11168 MISSOURI AVE	ACTIVE	YARD	MAINTENANCE	SAN	Municipal Facilities Architect: Complete redevelopment of the 39,900 square-foot existing maintenance yard. The scope includes clearing the site of all existing developments, demolition of about 9,530 square-foot 3 single-story building structures, construction of a new 2-story building structure approximately 9,000 square-foot of floor area, carport canopy structures, paved lot for both service trucks and employee parking, landscaping, and site security fencing. The proposed building will house offices, restrooms and shower facility, storage, and other amenities to support the daily yard operation.
4873	WESTWOOD BRANCH LIBRARY 51071 1246 GLENDON AVE LOS ANGELES, CA 90024	1246 GLENDON AVE	ACTIVE	BUILDING	LIBRARY	LAPL	

AMS Property ID	Description	Address 1	Status	Property Type	Property Class	Jurisdiction Department	Extra Description
13314	WESTWOOD DISTRICT SERVICE YARD 1350 S SEPULVEDA BLVD LOS ANGELES, CA 90025	1350 S SEPULVEDA BLVD	ACTIVE	YARD	MAINTENANCE	RAP	
4874	WESTWOOD GARDENS PARK 10861 WELLWORTH AVE LOS ANGELES, CA 90024	10861 WELLWORTH AVE	ACTIVE	PARK	RECREATION	RAP	
13315	WESTWOOD PARK 1350 S SEPULVEDA BLVD LOS ANGELES, CA 90025	1350 S SEPULVEDA BLVD	ACTIVE	PARK	RECREATION	RAP	
13150	WESTWOOD POOL 1350 S SEPULVEDA BLVD LOS ANGELES, CA 90025	1350 S SEPULVEDA BLVD	ACTIVE	STRUCTURE	RECREATION	RAP	
4869	WESTWOOD RECREATION CENTER 50801 1350 S SEPULVEDA BLVD LOS ANGELES, CA 90025	1350 S SEPULVEDA BLVD	ACTIVE	BUILDING	RECREATION CTR	RAP	
4844	WOODBINE PARK 50097 3409 VINTON AVE LOS ANGELES, CA 90034	3409 VINTON AVE	ACTIVE	PARK	RECREATION	RAP	



BOSS Cubez Product Guide

Quality Dignified Homes

bosscubez.com
info@bosscubez.com



Built on Site Systems

Built On Site Systems (BOSS) brings construction into the new age.

Conventional



Built on-site piece-by-piece using stud framing, and hammers; this is an outdated, inefficient, and costly process that allows for customization.

+

PreFab



Built in a factory and arranged on site with huge cranes; this is a high quality and efficient building process that comes with a large price tag.

=

Built On Site Systems



Blending the best of Conventional and PreFab construction, our panels are built in the factory and easily snapped into place on site. Efficiency, customization and quality at an accessible price.

BOSS Cubez Specifications

Standard Features

- Engineered to meet International Residential Code (IRC 2020) and CA Structural Engineer Certified
- Forklift capabilities for ease of movement and redeploying
- FM Approved Class 1 Fire Rating
- Spacious 8.5' pent roof ceilings
- Resistant to mold, mildew, rot and pests
- Designed for convenient wipe down and sanitation
- Foundation that can be installed on any level surface

Building Materials

- **Foundation:** 5" Durable steel frame with cement board subfloor
- **Walls Panels:** 2" sandwich panel - steel & Pcore R17
- **Roof Panels:** 3" sandwich panel - steel & Pcore R23
- **Doors:** Aluminum frame - double pain glass or solid options
- **Windows:** Metal frame with double pane glass
- **Beds:** Steel bed frame with under bed storage
- **Shelves:** Steel 65lb weight capacity

One Room

Cube64

Our smallest solution for single room, security or office spaces.



8.4'X8.7'

Dimensions

64

Sqft/Room



Assembly: 32 man hours

Liftable Foundation: Yes

Weight: 2000lbs

***Walls:** 1" Wall option

ADA Option: No

Lifespan: 20+ years

Windows: 2 windows

***Roof:** 2" Roof Option



One Room

Cube85

Comfortable living room,
large office or storage
room.



8.4'X10'

Dimensions

76

Sqft/Room



Assembly: 32 man hours
Liftable Foundation: Yes
Weight: 2500lbs

ADA Option: Yes
Lifespan: 20+ years
Windows: 1 window



One Room

Cube144

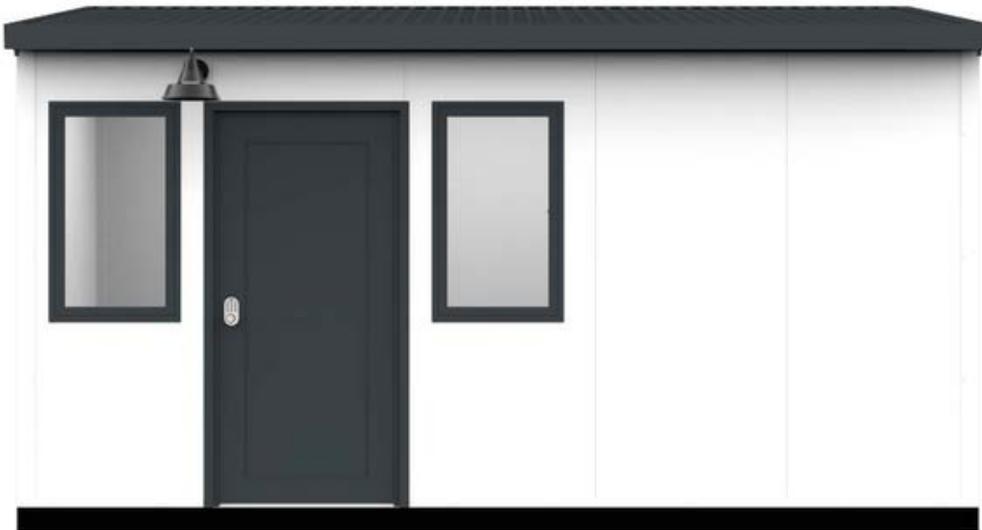
A single room for smaller families, computer lab, or clinic.

8.4'X16.5'

Dimensions

130

Sqft/Room



Assembly: 48 man hours
Liftable Foundation: Yes
Weight: 4000lbs

ADA Option: Yes
Lifespan: 20+ years
Windows: 2 windows



Two Room

Cube144

Our most popular Cube for two single rooms.

8.4'X16.5'

Dimensions

64

Sqft/Room



Assembly: 48 man hours
Liftable Foundation: Yes
Weight: 4500lbs

ADA Option: Yes
Lifespan: 20+ years
Windows: 2 windows



Suite

Cube144

Great for couples or small families. Bathroom ready.

8.4'X16.5'

Dimensions

130

Sqft/Room



Assembly: 48 man hours
Liftable Foundation: Yes
Weight: 4500lbs

ADA Option: No
Lifespan: 20+ years
Windows: 2 windows



One Room

Cube170

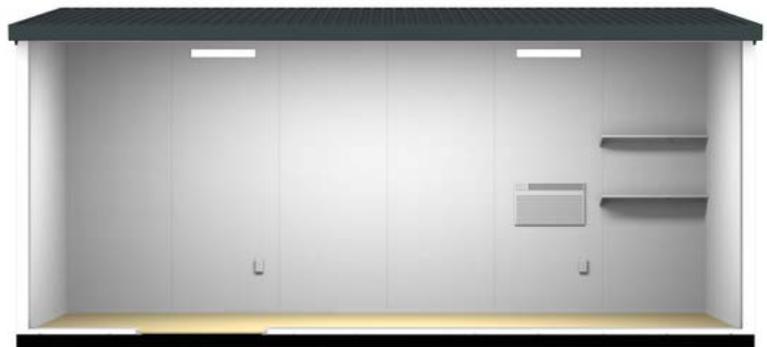
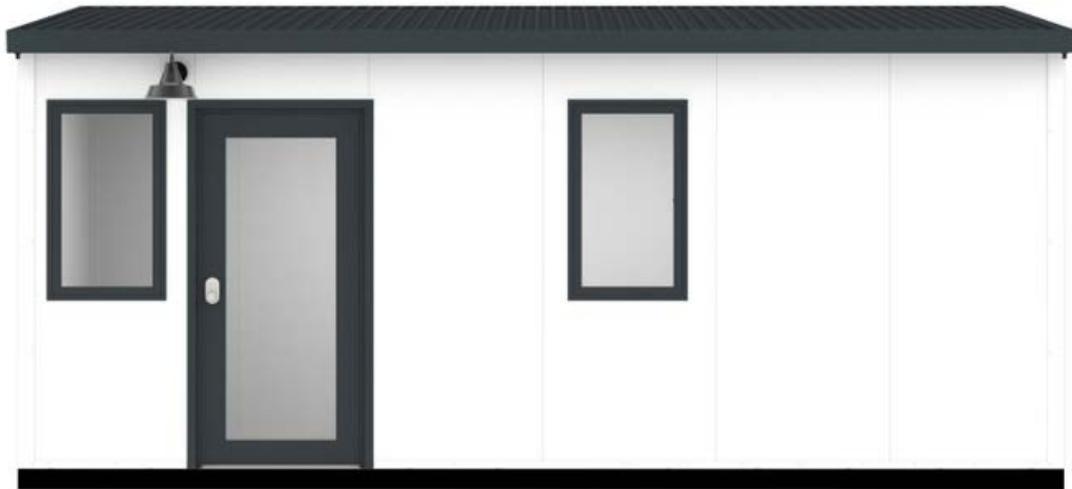
Used for multipurpose rooms or large family rooms.

8.4'X19.8'

Dimensions

155

Sqft/Room



Assembly: 52 man hours
Liftable Foundation: Yes
Weight: 5000lbs

ADA Option: Yes
Lifespan: 20+ years
Windows: 2 windows



Two Room

Cube170

Rooms best used for couples or ADA residents.

8.4'X19.8'

Dimensions

77

Sqft/Room



Assembly: 52 man hours
Liftable Foundation: Yes
Weight: 5500lbs

ADA Option: Yes
Lifespan: 20+ years
Windows: 2 windows



Suite

Cube170

ADA Suite or for large families. Bathroom ready.

8.4'X19.8'

Dimensions

155

Sqft/Room



Assembly: 52 man hours
Liftable Foundation: Yes
Weight: 5500lbs

ADA Option: Yes
Lifespan: 20+ years
Windows: 2 windows



One Room

Cube288

Popularly used for a dining hall or meeting room.

17'X17'

Dimensions

260

Sqft/Room



Assembly: 72 man hours
Liftable Foundation: Yes
Weight: 10000lbs

ADA Option: Yes
Lifespan: 20+ years
Windows: 6 windows



Two Room

Cube288

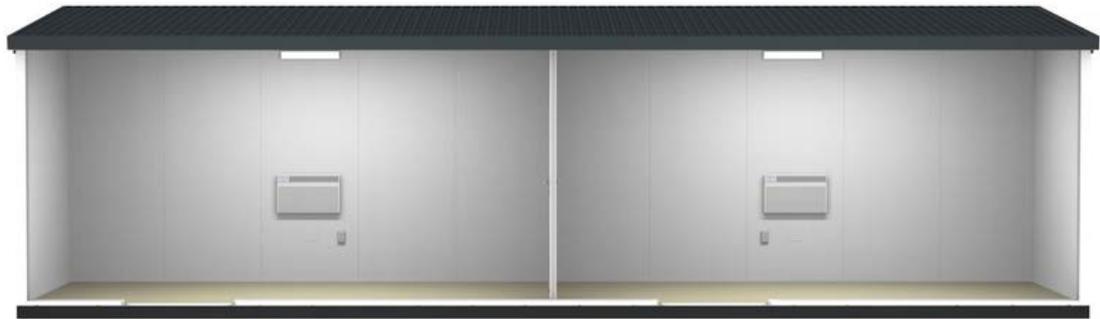
For large families or multiple families.

8.4'X33'

Dimensions

260

Sqft/Room



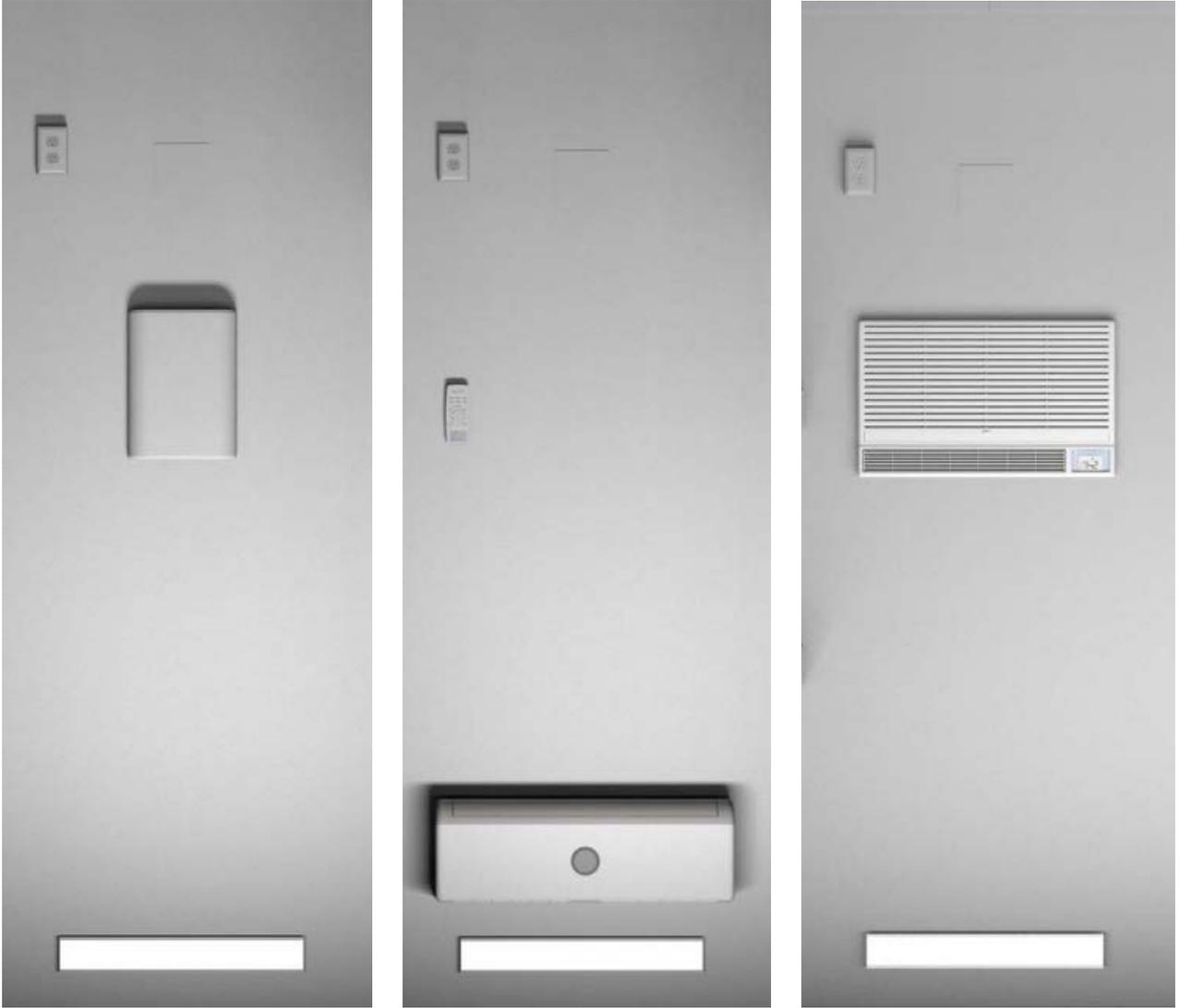
Assembly: 60 man hours
Liftable Foundation: Yes
Weight: 10000lbs

ADA Option: Yes
Lifespan: 20+ years
Windows: 4 windows





In Wall AC/Heat
Minisplit AC/Heat
System
Heat Only



Powerwall Options



Join us in building dignified homes for those experiencing houselessness

bosscubez.com
info@bosscubez.com
844-620-3990





Manufacturer:
BOSS Homes, LLC

Plant Address:
1057 S Vail Ave
Montebello, CA 90640



Copyright of BOSS Homes, LLC 2022

Designed by:
Date: 3/31/2023

Fit Test

Building Breakdown

- x31 Cube 144 Two Room - Bedroom
- x4 Cube 64 One Room - Bedroom
- x1 Cube144 Two Room - Office
- x1 Cube288 One Room - Dining Hall
- x4 Cube Bathroom (One Room)

Rooms Breakdown

- x66 Bedrooms
- x2 Offices
- x1 Dining Hall
- x4 Bathrooms

From: Fernando Morales <fernando.morales@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Marley Powell <marley.powell@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Fri Apr 21 2023 10:44:00 GMT-0700 (PDT)
Subject: Briefing/Documents/Agenda for Internal Meeting re: Housing Update - Deliberative

Good morning Team!

Apologies for the last minute Friday meeting add. Yesterday, Gary confirmed we would be moving forward with presenting Katy the LADOT lot housing site options next week (tight timeline). The current potential sites include one interim housing/modular option and three 100% affordable/supportive housing options. While at this moment, we will only be moving forward with compiling information for the Midvale and Pico site, I want to make sure everyone is aware of and keeping this in mind. The presentation completed by Zack below provides a good summary of the sites:

[CD-5 Housing Interventions: Status, Next Steps](#)

- Today's Agenda for 12pm Check-In:
 - Presentation and summary of projects
 - Siting 101
 - Run through outreach documents and next steps
 - Conversation specific to Midvale and Pico site

Our role in next steps:

[CD 5 Potential Housing Sites Outreach Document](#)

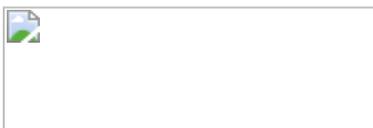
- Outreach:
 - Compile a list of stakeholders for each area by site
 - Ranking of stakeholder by influence in the community and perceived potential for support
 - Compile list of community meeting locations in the vicinity of the project
 - Compile list of likely or previously voiced community concerns and questions that we want to prepare answer for prior to any introductory conversations
 - Thoughts on the best way to begin these conversations

Information that I am making sure we have before moving forward:

- Solid and thorough TPs and Q&As that address all of the questions that we believe community members will want answered upon initial conversations
- Updated timelines for each project - motions introduced, BOE/internal processes, etc.
- That you are looped in on any high level internal conversations on the project within your area.

Looking forward to meeting at 12pm and talking about these exciting projects for CD 5!

Fernando



Fernando Morales

Deputy Chief of Staff - Operations

City Hall: (213) 473-7005

District: (323) 866-1828



Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

From: Fernando Morales <fernando.morales@lacity.org>

To: vanessa.saldana@lacity.org

Date: Fri Aug 04 2023 17:06:09 GMT-0700 (PDT)

Subject: Canceled event: Midvale Interim Housing Virtual Community Meeting Practice @ Sun Aug 6, 2023 9:30am - 10am (PDT) (vanessa.saldana@lacity.org)

This event has been canceled and removed from your calendar.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://www.zoomgov.com/j/1610047080?pwd=VnpUTHE1QWQ5WUNETmxYa1VuSWtJZz09>

Passcode: 147056

Or One tap mobile:

+16692545252,,1610047080# US (San Jose)

+14154494000,,1610047080# US (US Spanish Line)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 551 285 1373 or +1 646 828 7666 or +1 646 964 1167 or 833 435 1820 (Toll Free) or 833 568 8864 (Toll Free)

Webinar ID: 161 004 7080

International numbers available: <https://www.zoomgov.com/u/aels9lan17>

Or an H.323/SIP room system:

H.323: 161.199.138.10 (US West) or 161.199.136.10 (US East)

Webinar ID: 161 004 7080

Passcode: 147056

SIP: 1610047080@sip.zoomgov.com

Passcode: 147056

When

Sunday Aug 6, 2023 · 9:30am – 10am (Pacific Time - Los Angeles)

Location

<https://www.zoomgov.com/j/1610047080?pwd=VnpUTHE1QWQ5WUNETmxYa1VuSWtJZz09>

[View map](#)

Guests

fernando.morales@lacity.org - organizer

cwee@lifeark.net

emendez@lafh.org

gary.gero@lacity.org

george.hakopiants@lacity.org

jenelle.henderson@lacity.org

katy.yaroslavsky@lacity.org

kmadigan@lafh.org

michelle.flores@lacity.org

pcho@lifeark.net

rwee@lifeark.net

stephanie@lafh.org

vanessa.saldana@lacity.org

analiz.marmolejo@lacity.org

jocelyn.tabata@lacity.org

leo.daube@lacity.org

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Leah Chu <leah.chu@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Ida Rubio <ida.rubio@lacity.org>, David Hirano <david.hirano@lacity.org>
Cc: Shannon Hoppes <shannon.hoppes@lacity.org>, Daniel Cho <daniel.cho@lacity.org>, Andrew Choi <andrew.choi@lacity.org>
Date: Tue Mar 07 2023 17:41:27 GMT-0800 (PST)
Subject: CAO Contacts - Chiefs over Property Review and LADOT

Hi Zachary, Fernando, and Dylan,

It was nice speaking with you today. I want to e-introduce you to additional resources from our Office regarding your earlier request.

Ida Rubio is the chief over CAO's Asset Management Group who will guide you through the property review process.

David Hirano is the chief over the CAO's Public Works and Physical Plant Group. You'll most likely connect with him later on in the process. LADOT is under his portfolio, and he can provide you with more insight regarding your transactions with the department. He shared the attached MOU between LAHD and LADOT for development of affordable housing. The MOU provides replacement parking guidelines based upon current occupancy of the lot (starting pg 3) which informs Zach's earlier question of why replacement parking is required. It's based on need. If it's under utilized, it looks like there are situations where replacement parking is not required.

Hi Ida and David,

Zachary, Fernando, and Dylan from CD5 are looking into an LADOT parking lot located at Pico Blvd and Midvale Avenue as an interim homeless housing site and options for future changes.

Thanks!
Leah

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Leah Chu
Office of the City Administrative Officer
200 N Main St, 15th Flr
Los Angeles, CA 90012
213-978-3027

Attachments:

- 15200020 MOU LADOT Parking Replacement Policy Final Signed.pdf
-

From: David Hirano <david.hirano@lacity.org>
To: Leah Chu <leah.chu@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Ida Rubio <ida.rubio@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Daniel Cho <daniel.cho@lacity.org>, Andrew Choi <andrew.choi@lacity.org>
Date: Wed Mar 08 2023 09:18:52 GMT-0800 (PST)
Subject: Re: CAO Contacts - Chiefs over Property Review and LADOT

Leah -

CPRA-02-CD5-2-000301

Thank you.

Zachary, Fernando and Dylan -

Nice to meet you. Look forward to working together.

- David

On Tue, Mar 7, 2023 at 5:40 PM Leah Chu <leah.chu@lacity.org> wrote:

Hi Zachary, Fernando, and Dylan,

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Thanks!
Leah

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Leah Chu
Office of the City Administrative Officer
200 N Main St, 15th Flr
Los Angeles, CA 90012
213-978-3027

From: Ida Rubio <ida.rubio@lacity.org>
To: Leah Chu <leah.chu@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Daniel Cho <daniel.cho@lacity.org>, Andrew Choi <andrew.choi@lacity.org>, "Hirano, David" <david.hirano@lacity.org>
Date: Wed Mar 08 2023 10:40:49 GMT-0800 (PST)
Subject: Re: CAO Contacts - Chiefs over Property Review and LADOT

Thanks Leah!

Hello Zachary, Fernando and Dylan,

Nice to meet you. I will reach out to you to schedule a meeting shortly.

Ida

On Wed, Mar 8, 2023 at 9:19AM David Hirano <david.hirano@lacity.org> wrote:

Leah -

Thank you.

Zachary, Fernando and Dylan -

Nice to meet you. Look forward to working together.

- David

On Tue, Mar 7, 2023 at 5:40 PM Leah Chu <leah.chu@lacity.org> wrote:

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Thanks!
Leah

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Leah Chu
Office of the City Administrative Officer
200 N Main St, 15th Flr
Los Angeles, CA 90012
213-978-3027

--

Ida Rubio
Chief Administrative Analyst
Asset Management & Development
Office of the City Administrative Officer (CAO)
(213) 473-7578

From: Zachary Warma <zachary.warma@lacity.org>
To: Leah Chu <leah.chu@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Daniel Cho <daniel.cho@lacity.org>, Andrew Choi <andrew.choi@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Mar 08 2023 10:43:15 GMT-0800 (PST)
Subject: Re: CAO Contacts - Chiefs over Property Review and LADOT

Leah, Shannon, Daniel, and Andrew:

At the risk of sounding like a broken record, thank you so much for already being such incredible partners and resources.

The connections to both David and Ida are so deeply appreciated. We'll keep your team updated as these conversations progress.

Put simply, y'all rock so darn hard.

- Zack

On Tue, Mar 7, 2023 at 5:41 PM Leah Chu <leah.chu@lacity.org> wrote:

Hi Zachary, Fernando, and Dylan,

It was nice speaking with you today. I want to e-introduce you to additional resources from our Office regarding your earlier request.

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David Hirano is the chief over the CAO's Public Works and Physical Plant Group. You'll most likely connect with him later on in the process. LADOT is under his portfolio, and he can provide you with more insight regarding your transactions with the department. He shared the attached MOU between LAHD and LADOT for development of affordable housing. The MOU provides replacement parking guidelines based upon current occupancy of the lot (starting pg 3) which informs Zach's earlier question of why replacement parking is required. It's based on need. If it's under utilized, it looks like there are situations where replacement parking is not required.

Hi Ida and David,

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Thanks!
Leah

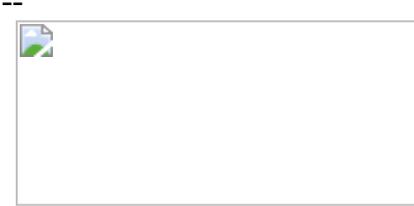
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Leah Chu

CPRA-02-CD5-2-000304

Office of the City Administrative Officer
200 N Main St, 15th Flr
Los Angeles, CA 90012
213-978-3027



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

From: Zachary Warma <zachary.warma@lacity.org>
To: David Hirano <david.hirano@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Mar 08 2023 10:52:01 GMT-0800 (PST)
Subject: Re: CAO Contacts - Chiefs over Property Review and LADOT

David:

It's likewise a pleasure to be connected.

If it's a bit too early in the process to try to get something on the books with you, please do say so.

With that said, if you have any particularly open slots the week of 3/20 or 3/27, we would love to at least begin a dialogue so as to better understand the city's numerous (and oft-complex) processes required to successfully execute housing interventions on publicly-owned parcels.

Thanks again, David, and we very much look forward to chatting more soon!

- Zack Warma

On Wed, Mar 8, 2023 at 9:19AM David Hirano <david.hirano@lacity.org> wrote:

Leah -

Thank you.

Zachary, Fernando and Dylan -

Nice to meet you. Look forward to working together.

- David

On Tue, Mar 7, 2023 at 5:40 PM Leah Chu <leah.chu@lacity.org> wrote:

Hi Zachary, Fernando, and Dylan,

It was nice speaking with you today. I want to e-introduce you to additional resources from our Office regarding your earlier request.

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CPRA-02-CD5-2-000305

David Hirano is the chief over the CAO's Public Works and Physical Plant Group. You'll most likely connect with him later on in the process. LADOT is under his portfolio, and he can provide you with more insight regarding your transactions with the department. He shared the attached MOU between LAHD and LADOT for development of affordable housing. The MOU provides replacement parking guidelines based upon current occupancy of the lot (starting pg 3) which informs Zach's earlier question of why replacement parking is required. It's based on need. If it's under utilized, it looks like there are situations where replacement parking is not required.

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Thanks!
Leah

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Leah Chu
Office of the City Administrative Officer
200 N Main St, 15th Flr
Los Angeles, CA 90012
213-978-3027

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Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

From: David Hirano <david.hirano@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Ida Rubio <ida.rubio@lacity.org>
Date: Wed Mar 08 2023 19:33:51 GMT-0800 (PST)
Subject: Re: CAO Contacts - Chiefs over Property Review and LADOT

Hi Zachary -

Feel free to find an open time on my Google Calendar. I keep it up to date. If possible, can we include Ida Rubio? Looking forward to meeting you.

- David

On Wed, Mar 8, 2023 at 10:52AM Zachary Warma <zachary.warma@lacity.org> wrote:
David:

It's likewise a pleasure to be connected.

If it's a bit too early in the process to try to get something on the books with you, please do say so.

With that said, if you have any particularly open slots the week of 3/20 or 3/27, we would love to at least begin a dialogue so as to better understand the city's numerous (and oft-complex) processes required to successfully execute housing interventions on publicly-owned parcels.

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- Zack Warma

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Zachary, Fernando and Dylan -

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- David

On Tue, Mar 7, 2023 at 5:40 PM Leah Chu <leah.chu@lacity.org> wrote:

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Thanks!

Leah

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Leah Chu

Office of the City Administrative Officer

CPRA-02-CD5-2-000307

200 N Main St, 15th Flr
Los Angeles, CA 90012
213-978-3027

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Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

Friday, 09/01/23									
			Address	Cross Street					
1			10020 W VENICE BLVD, 90232	Clarington					
2			SAWTELLE BLVD AT EXPOSITION	Exposition					
3			2733 S SEPULVEDA BLVD, 90064	Richland Ave					
4									
5									
Saturday, 09/2/23									
			Address	Cross Street					
1									
2									
3									
4									
5									
Sunday, 09/3/23									
			Address	Cross Street					
1									
2									
3									
4									
5									
Monday, 09/04/23 CARE+									
			Address	Cross Street					
1									
2									
3									
4									
5									
Holiday									
Tuesday, 9/5/23 CARE+									
			Address	Cross Street					
1			1251 S La Cienega Blvd, Los Angeles	Pico					
2			649 S. Sycamore Ave	La Brea					
3			930 N. Poinsetta Pl 90046	Romaine					
4									
5									
Wednesday, 09/06/23									
			Address	Cross Street					
1			Olympic	Cotner					
2			1816 Cotner Ave	Cotner/ Nebreska					
3			1922 Cotner Ave	Missouri					
4									
5									
Thursday, 9/7/23 CARE+									
			Address	Cross Street					
1			10151 National Blvd	Jasmine Ave					
2			10020 W VENICE BLVD, 90232	Clarington					
3			1422 S. Wooster St	Pico					
4									
5									
Friday, 09/08/23									
			Address	Cross Street					
1			10151 National Blvd	Jasmine Ave					
2			3700 DURANGO AVE, 90034	Along the side of sprouts at Exposition and Durango					
3			BAGLEY AVE AT SANTA MONICA	Exposition					
4			BAGLEY AVE AT HARLOW AVE, 900	Exposition					

From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: Matthew Tenchavez <matthew.tenchavez@lacity.org>
Bcc: c05-allstaff@lacity.org
Date: Fri Sep 08 2023 10:30:21 GMT-0700 (PDT)
Subject: CARE/CARE+ Sept 2023

Hello community partners,

For your information, please see Council District 5's tentative **CARE/CARE + for Sept 2023.**

Best Regards

--



cd5.lacity.gov

Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- CARE_CARE + Sept 2023 - July (3).pdf
-

From: Annabelle Gonzales <annabelle.gonzales@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Cc: Kendra Leal <kendra.leal@lacity.org>, Megan Falcone <megan.falcone@lacity.org>, Rachel Fox <rachel.fox@lacity.org>
Date: Thu Apr 06 2023 22:26:59 GMT-0700 (PDT)
Subject: CD 5 - Underutilized Properties for IH/AH/PSH

Hi everyone,

Please find attached the property profiles for the 5 underutilized properties within your district that are being considered for interim housing, affordable housing, or permanent supportive housing.

I know there's special interest in the site on Midvale, so I will share this with BOE to begin the feasibility review for interim housing. If anyone has any questions, please let me know.

Thank you and have a great weekend!

Respectfully,
Annabelle Gonzales
Office of the City Administrative Officer
E: annabelle.gonzales@lacity.org
P: (213) 978-2752

Attachments:

- 2367 Prosser Ave (03.10.23)(EAB).pdf
 - 123 S. Robertson (03.14.23)(EAB).pdf
 - 2377 Midvale Ave (03.10.23)(EAB).pdf
 - Olympic and Crenshaw (03.20.23)(EAB).pdf
 - 1036 Broxton Ave (03.16.23)(EAB).pdf
-

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Gary Gero <gary.gero@lacity.org>
Date: Tue Sep 19 2023 11:16:18 GMT-0700 (PDT)
Subject: Fwd: CD 5 - Underutilized Properties for IH/AH/PSH

See attached

----- Forwarded message -----

From: **Annabelle Gonzales** <annabelle.gonzales@lacity.org>
Date: Thu, Apr 6, 2023 at 10:26 PM
Subject: CD 5 - Underutilized Properties for IH/AH/PSH
To: Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Cc: Kendra Leal <kendra.leal@lacity.org>, Megan Falcone <megan.falcone@lacity.org>, Rachel Fox <rachel.fox@lacity.org>

Hi everyone,

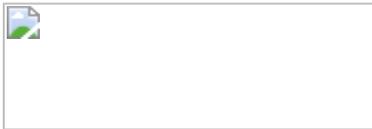
Please find attached the property profiles for the 5 underutilized properties within your district that are being considered for interim housing, affordable housing, or permanent supportive housing.

I know there's special interest in the site on Midvale, so I will share this with BOE to begin the feasibility review for interim housing. If anyone has any questions, please let me know.

Thank you and have a great weekend!

Respectfully,
Annabelle Gonzales
Office of the City Administrative Officer
E: annabelle.gonzales@lacity.org
P: (213) 978-2752

--



cd5.lacity.gov

Dylan Sittig

Pronouns: He, Him, His

PLANNING DIRECTOR

O: (213) 473-7005

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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Notice to Land Use Industry Professionals: If you are compensated to interact with City employees, City law may require you to register as a lobbyist and report your activity. Any individual may qualify as a lobbyist, regardless of occupation, education, training, or professional title. A lobbyist may hold a position that includes but is not limited to attorney, CEO, consultant, architect, engineer, government liaison, business owner, permit applicant, urban planner, expeditor, land developer, various real estate specialists, and others. More information is available on the Ethics Commission's lobbying page and Influencing Land Use Decisions brochure. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Attachments:

- 2367 Prosser Ave (03.10.23)(EAB).pdf
- 123 S. Robertson (03.14.23)(EAB).pdf
- 2377 Midvale Ave (03.10.23)(EAB).pdf
- Olympic and Crenshaw (03.20.23)(EAB).pdf
- 1036 Broxton Ave (03.16.23)(EAB).pdf

Controlling Dept/Bureau/Office	Site Address	APN	Name
LADOT	123 S Robertson Blvd	4334001900; 4	Parking Structure #70
LADOT	2377 Midvale Avenue	432204902; 43	Parking Lot # 707
LADOT	1036 Broxton Ave	4363018904	Parking Structure #68
LADOT	2513 S Sepulveda	4256011901	Henry Medina BUildin
GSD	2055 S Sepulevda	4323024902	Odyssey Theater
GSD	N/W Corner of Olympic and Crenshaw	N/A	Vacated triangle at N/

Underutilized City-Owned Property

Controlling Department	Council District	Current Use	Total Size of Property	Size of Underutilized Area
DOT	5	Parking Structure	23,770	The whole lot could
DOT	5	Parking Lot	16,860	16,860
DOT	5	Parking Structure	29,876	The whole lot could
DOT	5	Henry Medina Parking Enforcem	133,531	40,000
GSD	5	Non-Profit Lease - Theater Comp	48,270	20,000
GSD	5	Vacant	16,220	16,220

Restrictions on Use	Source of Acquisition Funds
be redeveloped	
be redeveloped	

Additional Information
3 story parking garage with ground floor retail
The three lots have an alley running between them
3 story parking garage with ground floor retail
Surface parking portions can be better utilized; whole property could also be considered for redevelopment
Surface parking portions can be better utilized
This land was vacated and filled in, is not currently being used.

From: Jim Pike <jim_pike@hotmail.com>

To: Sean McMillan <sean@heyler.com>, Mary Williams <mary@caldelle.com>, Margret Gillespie <mhamgillespie@gmail.com>, Chuck McCreary <cmccreary@juno.com>, "Curry, Vicki" <Vicki.Curry@fox.com>, Anna Speth <spethanna@gmail.com>, "John O'Keefe" <jokeefe638@gmail.com>, Todd Weiss <todd.weiss@me.com>, Don Wood <eldonrenos@outlook.com>, "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>

Date: Fri Aug 04 2023 14:24:01 GMT-0700 (PDT)

Subject: CD 5 Meeting commentary

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Cc: Anna Speth <spethanna@gmail.com>, Chuck McCreary <cmccreary@juno.com>, "Curry, Vicki" <Vicki.Curry@fox.com>, Don Wood <eldonrenos@outlook.com>, "John O'Keefe" <jokeefe638@gmail.com>, Margret Gillespie <mhamgillespie@gmail.com>, Sean McMillan <sean@heyler.com>, Todd Weiss <todd.weiss@me.com>, "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>

Date: Fri Aug 04 2023 14:40:41 GMT-0700 (PDT)

Subject: Re: CD 5 Meeting commentary

Very well stated and worthy of wider distribution IMHO. I encourage you to forward to the powers that be at WNC and CD5

--

Mary Elizabeth Williams
Realtor®, Coldwell Banker Realty
310-261-8603 | mary@caldelle.com
11661 San Vicente Blvd. 10th Floor
Los Angeles CA 90049
CA DRE# 02107971

From: Don Wood <Eldonrenos@outlook.com>

To: Jim Pike <jim_pike@hotmail.com>, Sean McMillan <sean@heyler.com>, Mary Williams <mary@caldelle.com>, Margret Gillespie <mhamgillespie@gmail.com>, Chuck McCreary <cmccreary@juno.com>, "Curry, Vicki" <Vicki.Curry@fox.com>, Anna Speth <spethanna@gmail.com>, "John O'Keefe" <jokeefe638@gmail.com>, Todd Weiss <todd.weiss@me.com>, "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>

Date: Fri Aug 04 2023 14:47:37 GMT-0700 (PDT)

Subject: Re: CD 5 Meeting commentary

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From: Jim Pike <jim_pike@hotmail.com>

Sent: Friday, August 4, 2023 2:24:01 PM

To: Sean McMillan <sean@heyler.com>; Mary Williams <mary@caldelle.com>; Margret Gillespie <mhamgillespie@gmail.com>; Chuck McCreary <cmccreary@juno.com>; Curry, Vicki <Vicki.Curry@fox.com>; Anna Speth <spethanna@gmail.com>; John O'Keefe <jokeefe638@gmail.com>; Todd Weiss <todd.weiss@me.com>; Don Wood <eldonrenos@outlook.com>; vanessa.saldana@lacity.org <vanessa.saldana@lacity.org>

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Date: Fri Aug 04 2023 15:00:03 GMT-0700 (PDT)
Subject: Re: CD 5 Meeting commentary

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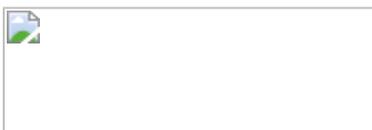
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Sincerely,

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cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

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Los Angeles, CA 90012

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CPRA-02-CD5-2-000325

record under the California Public Records Act and may be subject to public disclosure under the Act.

Attachments:

- 2023-08-01 Questions-Concerns for K. Yaroslavsky (1).pdf
 - Questions (final) for CM Yaroslavsky re Pico-Midvale.docx
-

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: vanessa.saldana@lacity.org
Date: Fri Aug 04 2023 15:00:41 GMT-0700 (PDT)
Subject: Delivery Status Notification (Failure)



Address not found

Your message wasn't delivered to **cmccreary@juno.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 cmccreary@juno.com Account Inactive

Attachments:

- icon.png
-

From: <mhamgillespie@gmail.com>
To: "'Vanessa Saldana'" <vanessa.saldana@lacity.org>
Date: Fri Aug 04 2023 22:58:56 GMT-0700 (PDT)
Subject: RE: CD 5 Meeting commentary

Hi Vanessa, thanks for your email. I RSVP'd for the webinar but I have not received the link. Can please send it to me – thank you

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Saturday, August 5, 2023 1:00 AM
To: Don Wood <Eldonrenos@outlook.com>
Cc: Jim Pike <jim_pike@hotmail.com>; Sean McMillan <sean@heyler.com>; Mary Williams <mary@caldelle.com>; Margret Gillespie <mhamgillespie@gmail.com>; Chuck McCreary <cmccreary@juno.com>; Curry, Vicki <Vicki.Curry@fox.com>; Anna Speth <spethanna@gmail.com>; John O'Keefe <jokeefe638@gmail.com>; Todd Weiss <todd.weiss@me.com>
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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: "mhamgillespie@gmail.com" <mhamgillespie@gmail.com>
Date: Sat Aug 05 2023 14:35:42 GMT-0700 (PDT)
Subject: Re: CD 5 Meeting commentary

Hi Margaret,

Have you received the link? Councilwoman Yaroslavsky released an update by email.

Incase you didn't, here's the information.

Please click this URL to join. <https://www.zoomgov.com/j/1612218766?pwd=UktjWmh0NmJDWEg2T05EK0RSQXI5Zz09>
Passcode: 557476

Or One tap mobile:

+16692545252,,1612218766# US (San Jose)

+14154494000,,1612218766# US (US Spanish Line)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 646 964 1167 or +1 551 285 1373 or +1 646 828 7666 or 833 435 1820 (Toll Free) or 833 568 8864 (Toll Free)

Webinar ID: 161 221 8766

On Friday, August 4, 2023, <mhamgillespie@gmail.com> wrote:

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From: Vanessa Saldana <vanessa.saldana@lacity.org>

Sent: Saturday, August 5, 2023 1:00 AM

To: Don Wood <Eldonrenos@outlook.com>

Cc: Jim Pike <jim_pike@hotmail.com>; Sean McMillan <sean@heyler.com>; Mary Williams <mary@caldelle.com>; Margret Gillespie <mhamgillespie@gmail.com>; Chuck McCreary <cmccreary@juno.com>; Curry, Vicki <Vicki.Curry@fox.com>; Anna Speth <spethanna@gmail.com>; John O'Keefe <jokeefe638@gmail.com>; Todd Weiss <todd.weiss@me.com>

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Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)

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Date: Sat Aug 05 2023 14:38:04 GMT-0700 (PDT)
Subject: Re: CD 5 Meeting commentary

Hello everyone,

In case you didn't RSVP for tomorrow's informational meeting, but are interested in attending now, here's the link:

Please click this URL to join or copy and paste : <https://www.zoomgov.com/j/1612218766?pwd=UktjWmh0NmJDWEg2T05EK0RSQXI5Zz09>

Passcode: 557476

Or One tap mobile:

+16692545252,,1612218766# US (San Jose)
+14154494000,,1612218766# US (US Spanish Line)

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From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: vanessa.saldana@lacity.org
Date: Sat Aug 05 2023 14:38:05 GMT-0700 (PDT)
Subject: Delivery Status Notification (Failure)



Address not found

Your message wasn't delivered to **cmccreary@juno.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 cmccreary@juno.com Account Inactive

Attachments:

- icon.png
-

From: <mhamgillespie@gmail.com>
To: "'Vanessa Saldana'" <vanessa.saldana@lacity.org>
Date: Sat Aug 05 2023 22:21:23 GMT-0700 (PDT)
Subject: RE: CD 5 Meeting commentary

Yes, I received it after I sent the email to you. I'll be there.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Sunday, August 6, 2023 12:36 AM
To: mhamgillespie@gmail.com
Subject: Re: CD 5 Meeting commentary

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Passcode: 557476

Or One tap mobile:

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Or join by phone:

Dial(for higher quality, dial a number based on your current location):
US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 646 964 1167 or +1 1373 or +1 646 828 7666 or 833 435 1820 (Toll Free) or 833 568 8864 (Toll Free)
Webinar ID: 161 221 8766

On Friday, August 4, 2023, <mhamgillespie@gmail.com> wrote:

Hi Vanessa, thanks for your email. I RSVP'd for the webinar but I have not received the link. please send it to me – thank you

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Saturday, August 5, 2023 1:00 AM
To: Don Wood <Eldonrenos@outlook.com>
Cc: Jim Pike <jim_pike@hotmail.com>; Sean McMillan <sean@heyler.com>; Mary Williams <mary@caldelle.com>; Margret Gillespie <mhamgillespie@gmail.com>; Chuck McCreary <cmccreary@juno.com>; Curry, Vicki <Vicki.Curry@fox.com>; Anna Speth <spethanna@gm>
John O'Keefe <jokeefe638@gmail.com>; Todd Weiss <todd.weiss@me.com>
Subject: Re: CD 5 Meeting commentary

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I want to emphasis that this upcoming virtual meeting will be a webinar, and this is the tentati agenda:

The tentative agenda for the meeting will consist of:

- Opening Remarks/Welcome (CW Yaroslavsky) - **5 minutes or less**
- Presentation by LifeArk - **5 minutes or less**
- Presentation by LA Family Housing - 5 minutes or less

We have been discussing internally about potential site visits at different interim housing sites will provide an update as soon as possible.

Sincerely,

On Fri, Aug 4, 2023 at 2:47 PM Don Wood <Eldonrenos@outlook.com> wrote:

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Don

From: Jim Pike <jim_pike@hotmail.com>

Sent: Friday, August 4, 2023 2:24:01 PM

To: Sean McMillan <sean@heyler.com>; Mary Williams <mary@caldelle.com>; Margret G <mhamgillespie@gmail.com>; Chuck McCreary <cmccreary@juno.com>; Curry, Vicki <Vicki.Curry@fox.com>; Anna Speth <spethanna@gmail.com>; John O'Keefe <jokeefe638@gmail.com>; Todd Weiss <todd.weiss@me.com>; Don Wood <eldonrenos@outlook.com>; vanessa.saldana@lacity.org <vanessa.saldana@lacity.org>

Subject: CD 5 Meeting commentary

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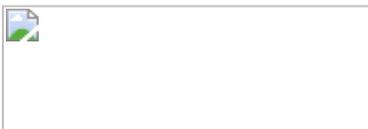


Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)



cd5.lacity.gov

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From: <mhamgillespie@gmail.com>
To: "'Vanessa Saldana'" <vanessa.saldana@lacity.org>
Date: Sun Aug 06 2023 10:13:59 GMT-0700 (PDT)
Subject: RE: CD 5 Meeting commentary

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Sunday, August 6, 2023 12:36 AM
To: mhamgillespie@gmail.com
Subject: Re: CD 5 Meeting commentary

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Please click this URL to join. <https://www.zoomgov.com/j/1612218766?pwd=UktjWmh0NmJDWEg2T05EK0RSQXI5Zz09>
Passcode: 557476

Or One tap mobile:

+16692545252,,1612218766# US (San Jose)
+14154494000,,1612218766# US (US Spanish Line)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):
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Jim

--



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Vanessa Saldana
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From: <mhamgillespie@gmail.com>
To: "'Vanessa Saldana'" <vanessa.saldana@lacity.org>
Date: Sun Aug 06 2023 10:23:54 GMT-0700 (PDT)
Subject: RE: CD 5 Meeting commentary

Never mind, I just got through

From: mhamgillespie@gmail.com <mhamgillespie@gmail.com>
Sent: Sunday, August 6, 2023 8:14 PM
To: 'Vanessa Saldana' <vanessa.saldana@lacity.org>
Subject: RE: CD 5 Meeting commentary

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- Responses to Questions Submitted by Neighborhood Groups (CD 5 Staff to Read/Moderate) - **40 minutes**
 - CD 5 Team will be sorting questions submitted during the meeting for any allowed time
- Closing Remarks by Councilwoman - **5 minutes or less**

Terri Tippit and Barbara Broide provided an extensive list of questions. I am attaching the list. However, we will allow time for questions from the public as well.

If you haven't RSVP'd, but are interested in attending please let me know.

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I don't have a solution for the non-compliant.

Alternatively, consider a small homes community under the freeway at Exposition n the post office with similar management and services.

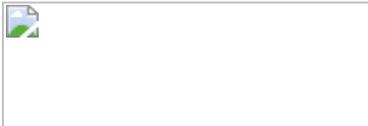
That's my 2 cents.
Jim



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Personnel Expenses				
Title	FTE	Annual Salary	Annual Cost	Comments
Associate Director	0.2	\$90,000	\$90,000	The Associate Director will hold overall responsibility for the site. They will ensure creation of/adherence to policies and procedures, compliance, etc.
Program Manager	1	\$75,000	\$75,000	The Program Manager will oversee all the site operations/case management and serve as the onsite liason with the community.
Case Manager	5	\$55,000	\$275,000	Provides intensive case management services to clients.
Program Operations Associate	1	\$50,000	\$50,000	Makes building repairs and maintains operations of site. Liases with the city for any major repairs.
Total Staff	7.2			
Total Salaries			\$490,000	
Benefit Rate	27%		\$137,200	
Total Salaries & Benefits			\$627,200	
Operations Expenses				
Description	Number of Un	Cost per Unit	Annual Cost	
Client Temporary Financial Assistance	33	\$150	\$4,950	Expenses associated with supporting the well-being and safety of clients
Client Food	33		\$231,264	\$6.40/meal x 3 meals/day for 33 people
Janitorial			\$250,000	1 janitorial staff 7am-7pm 7 days per week
Security			\$245,820	1 security personnel 24/7 365 days. Serves as a point of contact for the community and supports onsite staff with de escalation and support of participants.
IT & Network	7.2	\$1,500	\$10,800	Cell phone and mobile device data plan estimated \$125 per FTE per month for 12 months = \$3,300
Insurance - Employee	7.2	\$250	\$1,800	General liability insurance to cover the program as required by contracts with County of Los Angeles \$250 per FTE per year= \$550
Supplies - Office	7.2	\$500	\$3,600	Office supplies including paper, pens, file folders, notebooks, postage, outreach uniforms, back packs, etc. \$500 per FTE per year = \$500
Mileage, Parking, Transit, Ride Share	7.2	\$2,000	\$14,400	Staff mileage at 53 cents/ mile, Uber/Lyft transportation for clients, fuel for outreach vehicle
Equipment - Cell Phone	7.2	\$800	\$5,760	Cell phone purchase at \$800 x 2.2 FTE = \$1760
Equipment - Computer	7.2	\$1,200	\$8,640	I pad/mobile device purchase at \$1200 x 2.2 FTE= \$1200
Staff Onboarding & Annual Training	7.2	\$600	\$4,320	Staff training and development at \$600/FTE X 2.2 FTE = \$1320. Additional training costs will be leveraged through other resources.
Utilities			\$18,000	
Facility Maintenance/Upkeep			\$50,000	repairs, operational supplies to maintain the site
Total Operating Expenses			\$781,354	
Program Administration				
Indirect rate			12%	
Total Program Administration			\$169,026	
Total Program Expenses			\$1,577,580	

From: Barbara Osborn <barbaraatl@large@gmail.com>
To: michelle.flores@lacity.org, George Hakopiants <george.hakopiants@lacity.org>, patricia.macias@lacity.org, vanessa.saldana@lacity.org, Allen Zipper <allen.zipper@lacity.org>, thaoster@gmail.com, Matthew Tenchavez <matthew.tenchavez@lacity.org>, loren.jackson@lacity.org, perla.urzua@lacity.org, Fernando Morales <FERNANDO.MORALES@lacity.org>, Marley Powell <Marley.powell@lacity.org>, Leo Daube <leo.daube@lacity.org>
Date: Mon May 29 2023 10:23:00 GMT-0700 (PDT)
Subject: Cd5 field staff information access

At long last, I'm circling back regarding our discussion in April concerning how to improve CD5 field staff's preparedness in handling constituent inquiries.

Fernando, George, Leo and I have spoken several times about how best to respond to the concerns you outlined in the Field Staff survey, and here's a rundown of the improvements that are being made.

- Listen-in lines have been set up for both the Leg meeting and the Agenda briefing.
- Leo has drafted Field Team Talking points on multiple issues which his team is committed to keeping updated.
- Haley is going to start annotating the weekly Leg Report to amplify the CD5-specific and citywide information to strengthen the value of those reports for the Field Team.
- I'm so glad George has been appointed District Director! In his new role, he is going to encourage peer-learning and support so that you can learn and support each other in addressing constituents. You hold a super important, and often challenging role for CD5, and George will make sure there are opportunities for you to pool your collective wisdom. Each week you can help each other develop more confidence and refine your skills. You are your own best teachers!
- Leo understands that the Council Updates section of the newsletter is not only of value to constituents, but also provides critical information for field staff when you're preparing to meet home owners associations and other community groups. George is going to highlight those Updates in the Field Staff weekly meetings.

I'm hopeful that these refinements will help give you more confidence as you respond to constituent inquiries. I don't doubt for a hot minute that the CD5 Field Team can be the best frontline ambassadors of all 15 council districts. I know it's frustrating that you don't always have all the information with all the specifics that constituents would love to hear, but your timely attention and responsiveness will help them feel seen and heard, and communicating that respect is priceless. As George says, "Constituents don't remember what you told them. They remember how you made them feel," and your responsiveness and transparency will remind them that Katy's staff works hard every day to improve the quality of life for CD5 residents.

Thank you for all the great work you do each day. It isn't always easy, but it's really really important!

[Barbara Osborn](mailto:barbaraatl@large@gmail.com)
Cell: 310.963.1595
BarbaraAtLarge@gmail.com

On Apr 13, 2023, at 11:50 AM, Barbara Osborn <BarbaraatLarge@gmail.com> wrote:

Hi all!

I am really looking forward to sitting down with you next Tuesday at the "nimby to yimby lunch and learn."

Staff who work in the field are **the most important ambassadors to CD5 constituents and communities**, so Katy and Gary have asked me to make sure that each of you feels equipped to communicate effectively about the office, its goals and projects. Most CD5 residents will never meet Councilwoman Yaroslavsky, but they will meet you. Your communication with constituents is vitally important in creating and sustaining a positive relationship with them. I really appreciate you taking on this important, and sometimes challenging, work.

As the title of the lunch and learn suggests, we will spend some of the time walking through a blueprint for successfully siting interim and permanent housing in LA County. It's a model that's helped build community support for many projects on the westside and I'm happy to have a chance to share it with you before CD5 publicly announces any plans for interim or permanent housing in the district.

Katy has also approved some brand guidelines that Leo and I have been working on for the last few months. I look forward to reviewing key ideas from those guidelines as well. My hope is that it will help you feel confident that you are representing CD5 in a way that is consistent with Katy's vision for the office, and consistent in the community.

I'm really looking forward to our get-together. If you have any questions in advance of Tuesday, please don't hesitate to give me a call. My cell is 310.963.1595. Talk more soon!

Barbara

Barbara Osborn
Getting good causes from here to there...
Cell: 310.963.1595
BarbaraAtLarge@gmail.com

From: George Hakopiants <george.hakopiants@lacity.org>
To: Barbara Osborn <barbaraatlarge@gmail.com>
Cc: michelle.flores@lacity.org, patricia.macias@lacity.org, vanessa.saldana@lacity.org, Allen Zipper <allen.zipper@lacity.org>, thaoster@gmail.com, Matthew Tenchavez <matthew.tenchavez@lacity.org>, loren.jackson@lacity.org, perla.urzua@lacity.org, Fernando Morales <FERNANDO.MORALES@lacity.org>, Marley Powell <Marley.powell@lacity.org>, Leo Daube <leo.daube@lacity.org>
Date: Tue May 30 2023 12:05:14 GMT-0700 (PDT)
Subject: Re: Cd5 field staff information access

Thank you, Barbara!

Very much appreciate you putting all of this together, and I am confident something great will come out of it!

Best,
George

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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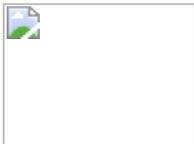
From: Lindsay Leon <Lindsay@elvted.com>
To: Edward Jirele <ejirele@gmail.com>, vanessa.saldana@lacity.org,
"fernando.morales@lacity.org" <fernando.morales@lacity.org>, Angelica Martinez
<angelica.martinez@lacity.org>, marley.powell@lacity.org, Marc Pollock
<marc@westsideretail.com>, Kevin Kohan <kevin@elvted.com>, Danny Kohan
<accounting@elvted.com>
Date: Mon Aug 21 2023 12:27:36 GMT-0700 (PDT)
Subject: CD5 Midvale Interim Housing Discussion

Hello Fernando and Team,

Here is our agenda from today's call. Thank you again for taking the time to discuss our concerns about the Midvale Interim Housing project on Pico Blvd.

Please feel free to reach out if you have any questions or concerns.

Best,
Lindsay Leon
Project Planner
Elevated Entitlements
280 Thousand Oaks Blvd. #H
Thousand Oaks, CA 91360
Office: (805) 232-4383
Cell: (805) 338-5626
Lindsay@elvted.com
www.ElevatedEntitlements.com



Attachments:

- Memo for Midvale Interim Housing Discussion 8.21.23.pdf
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Lindsay Leon <Lindsay@elvted.com>
Cc: Edward Jirele <ejirele@gmail.com>, "fernando.morales@lacity.org" <fernando.morales@lacity.org>, Angelica Martinez <angelica.martinez@lacity.org>, marley.powell@lacity.org, Marc Pollock <marc@westsideretail.com>, Kevin Kohan <kevin@elvted.com>, Danny Kohan <accounting@elvted.com>
Date: Mon Aug 21 2023 12:30:22 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Hi Lindsay,

Thank you for your prompt follow-up with the agenda. We will discuss the proposed exemptions and conditions internally, and get back to you.

I am also attaching the Q&A that we received from the HOAs in case I missed someone in the previous email.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

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Attachments:

- Midvale HOA Questions and Comments.pdf
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To: Lindsay Leon <Lindsay@elvted.com>
Cc: Angelica Martinez <angelica.martinez@lacity.org>, Danny Kohan
<accounting@elvted.com>, Edward Jirele <ejirele@gmail.com>, Kevin Kohan
<kevin@elvted.com>, Marc Pollock <marc@westsideretail.com>, marley.powell@lacity.org,
vanessa.saldana@lacity.org
Date: Mon Aug 21 2023 12:30:50 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Thank you so much for your time today! Looking forward to working together moving forward.
We'll work on these items and circle back with you.

From: Kevin Kohan <kevin@elvted.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, "fernando.morales@lacity.org" <fernando.morales@lacity.org>, Angelica Martinez <angelica.martinez@lacity.org>, marley.powell@lacity.org, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>
Date: Thu Aug 24 2023 16:04:19 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Fernando and Vanessa,

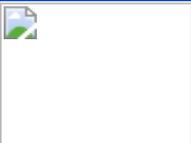
Thank you again for your time on our call. Please let us know when you will get back to us on the list of our action items from the call. They are as follows:

- 1) State Legislative Code regarding alternative sites on CalTran Properties
- 2) Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)
- 3) Concessions regarding larger setback (10 feet), higher block wall, more vegetation, and lighting within alleyway.
- 4) Keep us in-tune with City Council Hearing, Neighborhood Council Hearing, Community Events.
- 5) Schedule an in-person tour or site visit of other Interim Housing Sites with adjacencies to supporting businesses.

We appreciate your time and look forward to hearing from you.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
Office: (805) 232-4383
Cell: (805) 203-3151
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360
Kevin@elvted.com
www.ElevatedEntitlements.com



[Schedule an Appointment](#)

From: Fernando Morales <fernando.morales@lacity.org>
To: Kevin Kohan <kevin@elvted.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, marley.powell@lacity.org, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>
Date: Thu Aug 24 2023 21:30:22 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Hi Kevin,

Thank you so much for consolidating some of the additional questions/asks. Our team is working through the agenda document and the questions below.- including checking with LADOT, EWD, and Planning. Given the large number of small group community meetings scheduled for next week, would it be possible to provide follow up on the first full week of September (since we're waiting to hear back from departments and concluding the first batch of small group meetings)? I am providing some of the answers that I can provide immediately - some will be expanded on significantly:

1) State Legislative Code regarding alternative sites on CalTran Properties

This site was explored and as with other Caltrans sites. CalTrans requires that nothing be within a 20 foot drip line from the highway (no buildings, RVs, etc.) which severely limits the usability of the site. Additionally, the absence of utility infrastructure posed an additional challenge when exploring feasibility. In particular, the nearest sewer connection was over 400 feet away so the cost of trenching would have made the site cost prohibitive for less than 10 units (after considering the 20 foot drip line).

2) Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)

Yes, we are committed to ensuring that this site does not affect potential future tenants - we are diving deeper into what potential issues there may be based on type of use.

3) Concessions regarding larger setback (10 feet), higher block wall, more vegetation, and lighting within alleyway.

Current project site plans do ensure a 10ft setback on that side without planned use in that area/will have vegetation and a greening wall. We are committed to security cameras, lighting, and the security element along the alley.

4) Keep us in-tune with City Council Hearing, Neighborhood Council Hearing, Community Events.

Yes - WNC LUP will be next week on Wednesday. We will make sure to communicate future events, hearings, etc, including a business small group meeting in the near future.

5) Schedule an in-person tour or site visit of other Interim Housing Sites with adjacencies to supporting businesses.

Yes - we will be planning after some pre-planned small group meetings are completed next week in order to include interested stakeholders.

I will be out of the office tomorrow, but please feel free to communicate any immediate/time sensitive questions to Vanessa. Thanks!

All the best,

Fernando



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

From: Fernando Morales <fernando.morales@lacity.org>

To: Kevin Kohan <kevin@elvted.com>

Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, marley.powell@lacity.org, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Aksel Palacios <aksel.palacios@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>

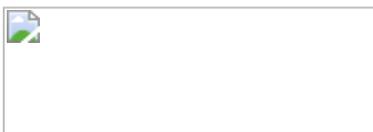
Date: Thu Aug 24 2023 21:34:40 GMT-0700 (PDT)

Subject: Re: CD5 Midvale Interim Housing Discussion

Regarding the insurance questions - we have been speaking with Aksel Palacios with the City's Economic & Workforce Development Department. He has offered to connect with you regarding any insurance concerns that you're having. Aksel, would it be possible to keep Vanessa, George, Dylan, and myself in the loop on the conversation?

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Kevin Kohan <kevin@elvted.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, Marley Powell <marley.powell@lacity.org>, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Aksel Palacios <aksel.palacios@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Aug 25 2023 11:22:39 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Hi Fernando,

Thank you for your email. We look forward to coordinating with Aksel.

Aksel, please see my calendar availability below. Let us know if you have time next week to chat.

[Schedule an Appointment](#)

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
Office: (805) 232-4383
Cell: (805) 203-3151
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360
Kevin@elvted.com
www.ElevatedEntitlements.com



From: Aksel Palacios <aksel.palacios@lacity.org>
To: kevin@elvted.com
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, Marley Powell <marley.powell@lacity.org>, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Aug 25 2023 14:24:21 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Hello Fernando, thank you for the introduction and of course glad to keep you all in the loop.

Kevin,

Great to meet you via email, I will set up a date based on your availability next week and be in touch soon. In order to make our conversation more efficient can you send me some of your questions regarding insurance for your project ahead of time so that I can do research to ensure we get you the most accurate information? Appreciate your help.

best,

Aksel

Aksel Palacios, AICP

Principal Project Coordinator

Economic & Workforce Development Department

City of Los Angeles

(213) 744-9304





CD5 x Connect Homes

Created by: Zachary Warma · Your response: ✓Yes, I'm going

Time

4pm - 4:30pm (Pacific Time - Los Angeles)

Guests

- ✓ richard.lee@connect-homes.com
- ✓ Zachary Warma

Date

Thu May 11, 2023

My Notes

From: Zachary Warma <zachary.warma@lacity.org>
To: Makenzi Rasey <makenzi.rasey@lacity.org>
Cc: Dylan Sittig <dylan.sittig@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Mon Feb 27 2023 17:27:49 GMT-0800 (PST)
Subject: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

Makenzi:

I hope you're staying dry and having a nice start to your week!

I'm reaching out to see if you might be able to help facilitate a meeting between the CD5 team and the relevant stakeholders at LADOT to discuss the matter of potentially converting some surface lots and parking structures located within CD5 into housing interventions.

With the full support of the Councilwoman, our office provided to the CAO this [list of 5 LADOT-controlled parcels - 3 surface lots and two parking garages - for preliminary BOE analyses](#) of various housing typologies.

As part of this very nascent process, we want the opportunity to openly engage LADOT on these efforts. With a particular emphasis on the two parking structures, we would love to discuss any and all relevant details concerning utilization rates and annual revenues at these locations.

Please let us know if there is any additional information that might be helpful to the department prior to our engagement. And thank you so much for helping to make this conversation possible!

Cheers,

Zack Warma

--



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

From: Makenzi Rasey <makenzi.rasey@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Cc: Andrew Deblock <andrew.deblock@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Tue Feb 28 2023 17:10:13 GMT-0800 (PST)
Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

Hi Zach - happy to coordinate! Let me touch base with our parking team about this list, get some feedback, and find out what else they might need to know.

In the meantime, do you want to find time next week or the week following to talk through it?

On Mon, Feb 27, 2023 at 5:28 PM Zachary Warma <zachary.warma@lacity.org> wrote:
Makenzi:

I hope you're staying dry and having a nice start to your week!

I'm reaching out to see if you might be able to help facilitate a meeting between the CD5 team and the relevant stakeholders at LADOT to discuss the matter of potentially converting some surface lots and parking structures located within CD5 into housing interventions.

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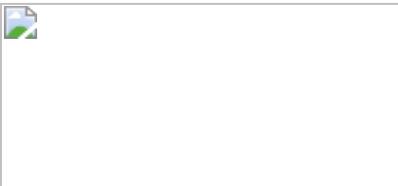
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Cheers,

Zack Warma

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Zachary Warma

Housing & Homelessness Policy Director

Councilwoman Katy Yaroslavsky, Council District 5

[200 North Spring Street, Room 440](#)

[Los Angeles, CA 90012](#)

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: zachary.warma@lacity.org

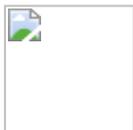
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Makenzi Rasey

Director of Government Affairs
External Affairs

Los Angeles Department of Transportation

213.500.0655



From: Zachary Warma <zachary.warma@lacity.org>
To: Makenzi Rasey <makenzi.rasey@lacity.org>
Cc: Andrew Deblock <andrew.deblock@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Wed Mar 01 2023 09:55:35 GMT-0800 (PST)

CPRA-02-CD5-2-000368

Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

Makenzi:

We'd love to have a preliminary chat with you. Let me know if you have availability in any of the following time slots:

- **Monday 3/6:** 12-1pm; 1:30-4pm
- **Tuesday 3/7:** 12-1pm; 4-5pm
- **Wednesday 3/8:** 2-3pm
- **Thursday 3/9:** 4-5pm
- **Friday 3/10:** 3-5pm

And as a small request - would it be possible for the meeting with the Parking team to occur the week of 3/20? I am out of office from 3/13-3/19.

Thanks again, Makenzi!

- Zack

On Tue, Feb 28, 2023 at 5:10 PM Makenzi Rasey <makenzi.rasey@lacity.org> wrote:

Hi Zach - happy to coordinate! Let me touch base with our parking team about this list, get some feedback, and find out what else they might need to know.

In the meantime, do you want to find time next week or the week following to talk through it?

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Please let us know if there is any additional information that might be helpful to the department prior to our engagement. And thank you so much for helping to make this conversation possible!

Cheers,

Zack Warma

--



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring Street, Room 440](#)
[Los Angeles, CA 90012](#)
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

--
Makenzi Rasey

Director of Government Affairs
External Affairs

Los Angeles Department of Transportation

213.500.0655



--
Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
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Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

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Cc: Andrew Deblock <andrew.deblock@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Tue Mar 07 2023 08:30:24 GMT-0800 (PST)
Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

So sorry for the slow response!

I'm available for all the remaining windows you suggested. The parking team will be thankful for the additional time to gather the data, so yes let's plan on the week of the 20th. Let me know what works for you and I'll get the group together on our end.

On Wed, Mar 1, 2023 at 9:55AM Zachary Warma <zachary.warma@lacity.org> wrote:
Makenzi:

We'd love to have a preliminary chat with you. Let me know if you have availability in any of the following time slots:

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- **Thursday 3/9:** 4-5pm
- **Friday 3/10:** 3-5pm

And as a small request - would it be possible for the meeting with the Parking team to occur the week of 3/20? I am out of office from 3/13-3/19.

Thanks again, Makenzi!

- Zack

On Tue, Feb 28, 2023 at 5:10 PM Makenzi Rasey <makenzi.rasey@lacity.org> wrote:
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Cheers,

Zack Warma



Zachary Warma
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Makenzi Rasey

Director of Government Affairs
External Affairs

Los Angeles Department of Transportation

213.500.0655



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Date: Tue Mar 07 2023 09:49:52 GMT-0800 (PST)
Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

Makenzi:

Absolutely no apologies necessary. If you still have time at noon today, let's move forward with that! I'll send a calendar invite momentarily.

For the larger meeting with Parking, here are some proposed times that work for the CD5 team:

- **Monday 3/20:** 9:15-10:15am; 10:45-11:30am
- **Tuesday 3/21:** 12-1pm; 4:15pm-5:15pm
- **Wednesday 3/22:** 1-3:30pm; 4-5pm
- **Thursday 3/23:** 10:30am-11:30am; 2-3pm
- **Friday 3/24:** 1-3pm

Thank you again, Makenzi!

CPRA-02-CD5-2-000372

- Zack

On Tue, Mar 7, 2023 at 8:31AM Makenzi Rasey <makenzi.rasey@lacity.org> wrote:
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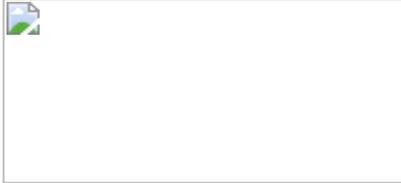
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Zack Warma

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Zachary Warma

Housing & Homelessness Policy Director

Councilwoman Katy Yaroslavsky, Council District 5

[200 North Spring Street, Room 440](#)

[Los Angeles, CA 90012](#)

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Email: zachary.warma@lacity.org

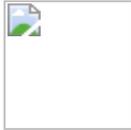
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Makenzi Rasey

Director of Government Affairs
External Affairs

Los Angeles Department of Transportation

213.500.0655



--



Zachary Warma

Housing & Homelessness Policy Director

Councilwoman Katy Yaroslavsky, Council District 5

200 North Spring Street, Room 440

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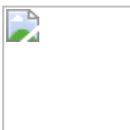
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Makenzi Rasey

Director of Government Affairs
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Los Angeles Department of Transportation

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--



Zachary Warma
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Councilwoman Katy Yaroslavsky, Council District 5
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From: Makenzi Rasey <makenzi.rasey@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>, Fernando Navarrete <fernando.navarrete@lacity.org>
Cc: Andrew Deblock <andrew.deblock@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Tue Mar 07 2023 12:20:12 GMT-0800 (PST)
Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

Thanks! Adding Fernando on my team who will help coordinate schedules on our end and get back to you!

On Tue, Mar 7, 2023 at 9:50AM Zachary Warma <zachary.warma@lacity.org> wrote:
Makenzi:

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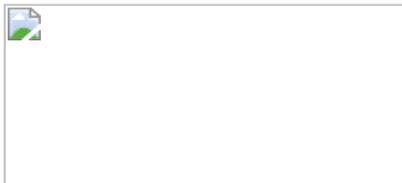
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Councilwoman Katy Yaroslavsky, Council District 5
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[Los Angeles, CA 90012](#)
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Email: zachary.warma@lacity.org

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Los Angeles Department of Transportation

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Date: Tue Mar 21 2023 12:44:34 GMT-0700 (PDT)
Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

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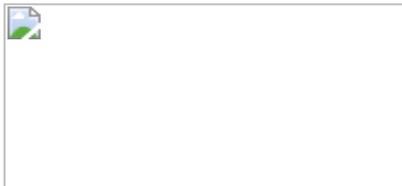
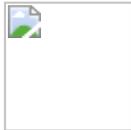
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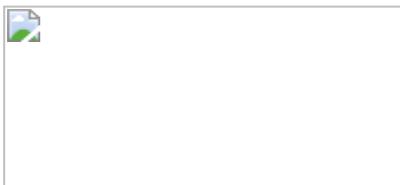
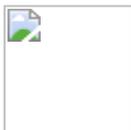
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Date: Tue Mar 21 2023 13:40:32 GMT-0700 (PDT)
Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

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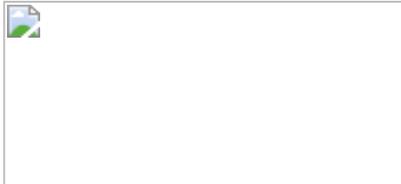
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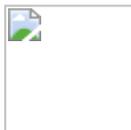
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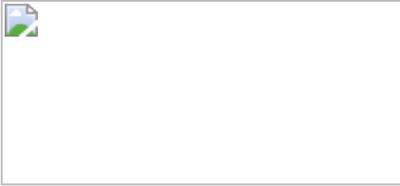
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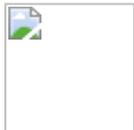
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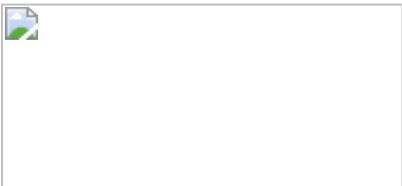
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Date: Tue Apr 04 2023 11:20:36 GMT-0700 (PDT)
Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

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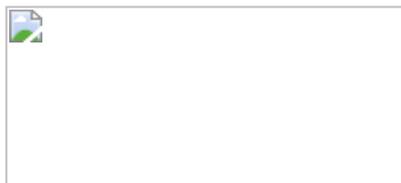
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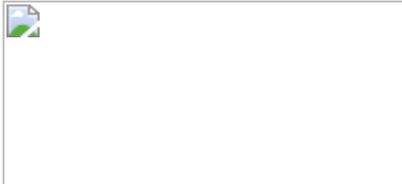
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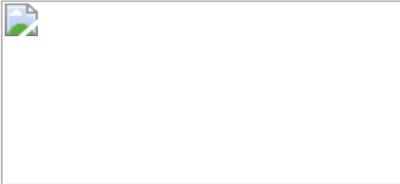


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Date: Wed Apr 05 2023 14:47:20 GMT-0700 (PDT)
Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

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CPRA-02-CD5-2-000389

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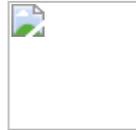
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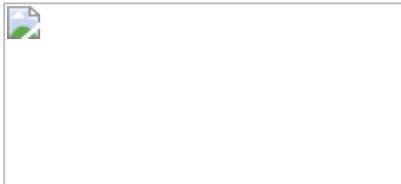
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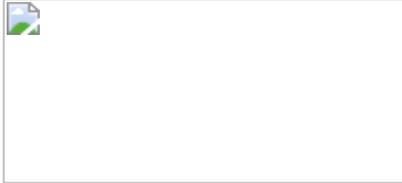
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Date: Thu Apr 06 2023 10:26:54 GMT-0700 (PDT)
Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

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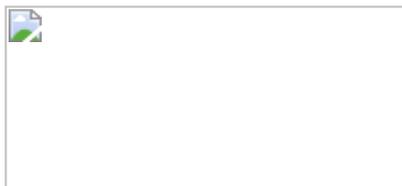
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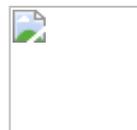
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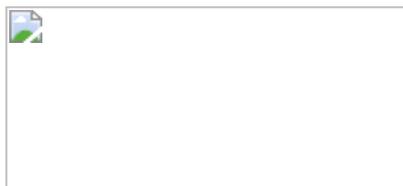
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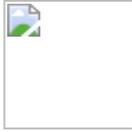
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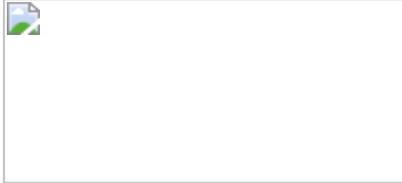
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Subject: Re: CD5 x LADOT conversation re: parking lots & garages in CD5; utilization rates, potential housing interventions

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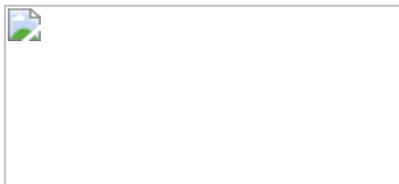
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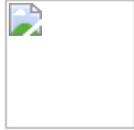
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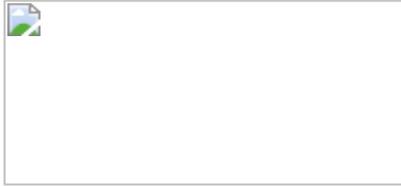
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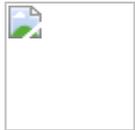
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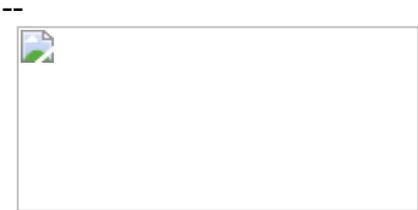
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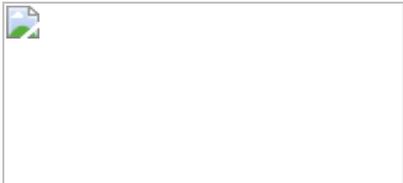
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No problem, thank you for your patience.

Looking forward to speaking next week!

On Thu, Apr 6, 2023 at 1:06 PM Zachary Warma <zachary.warma@lacity.org> wrote:
Fernando:

Really can't tell you how much we appreciate your help with getting this meeting on the books. With the hope that the Councilwoman might be able to join for even a few minutes, let's move forward with 11am on Thursday 4/13.

I'll circulate a calendar invite shortly, to which you can add your team members.

Cheers,

Zack Warma

On Thu, Apr 6, 2023 at 10:27 AM Fernando Navarrete <fernando.navarrete@lacity.org> wrote:
Hi Zachary,

Here are some dates that work for us:

Wed. 4/12 - 11am

Thurs. 4/13 - 11am or 11:30am

Fri. 4/14 - 11:30 - 1pm

Let me know what works for you all!

CPRA-02-CD5-2-000405

On Wed, Apr 5, 2023 at 2:47 PM Fernando Navarrete <fernando.navarrete@lacity.org> wrote:

Hi Zachary,

Sorry for the delay, we had the head of parking management out for a few days.

I've reached back out to figure out some dates/times for next week.

I will follow up with you asap!

On Tue, Apr 4, 2023 at 11:20AM Zachary Warma <zachary.warma@lacity.org> wrote:
Fernando:

Following up on our correspondence from 3/21.

While it's been our office's goal to secure a meeting with the Parking Team to discuss the potential use of 2377 Midvale Ave LADOT lot # 707 for interim housing, I am aware that the department has already supplied relevant information concerning the lot's utilization & annual revenues to the CAO for their preliminary analysis.

If your team has no questions or concerns with our efforts, we will continue our engagement with CAO, BOE, GSD, and the Mayor's Office.

Just let us know!

Thanks,

Zachary Warma

On Tue, Mar 21, 2023 at 1:40 PM Fernando Navarrete <fernando.navarrete@lacity.org> wrote:

Hi Zachary,

My apologies for the late response.

I'm checking in with our parking management staff now for availability and will advise on those asap!

On Tue, Mar 21, 2023 at 12:44 PM Zachary Warma <zachary.warma@lacity.org> wrote:

Fernando:

At your earliest possible convenience, can you please provide some available times within the next 1-2 weeks for the LADOT Parking Team to meet with the senior staff of the Fifth Council District regarding potential interim and supportive housing development on city-owned parcels?

We so appreciate your assistance with this matter.

Regards,

Zachary Warma

On Tue, Mar 7, 2023 at 12:20 PM Makenzi Rasey <makenzi.rasey@lacity.org> wrote:

Thanks! Adding Fernando on my team who will help coordinate schedules on our end and get back to you!

On Tue, Mar 7, 2023 at 9:50AM Zachary Warma <zachary.warma@lacity.org> wrote:

Makenzi:

Absolutely no apologies necessary. If you still have time at noon today, let's move forward with that! I'll send a calendar invite momentarily.

For the larger meeting with Parking, here are some proposed times that work for the CD5 team:

- **Monday 3/20:** 9:15-10:15am; 10:45-11:30am
- **Tuesday 3/21:** 12-1pm; 4:15pm-5:15pm
- **Wednesday 3/22:** 1-3:30pm; 4-5pm
- **Thursday 3/23:** 10:30am-11:30am; 2-3pm
- **Friday 3/24:** 1-3pm

Thank you again, Makenzi!

- Zack

On Tue, Mar 7, 2023 at 8:31AM Makenzi Rasey <makenzi.rasey@lacity.org> wrote:

So sorry for the slow response!

I'm available for all the remaining windows you suggested. The parking team will be thankful for the additional time to gather the data, so yes let's plan on the week of the 20th. Let me know what works for you and I'll get the group together on our end.

On Wed, Mar 1, 2023 at 9:55AM Zachary Warma <zachary.warma@lacity.org> wrote:

Makenzi:

We'd love to have a preliminary chat with you. Let me know if you have availability in any of the following time slots:

- **Monday 3/6:** 12-1pm; 1:30-4pm
- **Tuesday 3/7:** 12-1pm; 4-5pm
- **Wednesday 3/8:** 2-3pm
- **Thursday 3/9:** 4-5pm
- **Friday 3/10:** 3-5pm

And as a small request - would it be possible for the meeting with the Parking team to occur the week of 3/20? I am out of office from 3/13-3/19.

Thanks again, Makenzi!

- Zack

On Tue, Feb 28, 2023 at 5:10 PM Makenzi Rasey <makenzi.rasey@lacity.org> wrote:

Hi Zach - happy to coordinate! Let me touch base with our parking team about this list, get some feedback, and find out what else they might need to know.

In the meantime, do you want to find time next week or the week following to talk through it?

On Mon, Feb 27, 2023 at 5:28 PM Zachary Warma <zachary.warma@lacity.org> wrote:

Makenzi:

I hope you're staying dry and having a nice start to your week!

I'm reaching out to see if you might be able to help facilitate a meeting between the CD5 team and the relevant stakeholders at LADOT to discuss the matter of potentially converting some surface lots and parking structures located within CD5 into housing interventions.

With the full support of the Councilwoman, our office provided to the CAO this [list of 5 LADOT-controlled parcels - 3 surface lots and two parking garages - for preliminary BOE analyses](#) of various housing typologies.

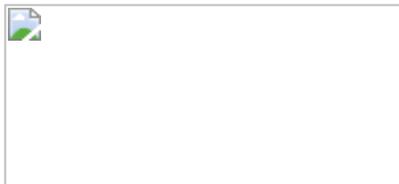
As part of this very nascent process, we want the opportunity to openly engage LADOT on these efforts. With a particular emphasis on the two parking structures, we would love to discuss any and all relevant details concerning utilization rates and annual revenues at these locations.

Please let us know if there is any additional information that might be helpful to the department prior to our engagement. And thank you so much for helping to make this conversation possible!

Cheers,

Zack Warma

--



Zachary Warma

Housing & Homelessness Policy
Director

Councilwoman Katy Yaroslavsky, Council
District 5

[200 North Spring Street, Room 440
Los Angeles, CA 90012](#)

Tel: (213) 473-7005 - Los Angeles City Hall
Office

Email: zachary.warma@lacity.org

--

Makenzi Rasey

Director of Government Affairs
External Affairs

Los Angeles Department of Transportation

213.500.0655



--



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

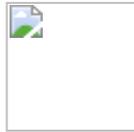
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Makenzi Rasey

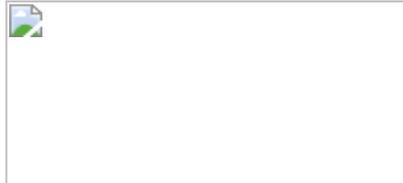
Director of Government Affairs
External Affairs

Los Angeles Department of Transportation

213.500.0655



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Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
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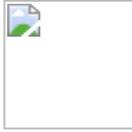
Makenzi Rasey

Director of Government Affairs
External Affairs

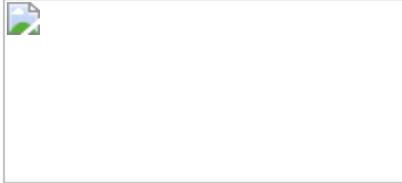
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213.500.0655





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Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

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Fernando Navarrete, MPA

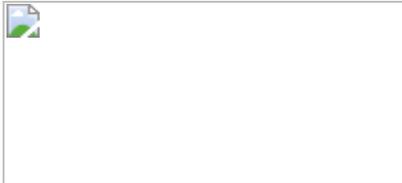
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213.972.5096



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Zachary Warma
Housing & Homelessness Policy Director
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200 North Spring Street, Room 440
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Email: zachary.warma@lacity.org

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Fernando Navarrete, MPA

Council Liaison
Government Affairs

Los Angeles Department of Transportation

213.972.5096



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Fernando Navarrete, MPA

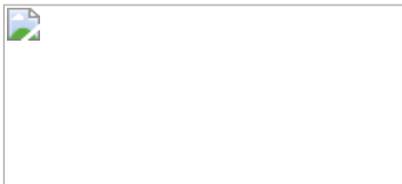
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Zachary Warma
Housing & Homelessness Policy Director
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200 North Spring Street, Room 440
Los Angeles, CA 90012
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Email: zachary.warma@lacity.org

--

Fernando Navarrete, MPA

Council Liaison
Government Affairs

Los Angeles Department of Transportation

213.972.5096



1. ENSUITE UNITS (134 SF)
2. ENSUITE ADA UNITS (200 SF)
3. COMMUNITY ROOM (400 SF)
4. OFFICE/ SERVICES (400 SF)
5. LAUNDRY
6. PET AREA
7. COURTYARD
8. STORAGE
9. ENTRY
10. PARKING
11. BIKE RACK
12. TRASH

① WE MAY BE ABLE TO ADJUST THE SHEET PLAN TO MINIMIZE IMPACT

② BLUE AREA IS AN ELEVATOR DECK (+28") WE SHOULD BE ABLE TO DESIGN THE DECK BEAMS TO SPAN OVER THE EASEMENT.

SITE PLAN SCALE: 1/32" = 1'-0"





- 1. ENSUITE UNITS (134 SF)
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SITE PLAN SCALE: 1/32" = 1'-0"



From: Barbara Osborn <barbaraatl@large@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>, Zach Warma
<zachary.warma@lacity.org>, Allen Zipper <allen.zipper@lacity.org>
Date: Mon Feb 27 2023 13:43:07 GMT-0800 (PST)
Subject: Checking in: re homelessness talking points

Because there is so much movement on homelessness, I've made a tickler for myself to check in with you three weekly to make sure that we don't need to update the cd5 field staff homelessness talking points. I don't know of any event in the last few days that would require an update, but I want to doublecheck. **Pls let me know if anything has developed or is on the horizon that I should be aware of.**

If you've lost track of the latest version, here they are. <https://docs.google.com/document/d/1DnwR3tzbhzAgDZh2c2oB54woxGhhTOL2C0YAOQbqnrU/edit?usp=sharing>

I hope this once a week, email check-in will be a super simple way for all of us to make sure field staff are ready to address constituent questions. Thanks so much.

Barbara Osborn
Getting good causes from here to there...
Cell: 310.963.1595
BarbaraAtLarge@gmail.com

From: Fernando Morales <fernando.morales@lacity.org>
To: Barbara Osborn <barbaraatl@large@gmail.com>
Cc: Zach Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Tue Feb 28 2023 10:29:41 GMT-0800 (PST)
Subject: Re: Checking in: re homelessness talking points

Thanks, Barbara! No major reportable updates, some general updates below for future CW consideration/deliberation on TPs:

- Potential Inside Safe at San Vicente (waiting for confirmation)
- Working through a couple school sites with encampments within 500ft - one particularly complex site because of RV presence.
- Working on multiple potential affordable/supportive sites with more immediate interim opportunities within.
- 41.18 signs appear to be moving forward from CAO and the first batch will likely be posted within 3-4 weeks.

Fernando



Fernando Morales

Deputy Chief of Staff - District Operations
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

From: Barbara Osborn <barbaraatl原因@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>, Zach Warma
<zachary.warma@lacity.org>, Allen Zipper <allen.zipper@lacity.org>
Date: Mon Mar 06 2023 09:54:41 GMT-0800 (PST)
Subject: Checking in: re homelessness talking points

Good morning! Just checking in to see that there's no pending clean-up, Inside Safe effort, or other homelessness-related activity that might require updating the talking points for the field staff.

LMK if you think these emails are annoying. (-: I'm trying to make sure we don't get blindsided by something that sneaks up on us at the 11th hour. Have a good week!

Barbara Osborn
Getting good causes from here to there...
Cell: 310.963.1595
BarbaraAtLarge@gmail.com

On Feb 27, 2023, at 1:43 PM, Barbara Osborn <BarbaraAtLarge@gmail.com> wrote:

Because there is so much movement on homelessness, I've made a tickler for myself to check in with you three weekly to make sure that we don't need to update the cd5 field staff homelessness talking points. I don't know of any event in the last few days that would require an update, but I want to doublecheck. **Pls let me know if anything has developed or is on the horizon that I should be aware of.**

If you've lost track of the latest version, here they are. <https://docs.google.com/document/d/1DnwR3tzbhAgDZh2c2oB54woxGhhTOL2C0YAOQbqnrU/edit?usp=sharing>

I hope this once a week, email check-in will be a super simple way for all of us to make sure field staff are ready to address constituent questions. Thanks so much.

Barbara Osborn
Getting good causes from here to there...
Cell: 310.963.1595
BarbaraAtLarge@gmail.com

From: Allen Zipper <allen.zipper@lacity.org>
To: Barbara Osborn <barbaraatl@large@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, Zach Warma
<zachary.warma@lacity.org>
Date: Mon Mar 06 2023 18:00:05 GMT-0800 (PST)
Subject: Re: Checking in: re homelessness talking points

Hi Barbara,

I have nothing on homelessness. Did Fernando email you about talking points/statements for Katy's stance on LAPD funding and the size of the force?

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



From: Barbara Osborn <barbaraatlarge@gmail.com>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Zach Warma
<zachary.warma@lacity.org>
Date: Mon Mar 06 2023 19:44:28 GMT-0800 (PST)
Subject: Re: Checking in: re homelessness talking points

Yikes! No. Who's the best person on staff to talk to about it?

Barbara Osborn
Getting good causes from here to there...
Cell: 310.963.1595
BarbaraAtLarge@gmail.com

On Mar 6, 2023, at 6:00 PM, Allen Zipper <allen.zipper@lacity.org> wrote:

Hi Barbara,

I have nothing on homelessness. Did Fernando email you about talking points/statements for Katy's stance on LAPD funding and the size of the force?

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



From: Fernando Morales <fernando.morales@lacity.org>
To: Barbara Osborn <barbaraatl@large@gmail.com>
Cc: Allen Zipper <allen.zipper@lacity.org>, Zach Warma <zachary.warma@lacity.org>
Date: Tue Mar 07 2023 08:55:38 GMT-0800 (PST)
Subject: Re: Checking in: re homelessness talking points

Hi Barbara,

Apologies as I have been under the weather and out of the office. George is the best person to discuss public safety matters. Thanks!

Fernando



Fernando Morales (*he/him/his*)
Deputy Chief of Staff - Operations
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

From: Allen Zipper <allen.zipper@lacity.org>
To: Rabbi Dara Frimmer <Dara@templeisaiah.com>
Date: Mon Aug 14 2023 16:38:39 GMT-0700 (PDT)
Subject: Chris Falone

Hi Dara,

I am so sad to hear about Chris. It was a real gut punch. He has always been such a positive and reliable force at Isaiah.

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Rabbi Dara Frimmer <dara@templeisaiah.com>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Mon Aug 14 2023 16:39:49 GMT-0700 (PDT)
Subject: RE: Chris Falone

Agree. He was the best and this was totally unexpected and tragic. May his memory be a blessing.

Rabbi Dara Frimmer (she/her)

Senior Rabbi | [310-277-2772 ext. 49](tel:310-277-2772)



10345 W. Pico Blvd, Los Angeles, CA 90064

templeisaiah.com



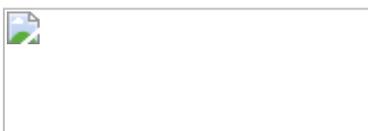
#BeingIsaian Means [You Belong.](#)

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Monday, August 14, 2023 4:39 PM
To: Rabbi Dara Frimmer <dara@templeisaiah.com>
Subject: Chris Falone

Hi Dara,

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Yours,
Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828 Los Angeles City Hall

200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Allen Zipper <allen.zipper@lacity.org>
To: Rabbi Dara Frimmer <Dara@templeisaiah.com>
Date: Tue Aug 15 2023 10:00:02 GMT-0700 (PDT)
Subject: Re: Chris Falone

What was the cause or are you not able to share that?

--

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Rabbi Dara Frimmer <dara@templeisaiah.com>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Tue Aug 15 2023 10:59:25 GMT-0700 (PDT)
Subject: Re: Chris Falone

We weren't at first, but we are now. Sadly, he committed suicide.

Rabbi Dara Frimmer
Senior Rabbi | 310-277-2772 ext. 49
10345 W. Pico Blvd, Los Angeles, CA 90064
templeisaiah.com

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Tuesday, August 15, 2023 10:00:02 AM
To: Rabbi Dara Frimmer <dara@templeisaiah.com>
Subject: Re: Chris Falone

What was the cause or are you not able to share that?

On Mon, Aug 14, 2023 at 4:39 PM Rabbi Dara Frimmer <dara@templeisaiah.com> wrote:

Agree. He was the best and this was totally unexpected and tragic. May his memory be a blessing. xo



Rabbi Dara Frimmer

(she/her)

Senior Rabbi | [310-277-2772 ext. 49](tel:310-277-2772)

[10345 W. Pico Blvd, Los Angeles, CA 90064](#)

templeisaiah.com



#BeingIsaian

Means [You Belong.](#)

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Monday, August 14, 2023 4:39 PM
To: Rabbi Dara Frimmer <dara@templeisaiah.com>
Subject: Chris Falone

Hi Dara,

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Yours,

CPRA-02-CD5-2-000425

Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828 Los Angeles City Hall

[200 North Spring St., Room 440](#)

[Los Angeles, CA 90012](#)

--
Yours,
Allen Zipper



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Allen Zipper

**Director of Community Engagement -
SORO Deputy**

(323) 866-1828

Los Angeles City Hall

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Los Angeles, CA 90012

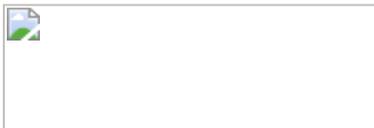
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From: Allen Zipper <allen.zipper@lacity.org>
To: Rabbi Dara Frimmer <dara@templeisaiah.com>
Date: Tue Aug 15 2023 11:15:11 GMT-0700 (PDT)
Subject: Re: Chris Falone

I am speechless. Our office would like to send something to the Temple or his family. I don't think we can do a donation because of the Midvale project. But possibly flowers.

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Rabbi Dara Frimmer <dara@templeisaiah.com>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Tue Aug 15 2023 11:19:27 GMT-0700 (PDT)
Subject: Re: Chris Falone

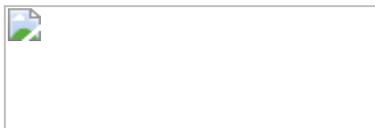
So sweet. Obviously nothing is necessary but we would love the flowers to help bring comfort - Chris always loved gardening and making our space beautiful. We are planning a memorial for Sunday at 2 if you wanted to have something delivered on Sunday, but any time is fine. And please don't worry if it creates complications. May his memory be a blessing. Xo

Rabbi Dara Frimmer
Senior Rabbi | 310-277-2772 ext. 49
10345 W. Pico Blvd, Los Angeles, CA 90064
templeisaiah.com

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Tuesday, August 15, 2023 11:15 AM
To: Rabbi Dara Frimmer <dara@templeisaiah.com>
Subject: Re: Chris Falone

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Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

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200 North Spring St., Room 440
Los Angeles, CA 90012

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George Hakopiants <george.hakopiants@lacity.org>

Conservation Corps Team for CD5

10 messages

George Hakopiants <george.hakopiants@lacity.org>

Thu, Jan 12, 2023 at 3:50 PM

To: Paul Racs <paul.racs@lacity.org>, Gerry Valido <gerry.valido@lacity.org>

Hi Paul, and Gerry!

I hope this message finds you well!

Our office is looking to secure a dedicated LACC Clean Team that performs on-demand litter and weed abatement requests from CD5 residents and stakeholders. Thus, I am reaching out to inquire if:

- An existing citywide contract between LACC and the City exists currently.
- To get a dedicated team for CD5, does that contract need to be amended, or would an entirely new contract need to be drafted?
- Would we determine the cost of a dedicated team through OCB or directly with LACC?

I spoke to the City Clerk about this process, and he suggested I reach out to you first in the event that an existing contract is in place, and if so, we can identify the next steps to potentially modify that contract to include a dedicated team for CD5.

I appreciate any help you can provide!

Best,
George

--



George Hakopiants

Deputy District Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: george.hakopiants@lacity.org

Gerry Valido <gerry.valido@lacity.org>

Fri, Jan 13, 2023 at 8:01 AM

To: George Hakopiants <george.hakopiants@lacity.org>

Cc: Paul Racs <paul.racs@lacity.org>

Hi George,

LACC is one of OCB's primary contractors, and already performs this type of service.

It is my understanding that their Clean & Green Program (during the 1st half of this fiscal year) had already been servicing CD 5, as well as all other Council Districts for the services you mentioned. There is money on standby that needs to be allocated in order for Clean and Green to continue this work. Hopefully, that is still the plan. My superiors will be making the final determination on this. As far as a dedicated team for CD 5, Paul may have more to add to this conversation....

Thanks,
Gerry

GERRY VALIDO, Assistant Director

Board of Public Works, Office of Community Beautification

Main Mobile/Text: (213)978-0225

Field Mobile/Text: (213)761-3160

www.laocb.org / gerry.valido@lacity.org

Graffiti Removal / Graffiti-related Court / Adopt-a-Median Program

200 N. Spring Street, Room 356, Los Angeles, CA 90012

CPRA-02-CD5-2-000429

Non-emergency service requests, call 3-1-1



[Quoted text hidden]

Paul Racs <paul.racs@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Gerry Valido <gerry.valido@lacity.org>

Fri, Jan 13, 2023 at 8:19 AM

George

There is an existing citywide contract with LACC. We would just need to issue a new Notice to Proceed to have LACC begin the work. You should work directly with LACC to determine the scope of work and the cost. LACC contact would be Bo Savage (213-362-9000 x238 or bsavage@lacorps.org).

Once you are ready to proceed the funds should be transferred to the Board of Public Works Contractual Services Account (Fund 100/Dept 74/Acct 003040) and we can issue the NTP.

Let me know if you have any questions or need further information.

Paul Racs, Director
Office of Community Beautification
City of Los Angeles
200 North Spring Street, Los Angeles 90012
(213) 978-0229
laacb.org

On Thu, Jan 12, 2023 at 3:50 PM George Hakopiants <george.hakopiants@lacity.org> wrote:

[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>
To: Paul Racs <paul.racs@lacity.org>
Cc: Gerry Valido <gerry.valido@lacity.org>

Fri, Jan 13, 2023 at 1:46 PM

Wonderful!

Thank you, Paul and Gerry for your help!

I will reach out to Bo and discuss this internally with our team and let you know how we proceed.

Wishing you both a restful long weekend!

Best,
George

[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>
To: Paul Racs <paul.racs@lacity.org>
Cc: Gerry Valido <gerry.valido@lacity.org>

Fri, Jan 13, 2023 at 1:48 PM

Apologies - one last question:

CPRA-02-CD5-2-000430

Would a motion to fund a prospective CD5 LACC Team need to be renewed yearly, or could we pay for a team in 4-year intervals?

On Fri, Jan 13, 2023 at 8:19 AM Paul Racs <paul.racs@lacity.org> wrote:

[Quoted text hidden]

[Quoted text hidden]

Paul Racs <paul.racs@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Gerry Valido <gerry.valido@lacity.org>

Fri, Jan 13, 2023 at 1:55 PM

You could do a four year, as long as mentioned in the motion.

Paul Racs, Director
Office of Community Beautification
City of Los Angeles
200 North Spring Street, Los Angeles 90012
(213) 978-0229
laocb.org

[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>
To: Paul Racs <paul.racs@lacity.org>
Cc: Gerry Valido <gerry.valido@lacity.org>

Fri, Jan 13, 2023 at 1:57 PM

Thank you!

[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>
To: Paul Racs <paul.racs@lacity.org>, Gary Gero <gary.gero@lacity.org>
Bcc: Fernando Morales <fernando.morales@lacity.org>

Tue, Jan 24, 2023 at 5:43 PM

Hi Paul!

Just giving you a heads-up that our office has been in touch with LACC directly about beginning work in CD5 with their dedicated Conservation Corps team for the district. In their discussions with us, they mentioned that as a courtesy, their teams could start work in CD5 as early as February 1st.

We wanted to be certain that the 2/1/2023 start date won't pose any issues with any existing contracts the City has with LACC, and the actual corps members' ability to get paid for the work for which they are being committed as of that date.

I am also copying our Chief of Staff, Gary Gero, to this email as well, for his information as well.

Thanks as always for your continued support!

Best,
George

[Quoted text hidden]

Paul Racs <paul.racs@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>

Tue, Jan 24, 2023 at 11:04 PM

Start date of February 1 is okay. Thanks for the heads up.

CPRA-02-CD5-2-000431



*Paul Racs, Director
Office of Community Beautification
City of Los Angeles
200 North Spring Street, Los Angeles 90012
(213) 978-0229*

[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>
To: Paul Racs <paul.racs@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>
Bcc: Fernando Morales <fernando.morales@lacity.org>

Wed, Jan 25, 2023 at 12:51 PM

Good to know -- thanks, Mr. Racs!

[Quoted text hidden]



George Hakopiants <george.hakopiants@lacity.org>

FW: LA Corps CD 5 Team

9 messages

Carlos Campero <CCampero@lacorps.org>

Mon, Apr 24, 2023 at 10:14 AM

To: George Hakopiants <george.hakopiants@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

Good morning gentlemen,

We could use your help securing a contract for the CD 5 Clean Team. Please see email below from my Director Bo Savage. We have exhausted the initial \$50k you awarded us, and have started to work on the next \$330K, but as he states, we have nothing to bill to in terms of a contract, so we may have to suspend work until that is resolved, which we do not want to do.

Carlos...

Carlos O. Campero

Director – Conservation Programs,

Compton Site

Los Angeles Conservation Corps

[941 W. Cressey Street, Compton, Ca. 90222](#)

Office: 213-749-3601 x312 Fax:

ISA Certified Arborist WE - 11587A

From: Bo Savage <bsavage@lacorps.org>

Sent: Monday, April 24, 2023 9:57 AM

To: Carlos Campero <CCampero@lacorps.org>

Cc: Robert Skillman <rskillman@lacorps.org>

Subject: CD 5

Importance: High

Hi,

Can you follow up on the \$330,000 contract we need from CD 5? We know the motion was submitted, but we need the contract. We have expended the first \$50,000 and will eventually have to stop work as we have no contract to bill against.

Bo Savage, Deputy Director

LA Conservation Corps | www.lacorps.org

Please note – we have moved!

1400 N. Spring Street, Los Angeles, CA 90012

CPRA-02-CD5-2-000433



Connect with us:



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George Hakopiants <george.hakopiants@lacity.org>
To: Carlos Campero <CCampero@lacorps.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Bcc: Gary Gero <gary.gero@lacity.org>

Mon, Apr 24, 2023 at 12:34 PM

Hi Carlos,

Thanks for the heads up. Please rest assured that the money is there, as we set aside a good amount for the LACC Clean Team's services.

We will follow up with OCB, as they are the ones administering the contract.

Best,
George

[Quoted text hidden]

--



cd5.lacity.gov

George Hakopiants

Deputy District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

George Hakopiants <george.hakopiants@lacity.org>

To: Gary Gero <gary.gero@lacity.org>, Paul Racs <paul.racs@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

Mon, Apr 24, 2023 at 12:35 PM

Hi Paul,

I hope you're doing well, my friend!

I wanted to reach out to you and check in on the below inquiry from our LACC Clean Team supervisor. Is there an issue with their contract or something that is preventing the City from moving forward with it? Please see the email below and let us know if we can help.

Best,
George

[Quoted text hidden]

[Quoted text hidden]

Carlos Campero <CCampero@lacorps.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>

Mon, Apr 24, 2023 at 1:30 PM

We very much appreciate that. Please understand that without a contract, we can't send a bill for the work we've done, much less get paid. For all intents and purposes, we are fronting the costs of the work and it affects our cash flow and credit. There is a sense of urgency for us, so any help is appreciated.

Carlos...

Carlos O. Campero

Director – Conservation Programs,

Compton Site

Los Angeles Conservation Corps

941 W. Cressey Street, Compton, Ca. 90222

Office: 213-749-3601 x312 Fax:

ISA Certified Arborist WE - 11587A

From: George Hakopiants <george.hakopiants@lacity.org>
Sent: Monday, April 24, 2023 12:34 PM
To: Carlos Campero <CCampero@lacorps.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Subject: Re: FW: LA Corps CD 5 Team

[EXTERNAL]

[Quoted text hidden]

George Hakopiants

Deputy District Director

City Hall: (213) 473-7005

District: (323) 866-1828

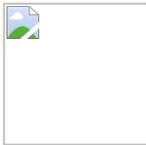
CPRA-02-CD5-2-000435

Paul Racs <paul.racs@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

Tue, Apr 25, 2023 at 11:30 AM

George

There was an issue with not enough ceiling space in the contract to put in those funds. That has since now been cleared up. Will issue Notice to Proceed to LACC today for the CD project.



Paul Racs, Director

*Office of Community Beautification
City of Los Angeles-Department of Public
Works*

Phone 213-978-0229

Web www.laocb.org **Email** paul.racs@lacity.org

200 N. Spring Street #356

Los Angeles, CA 90012



[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>
To: Paul Racs <paul.racs@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

Tue, Apr 25, 2023 at 1:58 PM

Wonderful!

Thanks so much, Paul -- appreciate your help here!

Best,
George

[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>
To: Carlos Campero <CCampero@lacorps.org>
CPRA-02-CD5-2-000436

Tue, Apr 25, 2023 at 1:59 PM

Cc: Fernando Morales <fernando.morales@lacity.org>

Hi Carlos,

I received word that OCB will be issuing LACC an NTP today. The issue should be resolved and should be smooth sailing from here on out!

Talk about acronyms!

Best,
George

[Quoted text hidden]

--



cd5.lacity.gov

George Hakopiants

Deputy District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

Carlos Campero <CCampero@lacorps.org>
To: George Hakopiants <george.hakopiants@lacity.org>

Tue, Apr 25, 2023 at 2:47 PM

That's awesome news. Thank you so much
Carlos

Sent from my iPhone

On Apr 25, 2023, at 1:59 PM, George Hakopiants <george.hakopiants@lacity.org> wrote:

[EXTERNAL]

[Quoted text hidden]

<image001.png>

Connect with us:

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CPRA-02-CD5-2-000437

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cd5.lacity.gov

George Hakopiants

Deputy District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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6 attachments

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1K



image001.png
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 **image002.png**
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 **image003.png**
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CPRA-02-CD5-2-000438

 **image004.png**
1K

 **image005.png**
2K

Fernando Morales <fernando.morales@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>

Tue, Apr 25, 2023 at 2:50 PM

Good work - thanks George!

Fernando



cd5.lacity.gov

Fernando Morales
Deputy Chief of Staff - Operations
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

[Quoted text hidden]



George Hakopiants <george.hakopiants@lacity.org>

LACC Clean Team for Council District 5

18 messages

George Hakopiants <george.hakopiants@lacity.org>
To: bsavage@lacorps.org

Fri, Jan 13, 2023 at 2:09 PM

Hi Bo,

I hope this message finds you well.

I am contacting you in my new capacity as Deputy District Director for Council District 5. Our office is very interested in exploring the cost of a dedicated Conservation Corps Team that would conduct on-demand litter, weed, and bulky item abatement requests we receive from constituents.

Do you have availability to discuss pricing and logistics next week?

Please let me know if the following times work for you:

- **Tuesday, 1/17 at 10 am**
- **Wednesday, 1/18 at 1030 am**
- **Friday, 1/20 at 11 am**

Best,
George

--



George Hakopiants
Deputy District Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: george.hakopiants@lacity.org

Bo Savage <bsavage@lacorps.org>
To: George Hakopiants <george.hakopiants@lacity.org>

Fri, Jan 13, 2023 at 2:39 PM

Hi George,

I can meet Wednesday at 10:30 Can you send me an invite.

Thanks
Bo

Bo Savage
Deputy Director of Operations
Los Angeles Conservation Corps
Cell 213-210-7619
[Outlook for iOS](#)

From: George Hakopiants <george.hakopiants@lacity.org>
Sent: Friday, January 13, 2023 2:09:27 PM
To: Bo Savage <bsavage@lacorps.org>
Subject: LACC Clean Team for Council District 5

CPRA-02-CD5-2-000440

[EXTERNAL]

[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>
To: Bo Savage <bsavage@lacorps.org>

Fri, Jan 13, 2023 at 2:52 PM

Thank you, Bo!

Yes, I will send you an invite.

Looking forward to chatting.

Best,
George

[Quoted text hidden]

Bo Savage <bsavage@lacorps.org>
To: George Hakopiants <george.hakopiants@lacity.org>

Fri, Jan 13, 2023 at 3:04 PM

Thanks George.

Bo Savage
Deputy Director of Operations
Los Angeles Conservation Corps
Cell 213-210-7619
[Outlook for iOS](#)

From: George Hakopiants <george.hakopiants@lacity.org>
Sent: Friday, January 13, 2023 2:52:43 PM
To: Bo Savage <bsavage@lacorps.org>
Subject: Re: LACC Clean Team for Council District 5

[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>
To: Bo Savage <bsavage@lacorps.org>

Thu, Jan 19, 2023 at 10:35 AM

Hi Bo,

Thanks for your time with me this week.

Confirming that the 50k is available still and can be allocated toward the 380,000 for a year of services from the corps.

Please let me know as soon as possible!

Best,
George

[Quoted text hidden]

Bo Savage <bsavage@lacorps.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Carlos Campero <CCampero@lacorps.org>

Thu, Jan 19, 2023 at 3:30 PM

Hi George,

CPRA-02-CD5-2-000441

It's been confirmed by Paul.

Thanks

Bo

Bo Savage, Deputy Director

LA Conservation Corps | www.lacorps.org

Please note – we have moved!

[1400 N. Spring Street, Los Angeles, CA 90012](#)

v: 213.362.9000 ext. 238 | c: 213.210.7619



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[EXTERNAL]

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[Quoted text hidden]

[EXTERNAL]

[Quoted text hidden]

George Hakopiants
Deputy District Director
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring St., Room 440](#)
Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

CPRA-02-CD5-2-000442

Email: george.hakopiants@lacity.org

George Hakopiants
Deputy District Director
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring St., Room 440](#)
Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: george.hakopiants@lacity.org

George Hakopiants
Deputy District Director
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring St., Room 440](#)
Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: george.hakopiants@lacity.org

George Hakopiants <george.hakopiants@lacity.org>
To: Bo Savage <bsavage@lacorps.org>
Cc: Carlos Campero <CCampero@lacorps.org>

Thu, Jan 19, 2023 at 3:38 PM

Thank you, Bo!

[Quoted text hidden]



George Hakopiants
Deputy District Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: george.hakopiants@lacity.org

George Hakopiants <george.hakopiants@lacity.org>
To: Bo Savage <bsavage@lacorps.org>
Cc: Carlos Campero <CCampero@lacorps.org>, Fernando Morales <fernando.morales@lacity.org>
Bcc: Paul Racs <paul.racs@lacity.org>

Mon, Jan 23, 2023 at 4:04 PM

CPRA-02-CD5-2-000443

Hi Bo and Carlos,

Just giving you a heads-up that our office intends to introduce a motion transferring \$330,000 in funds to OCB to get a year of dedicated LACC Clean Team services in Council District 5 for one year.

We understand that the \$330,000 figure is a one-time amount due to the existing \$50,000 in funding left to LACC from the previous office and that, at the time of writing this email, future amounts will be \$380,000 for one year of service.

We are very excited to be working with you!

Best,
George

[Quoted text hidden]

--



George Hakopiants

Deputy District Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: george.hakopiants@lacity.org

Bo Savage <bsavage@lacorps.org>

Mon, Jan 23, 2023 at 4:11 PM

To: George Hakopiants <george.hakopiants@lacity.org>

Cc: Carlos Campero <CCampero@lacorps.org>, Fernando Morales <fernando.morales@lacity.org>

Thanks George. Carlos will be reaching out to you to have an introductory meeting with he and his staff

Just to clarify, the \$380,000 is for this year (2023 calendar year) Prices can fluctuate from year to year based on the CPI and the size of the crew

[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>

Mon, Jan 23, 2023 at 4:12 PM

To: Bo Savage <bsavage@lacorps.org>

Cc: Carlos Campero <CCampero@lacorps.org>, Fernando Morales <fernando.morales@lacity.org>

Understood -- thank you, Bo!

Best,
George

[Quoted text hidden]

--



George Hakopiants

Deputy District Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: george.hakopiants@lacity.org

Carlos Campero <CCampero@lacorps.org>

Wed, Mar 22, 2023 at 11:17 AM

To: Bo Savage <bsavage@lacorps.org>, George Hakopiants <george.hakopiants@lacity.org>

Cc: Fernando Morales <fernando.morales@lacity.org>

CPRA-02-CD5-2-000444

Good morning George, hope all is well. We are spent out on the first \$50,000 as of March 17th. We are starting to work on the second amount as of 3/20. Do you have an update on the motion your office was going to introduce?

Carlos...

Carlos O. Campero

Director – Conservation Programs,

Compton Site

Los Angeles Conservation Corps

941 W. Cressey Street, Compton, Ca. 90222

Office: 213-749-3601 x312 Fax:

ISA Certified Arborist WE - 11587A

[Quoted text hidden]

Fernando Morales <fernando.morales@lacity.org>

Wed, Mar 22, 2023 at 11:50 AM

To: Carlos Campero <CCampero@lacorps.org>

Cc: Bo Savage <bsavage@lacorps.org>, George Hakopiants <george.hakopiants@lacity.org>, Rebecca Rasmussen <rebecca.a.rasmussen@lacity.org>

Thanks, Carlos! George is OOT, but I've included Rebecca Rasmussen, our Legislative Director with regard to the LACC motion for the \$380,000 towards LACC.

Fernando



Fernando Morales (*he/him/his*)

Deputy Chief of Staff - Operations

Councilwoman Katy Yaroslavsky, Council District 5

200 North Spring St., Room 440

Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: fernando.morales@lacity.org

[Quoted text hidden]

Carlos Campero <CCampero@lacorps.org>

Wed, Mar 22, 2023 at 12:08 PM

To: Fernando Morales <fernando.morales@lacity.org>

Cc: Bo Savage <bsavage@lacorps.org>, George Hakopiants <george.hakopiants@lacity.org>, Rebecca Rasmussen <rebecca.a.rasmussen@lacity.org>

Perfect, thank you!

Carlos...

Carlos O. Campero

Director – Conservation Programs,

Compton Site

Los Angeles Conservation Corps

CPRA-02-CD5-2-000445

941 W. Cressey Street, Compton, Ca. 90222

Office: 213-749-3601 x312 Fax:

ISA Certified Arborist WE - 11587A

[Quoted text hidden]

Rebecca A. Rasmussen <rebecca.a.rasmussen@lacity.org>

Thu, Mar 23, 2023 at 12:25 PM

To: Carlos Campero <CCampero@lacorps.org>

Cc: Fernando Morales <fernando.morales@lacity.org>, Bo Savage <bsavage@lacorps.org>, George Hakopiants <george.hakopiants@lacity.org>

Hello! The motion was introduced in January and passed Council and has been signed by the Mayor. Here's the CF: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0011-S1>

Thanks,
Rebecca

[Quoted text hidden]

Carlos Campero <CCampero@lacorps.org>

Thu, Mar 23, 2023 at 1:57 PM

To: "Rebecca A. Rasmussen" <rebecca.a.rasmussen@lacity.org>

Cc: Fernando Morales <fernando.morales@lacity.org>, Bo Savage <bsavage@lacorps.org>, George Hakopiants <george.hakopiants@lacity.org>

Thank you for this! very much appreciated.

Carlos...

Carlos O. Campero

Director – Conservation Programs,

Compton Site

Los Angeles Conservation Corps

941 W. Cressey Street, Compton, Ca. 90222

Office: 213-749-3601 x312 Fax:

ISA Certified Arborist WE - 11587A

[Quoted text hidden]

Fernando

Fernando Morales (*he/him/his*)
Deputy Chief of Staff - Operations
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: fernando.morales@lacity.org

[Quoted text hidden]

Carlos Campero <CCampero@lacorps.org>

Tue, Mar 28, 2023 at 9:35 AM

To: "Rebecca A. Rasmussen" <rebecca.a.rasmussen@lacity.org>

Cc: George Hakopiants <george.hakopiants@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

Good morning,

Thank you for responding. This is great news. The next step that is crucial is for OCB to open up a contract with LA Conservation Corps. We have the motion we can use to continue work, but without a contract, we won't get paid. Would you mind reaching out to OCB, specifically Mr. Paul Racs to see if that process has begun?

Carlos...

Carlos O. Campero

Director – Conservation Programs,

Compton Site

Los Angeles Conservation Corps

[941 W. Cressey Street, Compton, Ca. 90222](#)

Office: [213-749-3601](tel:213-749-3601) x312 Fax:

ISA Certified Arborist WE - 11587A

From: Rebecca A. Rasmussen <rebecca.a.rasmussen@lacity.org>

Sent: Thursday, March 23, 2023 12:26 PM

[Quoted text hidden]

[EXTERNAL]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Fernando

CPRA-02-CD5-2-000447

Fernando Morales (*he/him/his*)
Deputy Chief of Staff - Operations
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: fernando.morales@lacity.org

[Quoted text hidden]

Fernando Morales <fernando.morales@lacity.org>

Tue, Mar 28, 2023 at 10:44 AM

To: Carlos Campero <CCampero@lacorps.org>

Cc: "Rebecca A. Rasmussen" <rebecca.a.rasmussen@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>

Thanks, and for sure! George is back tomorrow and I know has been in contact with OCB about this in the past. We'll try to get an update by tomorrow.

All the best,

Fernando



Fernando Morales (*he/him/his*)
Deputy Chief of Staff - Operations
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

[Quoted text hidden]

George Hakopiants <george.hakopiants@lacity.org>

Mon, Apr 3, 2023 at 10:04 AM

To: Paul Racs <paul.racs@lacity.org>, Rebecca Rasmussen <rebecca.a.rasmussen@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

Hi Paul,

I hope this message finds you well.

Please see below email from the Los Angeles Conservation Corps regarding a contract for our dedicated CD5 Clean Team.

Please let me know if there's anything we can do to help move this forward.

Thanks always, my friend!

Best,
George

[Quoted text hidden]

--



George Hakopiants
Deputy District Director
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)
Tel: (213) 473-7005 - Los Angeles City Hall Office

CPRA-02-CD5-2-000448

Email: george.hakopiants@lacity.org

From: Ilene Simon Solomon <ileness@me.com>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Tue Aug 22 2023 11:12:08 GMT-0700 (PDT)
Subject: Confirmed participants

2300 Kelton

Ilene Simon Solomon
Keith Solomon
Jim Winett
Jo Winett (maybe)
PJ Hanke
Kim Hanke
Ed Lin
Christine Wang
Lisa Kruger (maybe)
Larry Kruger (maybe)

2300 Midvale

Yvone Condes

2200 Midvale

Angelike Dexter

Questions to follow...

Thanks,

Ilene

Ilene Simon , PhD
134 South Lasky Drive
Beverly Hills, CA 90212
310.470.7957 /LCS. #14111

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On Aug 22, 2023, at 9:23 AM, Allen Zipper <allen.zipper@lacity.org> wrote:

Hi Ilene,

CPRA-02-CD5-2-000450

I am speaking with Deb Moses this morning to confirm changing the time to 6:15 PM this Thursday. I will email as soon as it is confirmed.

On Tue, Aug 22, 2023 at 9:04 AM Ilene Simon Solomon <ileness@me.com> wrote:
I am really anxious to get info to you, and any time change to my group..

How are things coming on your side?

Ilene Simon , PhD
[134 South Lasky Drive](#)
[Beverly Hills, CA 90212](#)
310.470.7957 /LCS. #14111

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On Aug 21, 2023, at 12:28 PM, Fernando Morales
<fernando.morales@lacity.org> wrote:

----- Forwarded message -----

From: **Gary Gero** <gary.gero@lacity.org>
Date: Sat, Aug 19, 2023 at 2:10 PM
Subject: response to your questions
To: Terri Tippit <tmtippit@ca.rr.com>, <wncluc@gmail.com>
CC: Councilmember Yaroslavsky
<councilmember.yaroslavsky@lacity.org>, Fernando Morales
<fernando.morales@lacity.org>

Hi Terri and Barbara,

On behalf of Councilwoman Yaroslavsky, I am attaching our response to your questions about the Midvale interim housing site. Also, please see the message below from the Councilwoman.

Kindly, Gary

Dear Terri and Barbara,

Thank you for your thoughtful and comprehensive set of questions regarding the interim housing site proposed for [2377 Midvale Avenue](#), and for your patience as our team finalized responses with LA Family Housing and LifeArk.

I want to make it unequivocally clear that I am committed to ensuring that this site is successful in bringing value to the community by reducing street homelessness, increasing public safety and cleanliness, and helping bring our neighbors indoors to rebuild their lives. Mayor Bass, LAPD Chief Moore, and all City departments share this vision and will be working collaboratively for our community. Our commitment to you is that we will enforce the City's anti-camping laws within 1,000 feet of this facility and that if this facility creates a nuisance, we will take immediate corrective action, up to and including closing it down.

We are very mindful that the announcement of this facility brought a significant amount of concern to some members of the community. We also understand that people are fearful given news reporting on how other sites have not had adequate public safety and sanitation resources. We are committed to taking lessons learned from other sites and ensuring that best practices are followed at this facility so that it is an exemplary model. We also note that the vast majority of interim sites are well managed and the surrounding neighborhoods are maintained free of tents. We appreciate the opportunity to respond to the questions, and bring clarity to potential gaps in information or misinformation.

As I have stated, we are at the beginning of the process for this project. These questions and answers are part of that process and we will continue to meet with community members to discuss this project over the weeks and months ahead. We are also committed to creating a community advisory committee to establish a formal process for engaging the community as this project moves forward to construction and operation.

You will notice in some of our responses in the attached Q&Q that we have already incorporated some of the feedback that we have heard into the project. We will work with you to develop guidelines on how to assess CD 5 success at this site around public safety and cleanliness, and look forward to a continued conversation, in good faith, and in accordance with the bylaws and rules set forth by the neighborhood councils, local HOAs, and the City of Los Angeles.

Councilwoman Katy Yaroslavsky
Fifth City Council District



cd5.lacity.gov

Gary Gero

CHIEF OF STAFF

O: (213) 473-7005

C: (213) 473-7005

Los Angeles City Hall
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)

<Midvale Questions and Answers.pdf>

--
Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

[Sign up for our Newsletter](#)



Connect Homes chat

Created by: Zachary Warma

Time

3pm - 4pm (Pacific Time - Los Angeles)

Date

Thu Mar 30, 2023

Where

Bradbury Building
304 S Broadway, Los Angeles, CA
90013, United States

My Notes

85

HOME

Homekey Solutions for California's homeless crisis

CONNECT
HOMES

The leader in modern prefab homes

SAN
FRANCISCO
DESIGN
WEEK

AWARD
WINNER
2021

Connect Homes builds a home every 6 days on our assembly line

- Connect is revolutionizing construction utilizing a patented modular prefab system, dramatically reducing costs and simplifying the home building process.
- Reduces build time from 52+ weeks (conventional construction) to a matter of days.

- Built over 30 houses for people who lost homes in California Fires.
- Leading ADU provider with some of the finest “tiny home” products in space.
- Wanted to use prefab expertise to create new solution for current housing crisis.



SAN
FRANCISCO
DESIGN
WEEK

AWARD
WINNER
2021

2022 WINNER

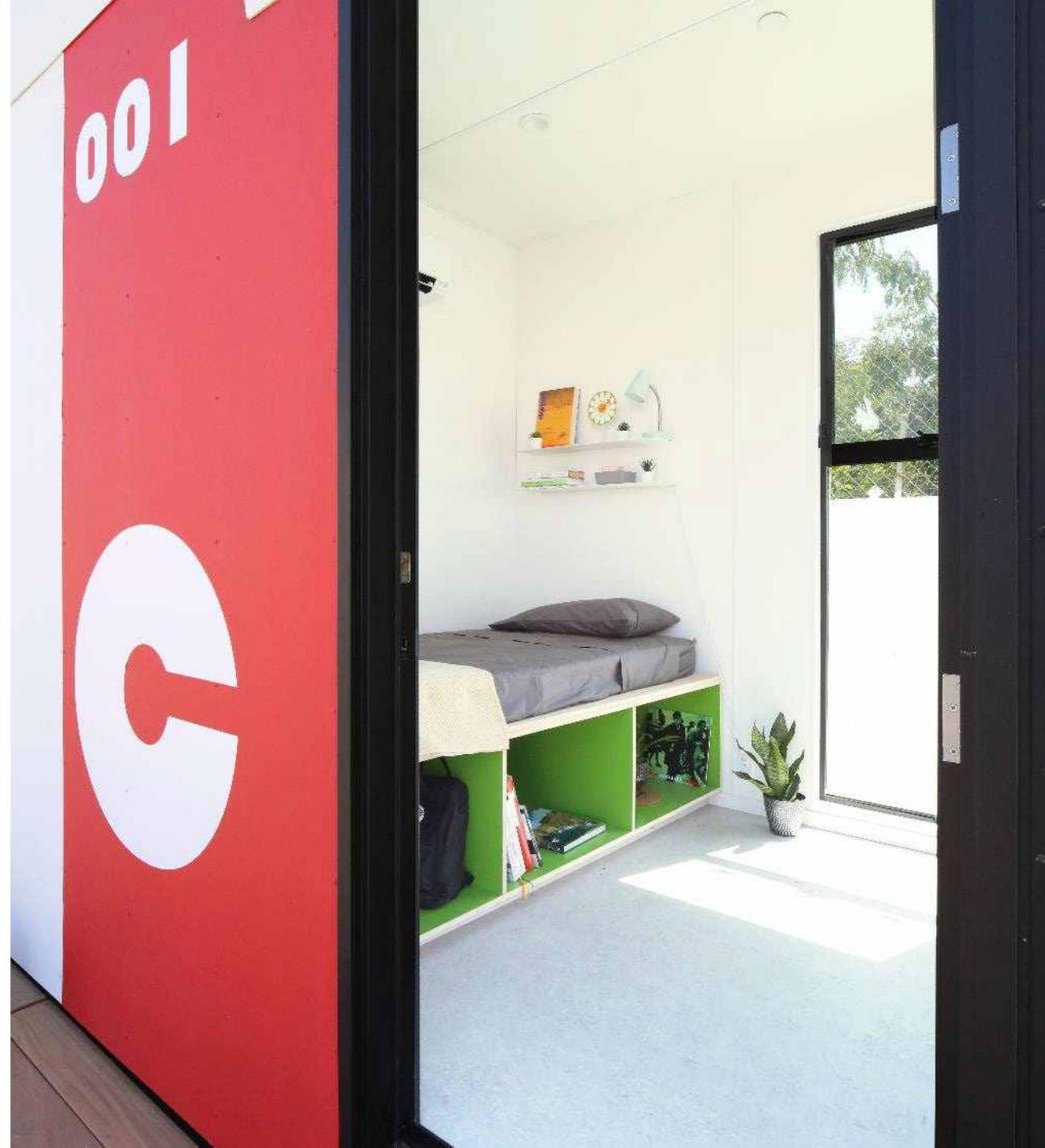
ULI AMERICAS
AWARDS FOR EXCELLENCE



Connect Shelters: a proven, rapid-deploy, Homekey-ready housing system

- Flexible line of housing products that create community while providing users privacy.
- Available in configurations from 1-4 rooms.
- Meet challenging deadlines using a provider with proven Homekey experience.
- Provide dignified, private housing for hundreds of people in a matter of a few months, not years.

- Using same principles of modern architecture, assemblies, and green features of home line.
- Permanent housing designed and built to last decades, but can be relocated as needed.
- Comes with or without private bathrooms (ADA or otherwise) and kitchens.
- Can be specified to accommodate transitional user or one that stays decades.
- Winner of 2021 SF Design Week Social Impact Award.
- Winner of 2022 ULI Americas Award (Homekey Mountain View).

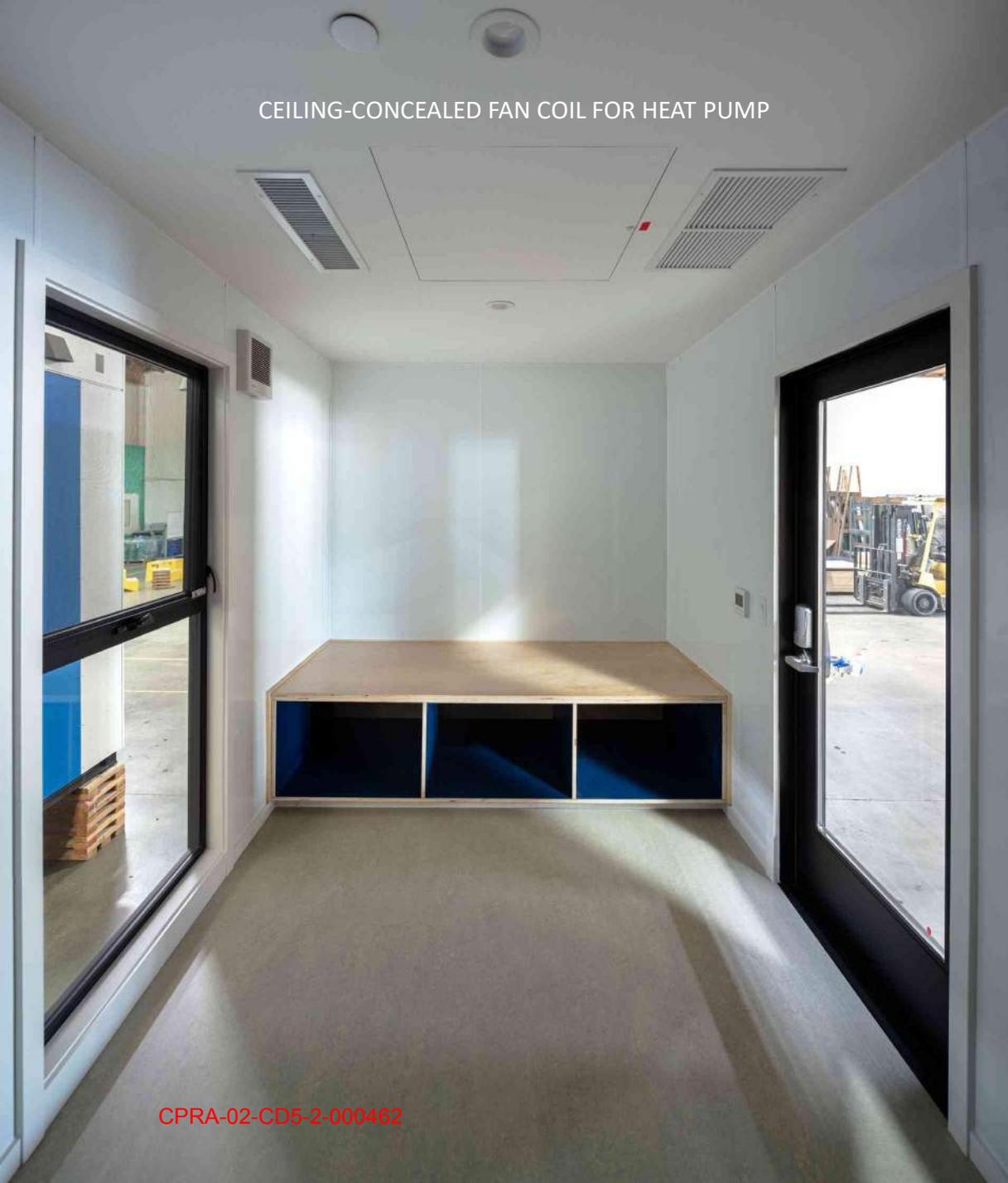


A scalable platform for housing

- Easy to ship
- Patented prefab system designed for intermodal transport
- Ship 100% complete from factory for immediate use



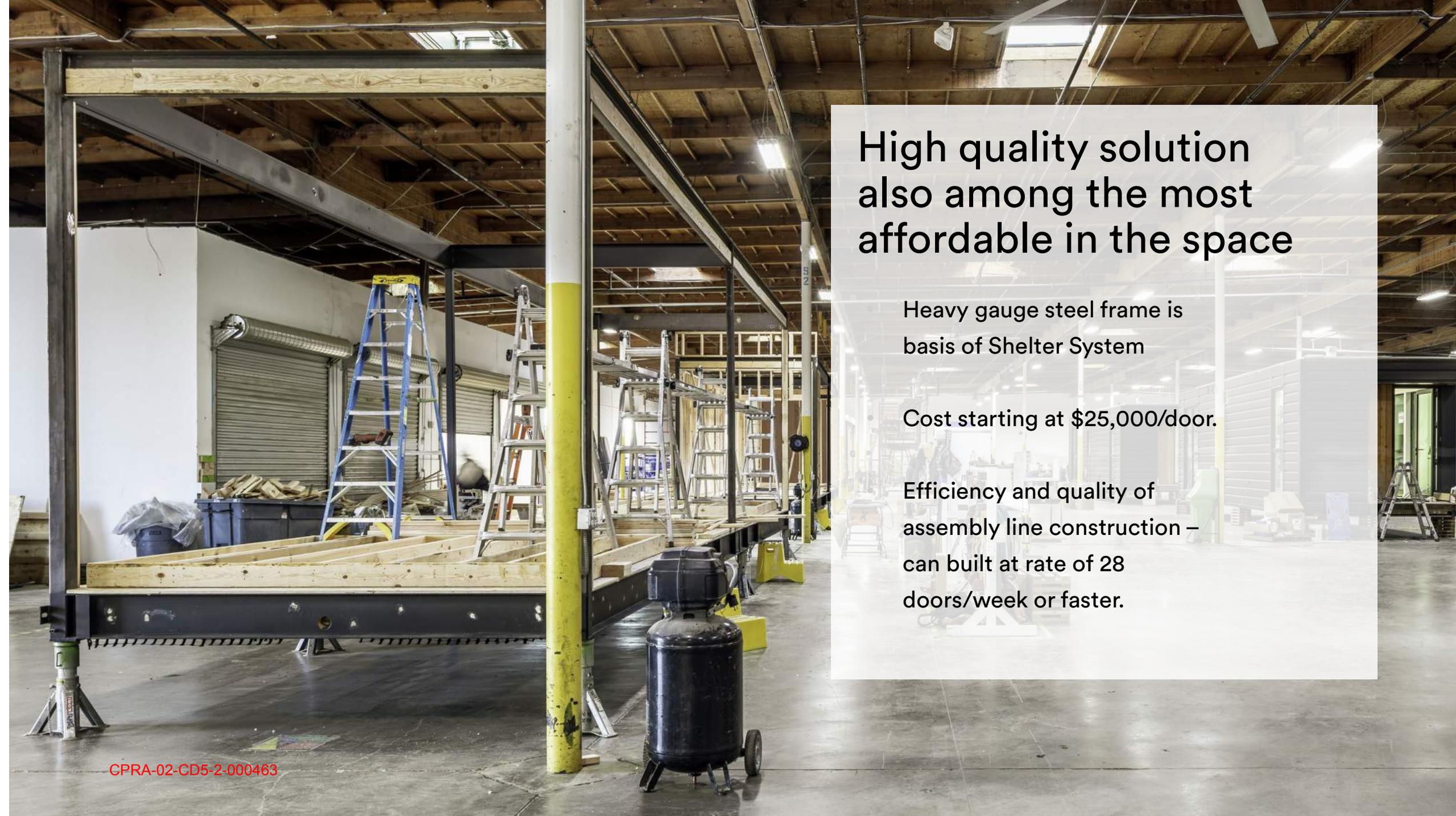
CEILING-CONCEALED FAN COIL FOR HEAT PUMP



CPRA-02-CD5-2-000462

Industry-leading solutions to the unique challenges of the segment.

- Utilities home-run to mechanical area mounted on back of unit. Allows maintenance of unit without disturbing occupants.
- One area to run utilities to on site for true plug-and-play.
- Condenser arrives pre-charged, ready to go.
- Most advanced and efficient heat pump and ventilation system in the industry with Zoned control, ceiling recessed fan coil, as well as ventilation to control unforeseen humidity issues.



High quality solution also among the most affordable in the space

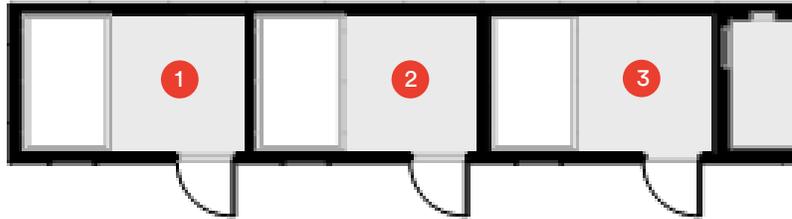
Heavy gauge steel frame is
basis of Shelter System

- Cost starting at \$25,000/door.

Efficiency and quality of
assembly line construction –
can built at rate of 28
doors/week or faster.

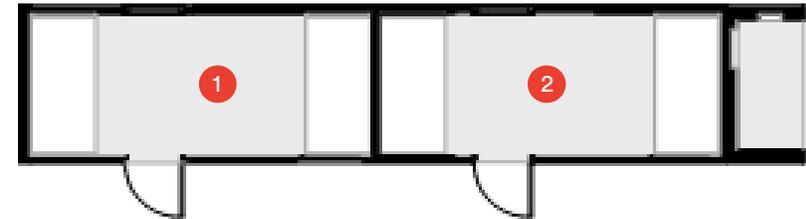
Connect Shelters – Standard Plans to flexibly address housing needs

Shelter 3



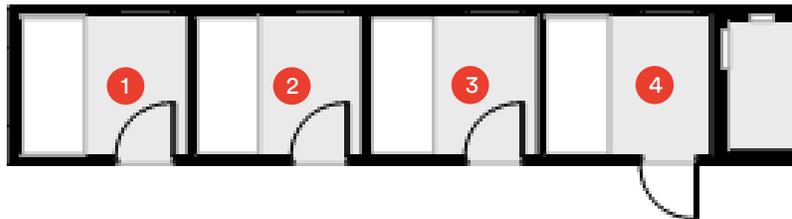
(3) private rooms, each room with individual air controls, filtration. Pricing starts at \$96,300.

Shelter 2



(2) private rooms with option for bunk beds (families), each room with individual air controls, filtration. Pricing starts at \$92,800.

Shelter 4



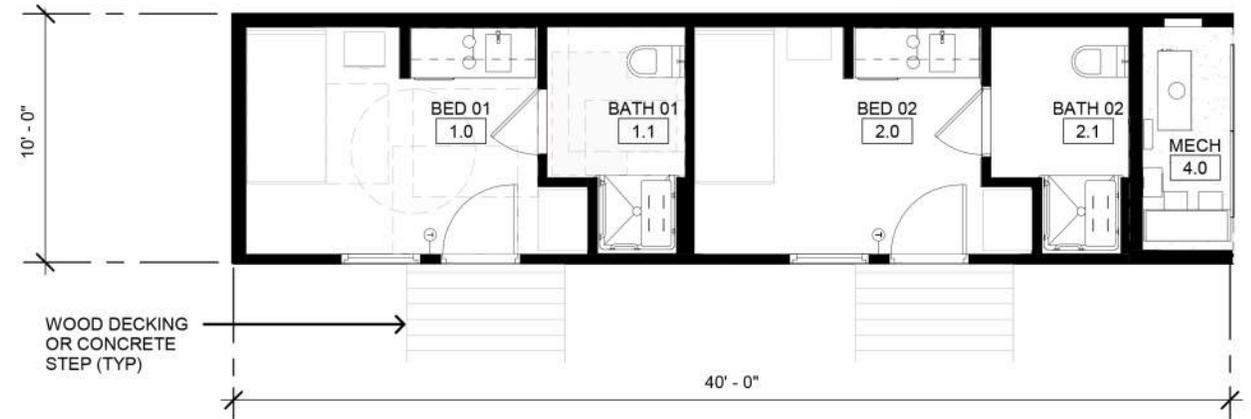
(4) private rooms, each room with individual air controls, filtration. Pricing starts at \$99,700.

Shelter 1



(1) private room with ensuite ADA bathroom for families. Individual air controls, filtration. Pricing starts at \$104,100.

Connect Shelters – Increasing livability with wider solutions



Shelter 2 Efficiency (2) private rooms with private ADA baths and kitchenettes. Each sleeping room with individual air controls, filtration. Pricing starts at \$160,000.

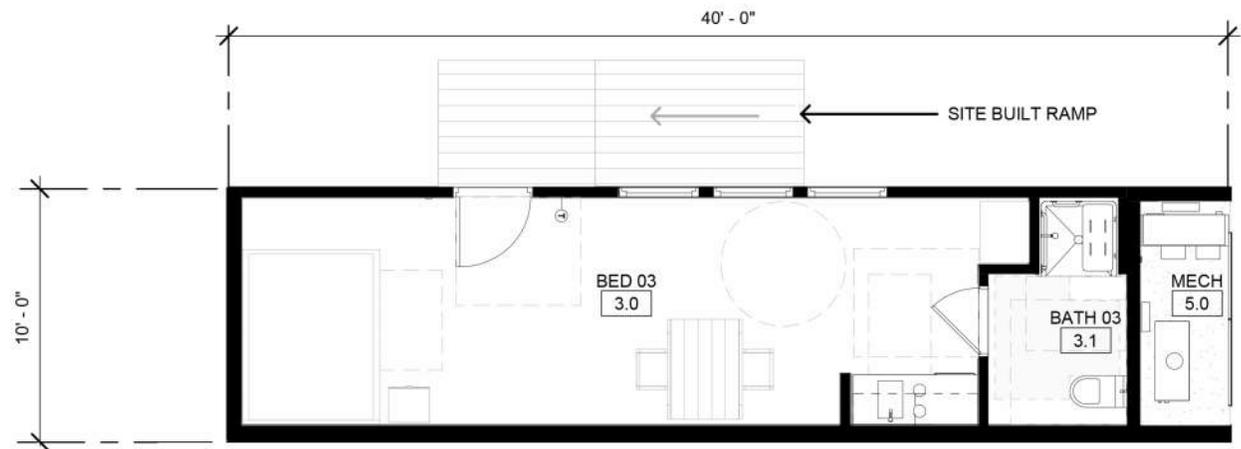
CPRA-02-CD5-2-000465

These floor plans are shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to these standard floor plans at any time. Pricing subject to change.

Connect Shelters – Increasing livability with wider solutions



Shelter 1 Efficiency (1) private rooms with private ADA bath and kitchenette. Each room with individual air controls, filtration. Pricing starts at \$140,400.



CPRA-02-CD5-2-000466

These floor plans are shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to these standard floor plans at any time.

Connect Shelters – Increasing livability with wider solutions

Shelter 2 Efficiency (2) private rooms with private ADA baths and kitchenettes. Each sleeping room with individual air controls, filtration. Pricing starts at \$160,000.





Two-story system

- Design dramatically reduces site work.
- For situations where more density required.





Case Study: Homekey Victorville

4.5 blighted acres transformed into a Wellness Center providing a **supportive, safe, and stable environment** for homeless persons and their families.

Homekey Victorville

- Victorville was initially awarded \$20 million in Homekey funds fall 2020. Manufacturer picked could not produce in time. Victorville could not utilize funds and had to reapply for Homekey Round 2 in 2021, having established Connect as provider.
- The campus features **46 Shelter Modules** - CS1, CS2, CS4s - to provide 110 rooms (170 beds) and **26 modules** to provide onsite OSPD Clinic, Cafeteria, Wellness Center, and Recuperative Center.
- Awarded \$28 million in Homekey funds December 2021.
- Contract signed March 2022 — first round of sleeping modules delivered in July 2022.



“one of the greatest challenges has been the lack of a comprehensive facility where shelter, food, and a full suite of support services are readily accessible. Our Wellness Center will bring these services together in one location to help homeless individuals stabilize and rebuild their lives .”

Mayor Debra Jones

CPRA-02-CD5-2-000471



STATION 01:
CS-08B-
Module CS-08B is receiving floor and casing framing.



STATION 03:
CS-07B-
Module CS-07B will have roof framing installed.

VICTORVILLE

JUNE 24, 2022



STATION 05B:
CS-07B-
Windows and exterior doors were installed. The module is receiving exterior siding.



STATION 06:
CS-06A-
Drywall has been installed and the module is ready to be taped.



STATION 08-A-B-C:
CS-03-04-05A-
Modules are in the stages of drywall, tape, and sanding.

VICTORVILLE

JUNE 17, 2022



East Entrance between Cafeteria and Wellness Center



Cafeteria view



Site Drive B view of Wellness Center and Clinic



Southwest Entrance view of Recuperative Center, Clinic, and Wellness Center



STATION 09:
CS-05A-
Gutters and interior finishes are being installed at station 9.

VICTORVILLE

JUNE 24, 2022





2022 WINNER

ULI AMERICAS

AWARDS FOR EXCELLENCE

Case Study: Homekey Mountain View

- Homekey Round 1 project duration Sep 2020 - Feb 2021.
- Produced 88 beds in the span of three months. Community Center was delivered one month later.
- Project increased Mountain View beds for those experiencing homelessness by 10x overnight by converting former car storage facility into Supportive Interim Housing



DIRECTORY

LIFEMOVES MOUNTAIN VIEW



LifeMoves

Building the Future of Homelessness



2022 WINNER
ULI AMERICAS
AWARDS FOR EXCELLENCE
COMMERCIAL EXCELLENCE





2022 WINNER

ULI AMERICAS

CFRA 02 025 2 000474
AWARDS FOR EXCELLENCE




**CONNECT
HOMES®**

EXIT

Hope Lane


**CONNECT
HOMES®**


**CONNECT
HOMES®**

EVACUATION PLAN
200 LEBRON STREET
MOUNTAIN VIEW, CA

iMove



Case Study: Labath Landing (Rohnert Park)

- 2,700 people are experiencing homeless in Sonoma County.
- Homekey Round 2 project - 16 modules provided 60 private, dignified rooms.
- Entire project went from production start to ribbon cutting in a little over three months.
- Second Homekey Round 2 project to come online in state of California.

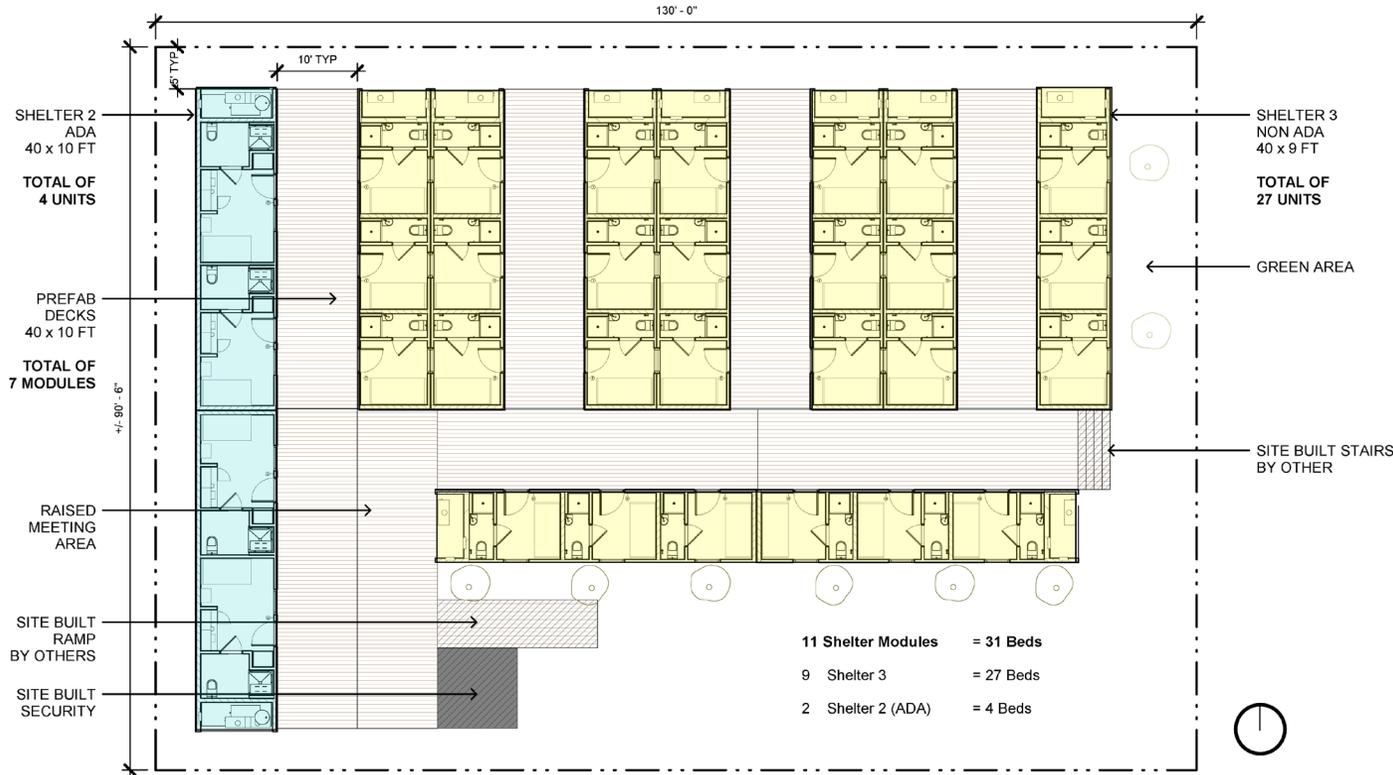




CPRA-02-CD5-2-000477



Homekey Long Beach



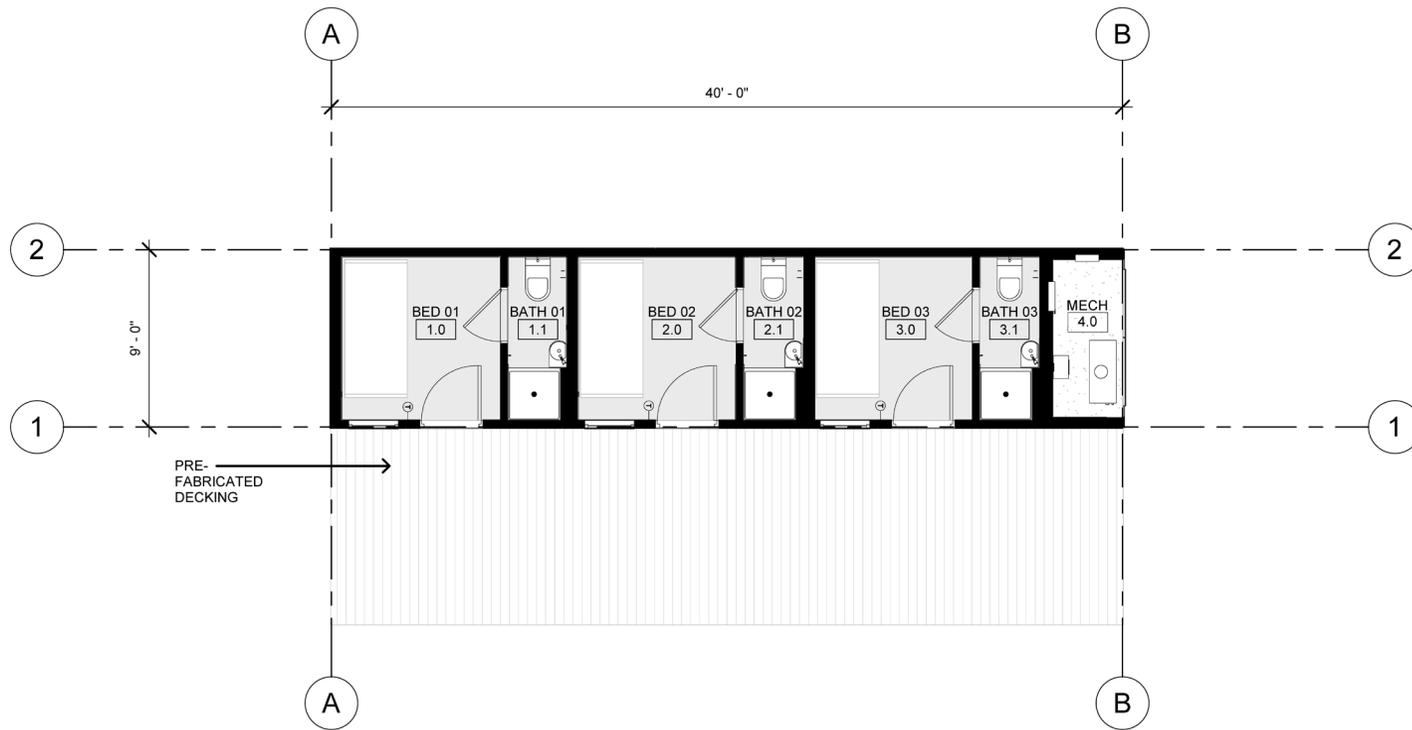
1301 W 12TH STREET LONG BEACH, CA 90813

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- Upcoming Homekey Long Beach Project
- The campus features **34 beds** using 12 Shelter 3 modules (three sleeping rooms, each with ensuite bathroom) and 2 Shelter 2 Efficiency modules (2 larger sleeping rooms, each with ADA bathroom).
- Part of Homekey Round 2
- Connect won open RFP in November of 2022.
- Contract expected to sign at February 2023 City Council Meeting.
- Private bathrooms and wider modules enhance livability.



- Homekey Long Beach Project Connect Shelter 3's with ensuite bathrooms.

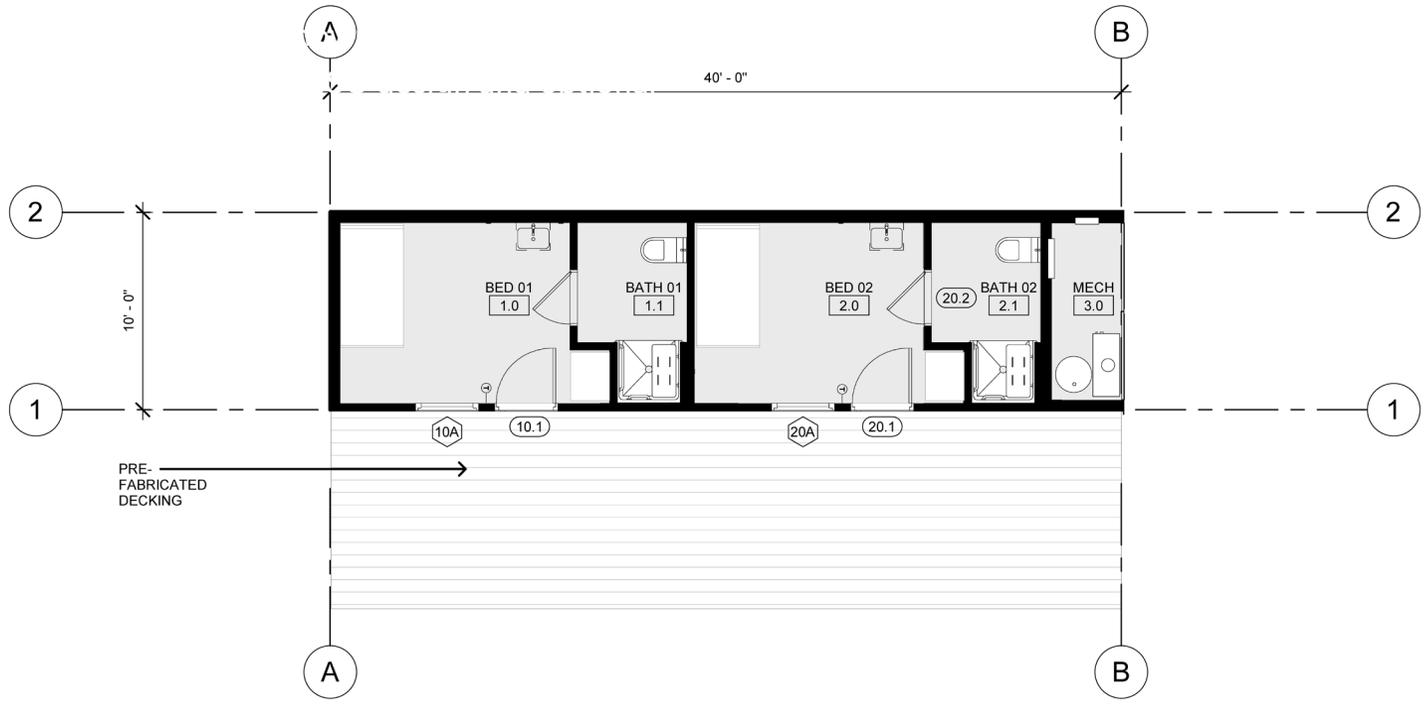
FLOOR PLAN

SHELTER MODEL - CS3 - 3BED/3BATH

0' 5' 10' 20'

This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.

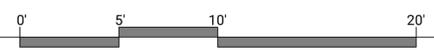




- Homekey Long Beach Project Connect Shelter 2 Efficiency with ensuite ADA bathrooms

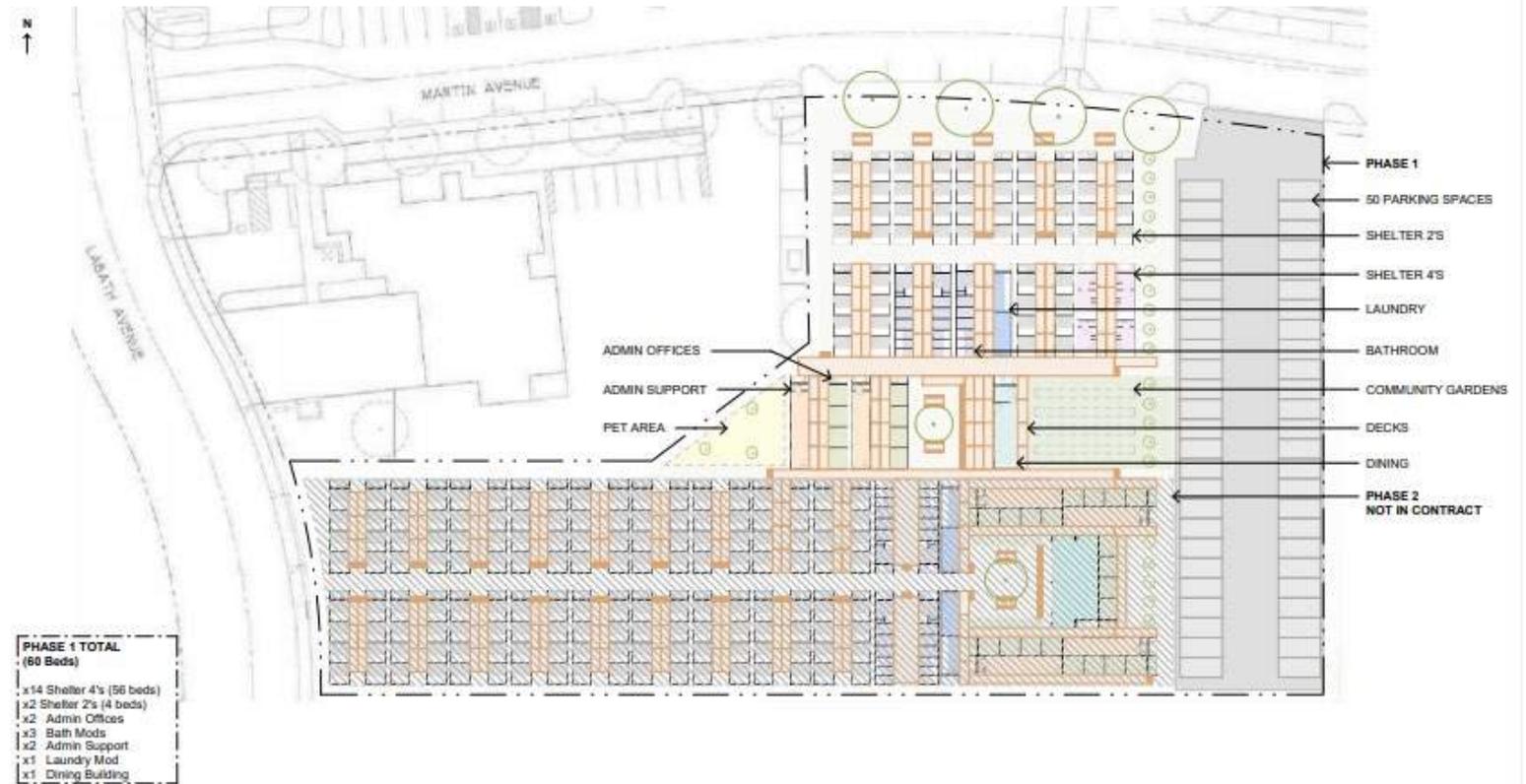
FLOOR PLAN

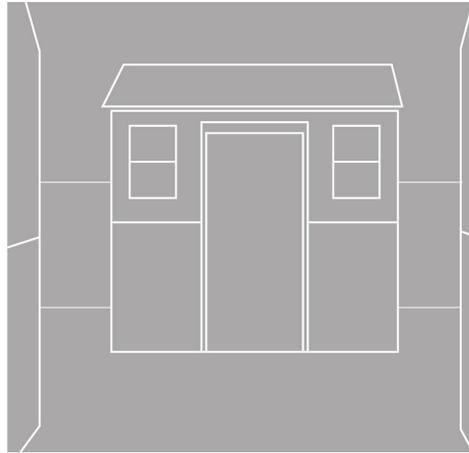
SHELTER MODEL - CS2 ADA - 2 BED/2BATH



How we can help with Homekey and beyond

- We can quickly create a schematic site plans and budget based on specific project and community goals.
- Connect you with other parties/partners to help navigate Homekey process.
- Show how Homekey projects already underway can be converted to Connect Shelter System to satisfy “unrealistic” timelines.
- Adapt Connect Shelter System to specific housing typologies.

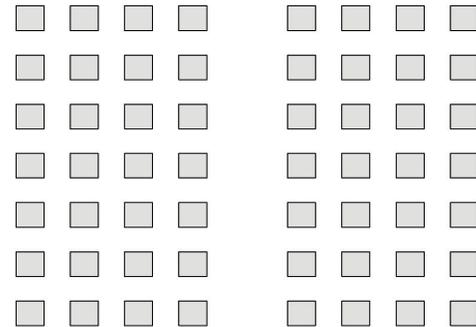




8x8 hard-sided emergency sheds weren't designed for long term use and can't be grouped because of lack of fire-resistance.

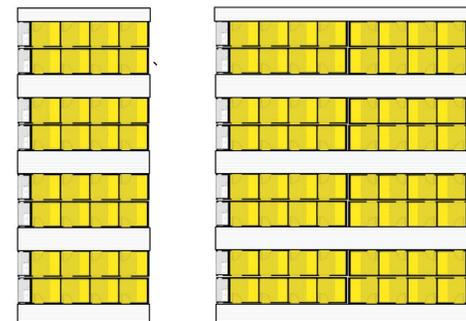


Connect Shelters come in multiple configurations and fire-resitant wall assemblies mean they can be placed back-to-back and/or stacked for increased density.



150'x 100' site showing 56 8'x8' emergency sheds, spaced 8' apart because of fire requirements.

Total sheltering: 56 beds.



150'x 100' site showing 24 Connect Shelter 4 modules.

Total sheltering: 96 beds (One Story).
Total sheltering: 144 beds (Two Story).



We can help

For Sales

Gordon Stott

Gordon@connect-homes.com

(323) 697-2386

From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Aug 07 2023 13:48:50 GMT-0700 (PDT)
Subject: Constituent - Adele Plotkin

Good Afternoon Vanessa,

Adele called in with a question about the Midvale development. She wanted to know if the ban of tents within 500' meant that the 500 feet surrounding the development would be the case or was that in one direction only that the 500 feet was counted. She can be reached at (310) 210-0521.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 08 2023 16:10:18 GMT-0700 (PDT)
Subject: Re: Constituent - Adele Plotkin

Left a voicemail.

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 09 2023 13:24:17 GMT-0700 (PDT)
Subject: Constituent - Anonymous

Good Afternoon Vanessa,

A constituent of Midvale called in and left a message that she would be attending the committee meeting tomorrow concerning the Midvale vote. She wanted to speak with our office about the plan and feels that she was not given notice. She asked to be called back at (310) 586-6580.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 09 2023 13:58:17 GMT-0700 (PDT)
Subject: Re: Constituent - Anonymous

Returned her phone call.

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Aug 18 2023 09:26:17 GMT-0700 (PDT)
Subject: Constituent - Barry Baker

Good Afternoon Vanessa,

Mr. Baker called in about an issue with an encampment and an abandoned car on Santa Monica Blvd. There is an encampment between Westwood and Midvale on Santa Monica between the Cost Plus and the medical building. There are a few people there and Mr. Baker wants to know what can be done to move them. He also wanted to report an abandoned car on little Santa Monica right where it merges into the main boulevard.

Barry Baker
baker.tb@gmail.com
(310) 721-2950

From: George Hakopiants <george.hakopiants@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 21 2023 07:43:00 GMT-0700 (PDT)
Subject: Re: Constituent - Barry Baker

Hi Vanessa,

Let's get a photo and approximate address of the abandoned vehicle.

Best,
George

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

cd5.lacity.gov

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: baker.tbg@gmail.com
Cc: Matthew Tenchavez <matthew.tenchavez@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Loren Jackson <loren.jackson@lacity.org>
Date: Mon Aug 21 2023 13:20:20 GMT-0700 (PDT)
Subject: Re: Constituent - Barry Baker

Hi Barry,

Thank you for contacting the office of Councilwoman Yaroslavsky. I am the field deputy that represents the Westside, and I would truly appreciate a photo of the abandoned car on Little Santa Monica with the plates included.

Based on the photo provided, I can reach out to LADOT to begin the process of citation.

Regarding the encampment, I will notify our homeless team so outreach can be done. I have CC'd them here for their awareness.

Sincerely,

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: vanessa.saldana@lacity.org
Date: Mon Aug 21 2023 13:21:07 GMT-0700 (PDT)
Subject: Delivery Status Notification (Failure)



Address not found

Your message wasn't delivered to **baker.tb@gmail.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/?p=NoSuchUser> k69-20020a636f48000000b0056a21d793ffsor1945861pgc.9 - gsmtip

Attachments:

- icon.png
-

From: Loren Jackson <loren.jackson@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Matthew Tenchavez <matthew.tenchavez@lacity.org>, Perla Urzua
<perla.urzua@lacity.org>, baker.tbg@gmail.com
Date: Mon Aug 21 2023 13:56:14 GMT-0700 (PDT)
Subject: Re: Constituent - Barry Baker

I'll head over there now.

From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Aug 07 2023 10:58:42 GMT-0700 (PDT)
Subject: Constituent - Chris Maxwell

Good Afternoon Vanessa,

Chris is a Cheviot Hills resident who wanted to check in with our office about the loud noises all weekend as well as the Midvale project. She can be reached at (310) 503-4415

Chris Maxwell
10557 Butterfield Road
(310) 503-4415

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Andrew Deblock <andrew.deblock@lacity.org>
Date: Mon Aug 07 2023 13:00:20 GMT-0700 (PDT)
Subject: Re: Constituent - Chris Maxwell

Hi all,

Do we have any reports on Proposition HHH and ULA funding? This constituent would appreciate any report.

--



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From: George Hakopiants <george.hakopiants@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Andrew Deblock <andrew.deblock@lacity.org>
Date: Mon Aug 07 2023 13:03:27 GMT-0700 (PDT)
Subject: Re: Constituent - Chris Maxwell

Hi Vanessa,

[This dashboard](#) is a helpful tool in tracking information re/ HHH spending in the City so far.

Best,
George

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Tue Aug 22 2023 16:37:51 GMT-0700 (PDT)
Subject: Constituent - Dan Nishimoto

Good Afternoon Vanessa,

Dan called in about two things.

The first was that he received a flyer for a protest being held at the Midvale site this Thursday at 5:30pm. He is in favor of the Midvale project and wanted to give our office notice about this flyer and planned action.

The second issue is that he opposes stopping Jamie York from sitting on the ethics commission. He would like to see Mr. York sit on the commission and wanted to know why KY voted in the way that she did.

Dan Nishimoto
nishimotodan@gmail.com
(347) 563-3330

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: nishimotodan@gmail.com
Cc: George Hakopiants <george.hakopiants@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Mon Sep 11 2023 14:52:27 GMT-0700 (PDT)
Subject: Re: Constituent - Dan Nishimoto

Hi Dan,

Thank you for contacting the Office of Councilwoman Yaroslavsky. I apologize for not getting back to you sooner.

We appreciate your support on the Midvale Interim Housing project. Regarding the decision to support Mr. York's vote, here's Councilwoman Yaroslavsky's statement:

"Thank you for your email and for your advocacy on this issue. I have heard from several constituents about Ms. York's nomination, and I have taken all viewpoints into consideration. I remain concerned about the implications of appointing anyone to the Ethics Commission with a background in political fundraising or political campaigns. The potential for conflicts of interest are simply too great.

The Los Angeles City Charter grants the City Council authority to approve or deny appointments made to City commissions. I take this duty very seriously, and voted in a way that I felt best represented the interests of Council District Five and its stakeholders. I understand that we may not always see eye to eye on every vote, but I am committed to doing right by you and every constituent in Council District 5 to the best of my ability.

All my best,
Katy Yaroslavsky"

--



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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Aug 10 2023 11:18:34 GMT-0700 (PDT)
Subject: Constituent - Devin

Good Afternoon Vanessa,

Devin is a property owner in the Westwood area and he owns an apartment at Kelton and Palms. He wants more details on the Midvale project like its cost and plan forward. He can be reached at (310) 923-2251.

From: George Hakopiants <george.hakopiants@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 12:13:26 GMT-0700 (PDT)
Subject: Re: Constituent - Devin

Thanks, Marley!

Vanessa, in your conversations with folks who call about Midvale, please make sure to offer to sign them up for written email updates from our office!

Appreciate you taking the calls regarding this location.

Best,
George

--



George Hakopiants

District Director

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Los Angeles, CA 90012



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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Aug 10 2023 12:32:35 GMT-0700 (PDT)
Subject: Constituent - Elizabeth

Good Afternoon Vanessa,

Elizabeth is a resident of Midvale. She is largely supportive of this project and wanted to let her support (and the support of what she calls "the quiet majority") be known to the office. She did feel that the online meeting was more helpful because at the in person meeting she felt unable to express her opinion without drawing the ire of her neighbors. She left after 20 minutes.

She wanted our office to better communicate from the start of the argument the under utilization of land for housing as well as how the sites were evaluated because she feels that these are the majority of the neighbors' stance against the project.

Elizabeth
(310) 445-9572

She did not feel comfortable leaving her email because she did not want her neighbors finding out that she supports the project.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Aug 10 2023 12:57:33 GMT-0700 (PDT)
Subject: Re: Constituent - Elizabeth

Returned her phone call.

--



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Vanessa Saldana

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From: George Hakopiants <george.hakopiants@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Marley Powell <marley.powell@lacity.org>
Date: Thu Aug 10 2023 16:19:46 GMT-0700 (PDT)
Subject: Re: Constituent - Elizabeth

Thank you, both!

--



George Hakopiants

District Director

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Los Angeles, CA 90012



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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Fernando Morales
<fernando.morales@lacity.org>
Date: Wed Aug 16 2023 16:07:57 GMT-0700 (PDT)
Subject: Constituent - John Fellows

Good Afternoon Vanessa,

John is a resident on the Westside just north of Pico. He has two main concerns that he wanted to check in with our office about.

The first is the encampment in the lot of the former Norms on Pico (where the goat is currently). He is bothered by the RVs, the people who are aggressive and the presence of animals like the goat. He wanted to know why they have the ability to be on that property and if they do not, why they are not being removed.

His second concern was the Midvale meeting. He attended the in person meeting but did not find the answers to his questions. He hoped to have a conversation with someone from our office about the project.

John Fellows
(310) 447-8983
(310) 478-8689

From: George Hakopiants <george.hakopiants@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Mon Aug 21 2023 07:43:00 GMT-0700 (PDT)
Subject: Re: Constituent - John Fellows

Thanks, Marley!

Vanessa, let me know if you want me to join you on this call.

Always happy to support!

Best,
George

--



George Hakopiants

District Director

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Marley Powell <marley.powell@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Tue Aug 22 2023 16:07:36 GMT-0700 (PDT)
Subject: Re: Constituent - John Fellows

Returned his phone call.

--



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Vanessa Saldana

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From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Marley Powell
<marley.powell@lacity.org>
Date: Tue Aug 22 2023 17:24:22 GMT-0700 (PDT)
Subject: Re: Constituent - John Fellows

Thanks, Vanessa!

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Aug 11 2023 09:35:56 GMT-0700 (PDT)
Subject: Constituent - Mark

Good Afternoon Vanessa,

Mark is a Westside resident who recently learned about the Midvale project. He is opposed to it and wants to discuss with someone from our office what he can do to oppose this project or move it. He can be reached at (310) 994-4995.

From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 02 2023 09:13:28 GMT-0700 (PDT)
Subject: Constituent - Minh Linh

Good Morning Vanessa,

This is more of an FYI, Minh is a resident near the Midvale project. She reached out because she could not register for the event online. I registered her for both sessions on the phone because her iPad can't open the webpage but she was interested in connecting with you after the sessions. She sent you an email about it, her email is minhlinh@gmail.com and her phone number is (424) 256-8885.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 02 2023 13:12:18 GMT-0700 (PDT)
Subject: Re: Constituent - Minh Linh

Awesome, thank you so much!

Yes, she followed up with an email as well.

--



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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 08 2023 09:07:53 GMT-0700 (PDT)
Subject: Constituent - Monisha Parker

Good Morning Vanessa,

Monisha was at the 8/6 meeting about Midvale. She wanted to discuss LAFH further with you. She can be reached at (602) 394-7551.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 08 2023 16:06:00 GMT-0700 (PDT)
Subject: Re: Constituent - Monisha Parker

Returned her phone call. Was a participant of LAFH back in 2019, and provided insightful information to better the program.

--



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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 01 2023 09:22:20 GMT-0700 (PDT)
Subject: Constituent - Mr. Feiner

Good Morning Vanessa,

Mr. Feiner lives at 249 S Camden Ave and has three major issues that he called in about. The first is that the PEH in the area leave trash all around the streets and alleys around his home and no one ever cleans it up. His second issue is that he tried to file a report with 311 but they asked for a specific address or intersection and he has issues being able to determine exact addresses. He wants 311 to change as a system. His third issue is that he wants to discuss the Midvale project with our office (he is against it).

Mr. Feiner
249 S. Camden Ave.
(424) 369-5515

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 01 2023 16:06:19 GMT-0700 (PDT)
Subject: Re: Constituent - Mr. Feiner

Call doesn't go through

--



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Field Deputy, Palms & Westside

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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 01 2023 16:07:25 GMT-0700 (PDT)
Subject: Re: Constituent - Mr. Feiner

How strange, that's the number in my notes and my phone.

From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants
<george.hakopiants@lacity.org>
Date: Fri Aug 04 2023 13:16:03 GMT-0700 (PDT)
Subject: Re: Constituent - Mr. Feiner

GOod Afternoon Vanessa,

Mr. Feiner called in and said that his number is (424) 369-5515.

From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants
<george.hakopiants@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 16 2023 11:08:09 GMT-0700 (PDT)
Subject: Re: Constituent - Mr. Feiner

Good Afternoon Vanessa,

Mr. Feiner called in about this again. We had a contentious call. He confirmed his number is (424) 369-5515. He said that he won't answer the phone for a number he doesn't know, so he asked for a call number to reach you.

He also wanted an update on Midvale.

From: Fernando Morales <fernando.morales@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 16 2023 18:13:49 GMT-0700 (PDT)
Subject: Re: Constituent - Mr. Feiner

Thanks, Marley! Vanessa, do you think it would be helpful to call from the office/Marley, would it be alright to share the office number with him for when the call comes in?

Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles, CA 90012

From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 09 2023 16:29:33 GMT-0700 (PDT)
Subject: Constituent - Peggy Saferstein

Good Afternoon Vanessa,

Peggy wanted me to mention that she is a friend of Zev's and is torn over going to his book party this Sunday over the Midvale project. She wants to know why it was not selected in a commercial zone and was selected for a residential zone. She wants to speak with our office about the meeting last week and if the plans moving forward have changed. She can be reached at (310) 717-3022.

From: George Hakopiants <george.hakopiants@lacity.org>
To:
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 09 2023 21:05:12 GMT-0700 (PDT)
Subject: Re: Constituent - Peggy Saferstein

Hi Vanessa,

Please let me know how this conversation goes.

Best,
George

--



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George Hakopiants

District Director

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Aug 10 2023 13:54:30 GMT-0700 (PDT)
Subject: Re: Constituent - Peggy Saferstein

Returned her phone call. Strongly opposed to this project, and won't vote for Katy anymore.

Stated the project is unfair because it's next to a residential neighborhood, and no community involvement. And, she doesn't want to compromise.

--



Vanessa Saldana

Field Deputy, Palms & Westside

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From: George Hakopiants <george.hakopiants@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 14:29:32 GMT-0700 (PDT)
Subject: Re: Constituent - Peggy Saferstein

Thanks for letting me know.

Appreciate your work on this, Vanessa!

--



George Hakopiants

District Director

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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Fernando Morales
<fernando.morales@lacity.org>
Date: Fri Aug 11 2023 15:07:57 GMT-0700 (PDT)
Subject: Constituent - Rochelle - Midvale

Good Afternoon Vanessa,

Rochelle is a resident near Midvale that wanted to speak with our office. She left a voicemail during my lunch break and I tried her back but didn't reach her. I let her know that someone would be reaching out and if she calls back I will get you more information. She can be reached at (310) 200-7715.

From: Fernando Morales <fernando.morales@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Aug 11 2023 15:59:34 GMT-0700 (PDT)
Subject: Re: Constituent - Rochelle - Midvale

Thanks, Marley! Vanessa, lmk when you're planning to call and I'll be on standby if you need me on Monday!

Fernando



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Fernando Morales

Deputy Chief of Staff

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Marley Powell <marley.powell@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 15 2023 14:10:24 GMT-0700 (PDT)
Subject: Re: Constituent - Rochelle - Midvale

Left her a voice message.

--



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Vanessa Saldana

Field Deputy, Palms & Westside

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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Aug 10 2023 15:53:02 GMT-0700 (PDT)
Subject: Constituent - Rochelle Huppin

Good Afternoon Vanessa,

Rochelle's friend called into our office about the Midvale development. Rochelle's friend did not want to identify herself but asked you to call Rochelle back about this. Rochelle lives at 2437 Greenfield and they both want to set up a meeting with you to discuss their concerns in person.

Rochelle Huppin can be reached at (310) 200-7715

Rochelle's friend can be reached at (310) 907-6733

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 16 2023 14:02:33 GMT-0700 (PDT)
Subject: Re: Constituent - Rochelle Huppin

Left them a voice message.

--



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Field Deputy, Palms & Westside

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200 North Spring St., Room 440

Los Angeles, CA 90012

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Aug 07 2023 11:32:52 GMT-0700 (PDT)
Subject: Constituent - Sheila

Good Afternoon Vanessa,

Sheila is a resident near Midvale and wanted to speak with you about the project. She has a series of issues with the cost of the project. She can be reached at (315) 480-4825.

From: George Hakopiants <george.hakopiants@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 07 2023 16:05:06 GMT-0700 (PDT)
Subject: Re: Constituent - Sheila

Hi Vanessa,

In these calls, please call them back - hear them out and let them vent, and let them know our office intends to have additional opportunities for direct engagement in the future.

Best,
George

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Marley Powell <marley.powell@lacity.org>
Date: Tue Aug 08 2023 16:08:12 GMT-0700 (PDT)
Subject: Re: Constituent - Sheila

Left her a voice message.

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 09 2023 09:06:27 GMT-0700 (PDT)
Subject: Re: Constituent - Sheila

Good Morning Vanessa,

Sheila Walton called back in to speak with you. She wanted to connect and said she was sorry she missed your call. She can be reached at (315) 480-4825.

From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Aug 07 2023 10:07:17 GMT-0700 (PDT)
Subject: Constituent - Susan

Good Morning Vanessa,

Susan is a resident near Midvale. She was forwarded information about the virtual meeting but believed it was this morning and she couldn't log on, so she called in. She was disappointed to know she had missed it and wanted to know if it was recorded. She also wanted to know if she could get information from your or our office on the project.

Susan
(310) 487-3558
suchi01@msn.com

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Aug 10 2023 11:01:27 GMT-0700 (PDT)
Subject: Re: Constituent - Susan

Left a voice message.

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

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Los Angeles, CA 90012

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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 09 2023 09:24:23 GMT-0700 (PDT)
Subject: Constituent - Victoria Wax

Good Morning Vanessa,

Victoria is a resident of Midvale who has a lot of questions and concerns about the project. She wanted to have them answered and was going to email them into you and the general email. A few that she wanted to mention:

- Why are there no security cameras inside the unit to monitor criminal activity?
- Why are there no steps taken to address criminals in the facility?
- What can be done to get rid of the development, before or after its opening?

Victoria Wax
(310) 916-7319

From: George Hakopiants <george.hakopiants@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 09 2023 21:09:54 GMT-0700 (PDT)
Subject: Re: Constituent - Victoria Wax

Hi Vanessa!

Let me know if you'd like me to go over these with you! Always happy to support! :)

--



cd5.lacity.gov

George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: "Laflen, Amanda" <ALaflen@bos.lacounty.gov>
To: "Vanessa.Saldana@lacity.org" <Vanessa.Saldana@lacity.org>
Cc: "Torres, Paulina" <PTorres@bos.lacounty.gov>
Date: Tue Aug 08 2023 13:25:45 GMT-0700 (PDT)
Subject: Constituent Inquiry Richard Lieb

Hi Vanessa-

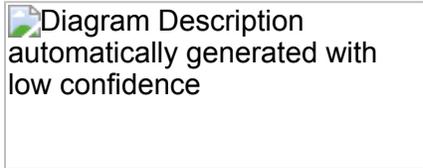
Good to see you last week, hope you are doing well!

A constituent reached out to us this AM with complaints about the bike path and Ballona Creek . other nearby bike paths, I've copied my colleague Paulina on this email, Paulina is our new Cor Advocate in our West LA office and will fill you in on the details.

Thanks!
-Amanda

Amanda Laflen
Field Deputy West LA/Metro Office
P: 310.231.1170 | lindseyhorvath.lacounty.gov

 @LindseyPHorvath


Diagram Description
automatically generated with
low confidence

Attachments:

- image001.png
 - image002.png
-

From: "Torres, Paulina" <PTorres@bos.lacounty.gov>
To: "Laflen, Amanda" <ALaflen@bos.lacounty.gov>, "Vanessa.Saldana@lacity.org"
<Vanessa.Saldana@lacity.org>
Date: Wed Aug 09 2023 13:04:10 GMT-0700 (PDT)
Subject: RE: Constituent Inquiry Richard Lieb

Hi Vanessa,

It is nice to e-meet you!

Our office received a phone call from Richard Lieb regarding bike paths. His information is down

Richard Leab
310-430-1945
3441 Greenfield Ave, Los Angeles 90034

Richard is concerned about the following bike lanes.

- **Overland Ballona Creek bike path:** “it has a big edge sticking out. Bikers have to swerve makes it unsafe”
- **Culver Blvd., Linda and Sepulveda:** “The bike path was originally closed because of road work. The road work has been completed but the bike path has remained closed, and it lacks appropriate signs”
- **Near Metro, Olympic and Santa Monica:** “broken glass”

Please let me know if you have any updates and I will share the information with the constituent you and have a great rest of your day!

Best Regards,
Paulina

Paulina Torres

Constituent Advocate LA/Metro Office
P: 310.231.1170 | lindseyhorvath.lacounty.gov



@LindseyPHorvath

Diagram Description
automatically generated with
low confidence

From: Laflen, Amanda <ALaflen@bos.lacounty.gov>
Sent: Tuesday, August 8, 2023 1:26 PM
To: Vanessa.Saldana@lacity.org
Cc: Torres, Paulina <PTorres@bos.lacounty.gov>
Subject: Constituent Inquiry Richard Lieb

Hi Vanessa-

Good to see you last week, hope you are doing well!

A constituent reached out to us this AM with complaints about the bike path and Ballona Creek . other nearby bike paths, I've copied my colleague Paulina on this email, Paulina is our new Cor Advocate in our West LA office and will fill you in on the details.

Thanks!
-Amanda

 Diagram Description
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low confidence

Attachments:

- image001.png
 - image002.png
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: "Torres, Paulina" <PTorres@bos.lacounty.gov>
Cc: "Laflen, Amanda" <ALaflen@bos.lacounty.gov>
Date: Wed Aug 09 2023 15:18:24 GMT-0700 (PDT)
Subject: Re: Constituent Inquiry Richard Lieb

Hi Amanda and Paulina,

Happy Wednesday. It was a pleasure meeting you in-person, Amanda. As you can imagine, the work never stops at CD5. Especially now that the Midvale project was announced to the community, my inbox is full.

Nice to e-meet you Paulina!

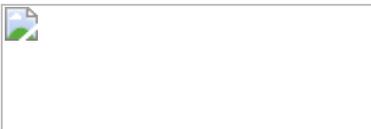
Is the bike path at Olympic and Santa Monica protected? If so, the Bureau of Street Services cannot address protected bike lanes on their regular sweepers. City wide, they only have one mini sweeper, and it usually takes about 2 weeks for this request to be approved.

Regarding the other two, I will need to follow up with LADOT. Can you clarify what he means by "big edge sticking out?"

- **Overland Ballona Creek bike path**
- **Culver Blvd., Linda and Sepulveda**

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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Attachments:

- image001.png
 - image002.png
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From: "Laflen, Amanda" <ALaflen@bos.lacounty.gov>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 09 2023 15:42:52 GMT-0700 (PDT)
Subject: RE: Constituent Inquiry Richard Lieb

I'll bet!
Please let me know if we can help out in any way 😊

-Amanda

Amanda Laflen
Field Deputy West LA/Metro Office
P: 310.231.1170 | lindseyhorvath.lacounty.gov
 @LindseyPHorvath

 Diagram Description
automatically generated with
low confidence

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Wednesday, August 9, 2023 3:18 PM
To: Torres, Paulina <PTorres@bos.lacounty.gov>
Cc: Laflen, Amanda <ALaflen@bos.lacounty.gov>
Subject: Re: Constituent Inquiry Richard Lieb

CAUTION: External Email. Proceed Responsibly.

Hi Amanda and Paulina,

Happy Wednesday. It was a pleasure meeting you in-person, Amanda. As you can imagine, the work nev CD5. Especially now that the Midvale project was announced to the community, my inbox is full.

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Regarding the other two, I will need to follow up with LADOT. Can you clarify what he means by "big edge out?"

- **Overland Ballona Creek bike path**
- **Culver Blvd., Linda and Sepulveda**

Sincerely,

On Wed, Aug 9, 2023 at 1:04 PM Torres, Paulina <PTorres@bos.lacounty.gov> wrote:

Hi Vanessa,

It is nice to e-meet you!

Our office received a phone call from Richard Lieb regarding bike paths. His information is dc below.

Richard Leab

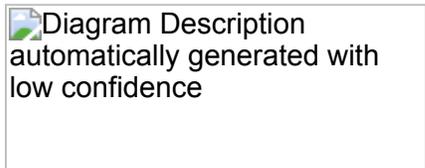
Please let me know if you have any updates and I will share the information with the constituent.
Thank you and have a great rest of your day!

Best Regards,
Paulina

Paulina Torres

Constituent Advocate LA/Metro Office
P: 310.231.1170 | lindseyhorvath.lacounty.gov

 @LindseyPHorvath



From: Laflen, Amanda <ALaflen@bos.lacounty.gov>
Sent: Tuesday, August 8, 2023 1:26 PM
To: Vanessa.Saldana@lacity.org
Cc: Torres, Paulina <PTorres@bos.lacounty.gov>
Subject: Constituent Inquiry Richard Lieb

Hi Vanessa-

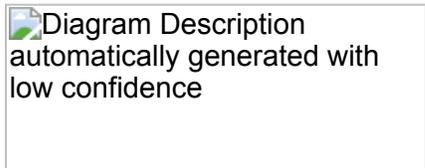
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Thanks!
-Amanda

Amanda Laflen
Field Deputy West LA/Metro Office
P: 310.231.1170 | lindseyhorvath.lacounty.gov

 @LindseyPHorvath



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Los Angeles, CA 90012

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disclosure under the Act.

Attachments:

- ~WRD0000.jpg
 - image001.png
 - image002.png
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From: "Torres, Paulina" <PTorres@bos.lacounty.gov>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: "Laflen, Amanda" <ALaflen@bos.lacounty.gov>
Date: Thu Aug 10 2023 10:32:45 GMT-0700 (PDT)
Subject: RE: Constituent Inquiry Richard Lieb

Hello Vanessa,

Thank you for your response!

Our office received clarification from Jessalyn Waldron (Deputy of Constituent Engagement, D2 the Ballona Bike path and they let us know that the bike path suffered massive infrastructure damage with the high tides and rainstorms last year, and there is a giant piece of it that collapsed. There is a detour for this section of the bike path to go behind the public restrooms there. They are working with DPW on timeline and funding of repairs, trying to escalate to this summer but it will likely be next summer.

Additionally, yes, the bike path on Olympic and Santa Monica is protected. Is there anything Richard can do to submit the request? If yes, who can he contact? Thank you!

Best,
Paulina

Paulina Torres

Constituent Advocate LA/Metro Office
P: 310.231.1170 | lindseyhorvath.lacounty.gov

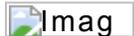
 @LindseyPHorvath

 Diagram Description
automatically generated with
low confidence

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Wednesday, August 9, 2023 3:18 PM
To: Torres, Paulina <PTorres@bos.lacounty.gov>
Cc: Laflen, Amanda <ALaflen@bos.lacounty.gov>
Subject: Re: Constituent Inquiry Richard Lieb

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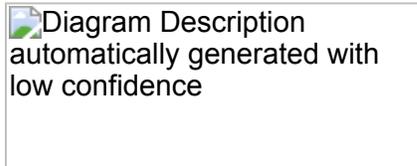
Please let me know if you have any updates and I will share the information with the constitut Thank you and have a great rest of your day!

Best Regards,
Paulina

Paulina Torres

Constituent Advocate LA/Metro Office
P: 310.231.1170 | lindseyhorvath.lacounty.gov

 @LindseyPHorvath

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low confidence

From: Laflen, Amanda <ALaflen@bos.lacounty.gov>
Sent: Tuesday, August 8, 2023 1:26 PM
To: Vanessa.Saldana@lacity.org
Cc: Torres, Paulina <PTorres@bos.lacounty.gov>
Subject: Constituent Inquiry Richard Lieb

Hi Vanessa-

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Thanks!
-Amanda

Amanda Laflen



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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considered a public record under the California Public Records Act and may be subject
disclosure under the Act.

Attachments:

- image001.png
 - image002.png
-

From: <mhamgillespie@gmail.com>
To: <vanessa.saldana@lacity.org>
Cc: "'Matthew Tenchavez'" <matthew.tenchavez@lacity.org>
Date: Wed Aug 23 2023 00:25:21 GMT-0700 (PDT)
Subject: Copy of flyer for protest rally at 2377 Midvale

Hi Vanessa,

I just wanted to share this flyer with you in case you hadn't seen it.

Take care,
Margaret

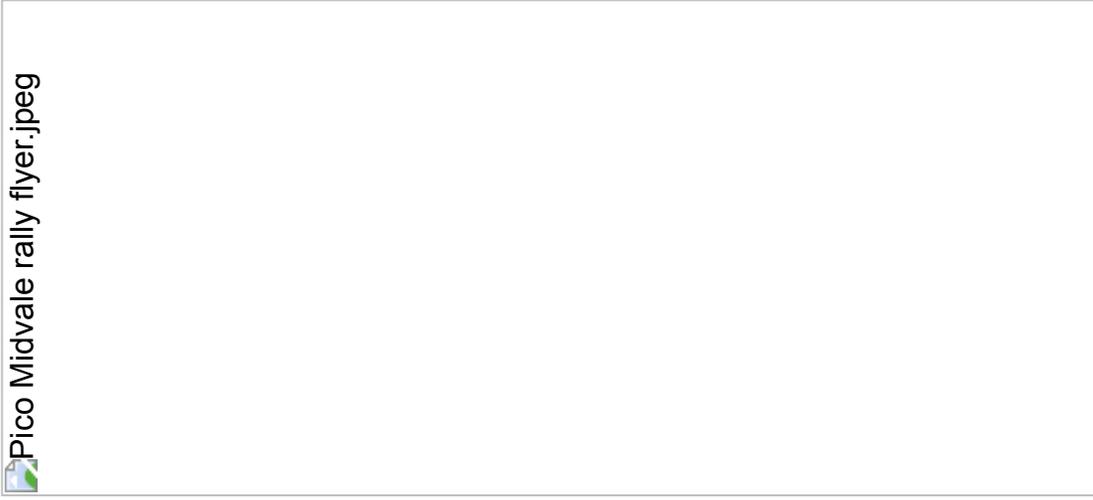
Attachments:

- Pico Midvale rally flyer.jpeg
-

From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: mhamgillespie@gmail.com
Cc: vanessa.saidana@lacity.org, Leo Daube <leo.daube@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 23 2023 11:08:29 GMT-0700 (PDT)
Subject: Re: Copy of flyer for protest rally at 2377 Midvale

Thank you for sharing this Margaret
Adding Leo and Fernando for their awareness.

 Pico Midvale rally flyer.jpeg



cd5.lacity.gov

Matthew Tenchavez
Director of Homelessness Strategies
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

Attachments:

CPRA-02-CD5-2-000557

- Pico Midvale rally flyer.jpeg
-

Date	Location	Notes	Staffer	Request Complete
2/1/2023	Maryland and 544 S. San Vicente Blvd	in the alley off Maryland ave behind 544 south San Vicente bvd.	Vanessa	✓
2/1/2023	6404 Olympic Olympic Blvd	at the bottom of the stairwell, both sides of road (two locations)	Vanessa	✓
2/1/2023	601 Lillian Way	Removal of debris from palm tree on the parkway on Clinton	Michelle	✓
2/1/2023	Bagley Avenue and 10 Freeway	Underpass on east & west sidewalks	Allen	✓
2/12/2023	7372 Melrose Ave	Dirt from tree wells spills out into the side walks	Michelle	✓
2/2/2023	859 La Brea	Alley next to 859 La Brea	Vanessa	✓
2/2/2023	San Vicente Blvd between Stanley Ave and Genesee Ave	Removal of excess leaves and debris from parkway - https://drive.google.com/file/d/1euiV0XZ5m6_YF5x5cdzrrepiEjLazqXcVkw?usp=sharing	Fernando	✓
2/2/2023	7900 Melrose Ave, Los Angeles, CA 90046	behind the Bank of America, the trash is against the wall	Vanessa	✓
2/3/2023	1241 S La Jolla Ave, Los Angeles, CA 90035	Removal of dumped box of trash and furniture on South side of building in the alley. https://photos.app.goo.gl/vMw586kEQiXApqP2qn9	Allen	✓
2/8/2023	3615 Jasmine Ave	in the alley	Allen	✓
2/8/2023	836-838 North Formosa	Lite canopy and tree trimming project	Vanessa	✓
2/9/2023	358 N. Fairfax	Bulky items in the alley behind the property	Vanessa	✓
2/9/2023	2675 Overland Ave	Weed wacking on the greenway. https://drive.google.com/file/d/1z0bbn9MwgUSeUOnxGzZek-QaIQajapuiVwv?usp=sharing	Patricia	✓
2/11/2023	3200 Block of Overland Ave. (btwn - National Blvd & Rose Ave)	Garbage on stairway leading up from Overland next to Giant painted mural with Owl picture.	Allen	✓
2/14/23	1241 S La Jolla Ave, Los Angeles, CA 90035	Removal of mattress and office chair on South side of building in the alley. https://photos.app.goo.gl/vbDnHt8BpKfK8Kp7A	Allen	✓
2/15/2023	7917 Beverly Blvd at Fairfax	in the alley, next to dumpster. Click here for photo.	Vanessa	✓
2/15/2023	447 S Highland	Large palm frond pile on parkway	Michelle	✓
2/15/2023	801 N Fairfax between Varing and Willoughby	Removal of overgrown weeds on the traffic median. (One more day of work to be completed) - (rain caused delay)	Vanessa	✓
2/16/2023	800 S La Brea	Trash hosed onto the sidewalk/road "Reoccurring" https://drive.google.com/drive/folders/12bCHPEEXNkxw4sDXp4XuiLuhc8t8?usp=sharing	Michelle	✓
2/17/23	962 Wilton Pl	Trash on curbside https://drive.google.com/file/d/1JM-mJel_pLV0ksqMhZwJajCtNgYXOTBwVwv?usp=sharing	Michelle	✓
2/21/23	6th st / Hudson Ave.	Broken glass	Michelle	✓
2/21/23	835 N. La Brea Ave	fire debris left on the sidewalk (homeless at this location)	Vanessa	✓
2/21/2023	835 N. La Brea Ave	bed frame next to fire hydrant on the side of willoughby next to the homeless encampments there is trash on the street (woman came out from a tent yelling and throwing a football at cars walking towards the crew)	Vanessa	✓
2/28/2023	Crescent Heights Blvd. between Clinton and Oakwood	Palm fronds all across the street	George	✓
2/28/2023	Alleyway behind 2845 S Bentley Ave	Various scattered garbage	Allen	✓
3/2/2023	6404 Olympic Blvd	at the bottom of the stairwell, both sides of road (two locations) South side of stairwell contains bodily fluids	Vanessa	✓
3/7/23	6th Street between Hudson and June	palm fronds all across the street	Michelle	✓
3/8/23	Fairfax b/w Oakwood and Beverly	palm fronds	George	✓
3/8/23	337 N Fairfax	dumped garbage and large piles of debris	George	✓
3/8/23	Exposition Blvd Underneath the 405 Fwy, across the street from the post office	Trash including a TV and Mattress https://drive.google.com/file/d/16p9Y1B1S0BE1AqIY9ONH0Cg967AYiNFK/vw?usp=share_link	Patricia	✓
3/12/23	3607 Olympic Blvd. LA 90019 - Corner of North West Olympic and 3rd Ave. AKA 991 3rd Ave. Los Angeles, CA 90019	overgrown weeds	Constituent Request	✓
03/12/23	3607 Olympic Blvd. LA 90019 - Corner of North West Olympic and 3rd Ave. AKA 991 3rd Ave.	Overgrown weeds and litter abatement	Constituent Request	✓
3/12/23	6203 Whitworth	tree branches obstructing sidewalk, light canopy raising	Constituent Request	✓
3/13/23	Corner of the 2500 block of Midvale, 2800 Midvale at Exposition, NE Corner	Light trimming - Tree branches are covering the street signs on these corners 1. https://drive.google.com/file/d/1kg8-mXpYn6Fm8aah19XC0u4W1R/vw?usp=sharing 2. https://drive.google.com/file/d/1Z02iVnZ4Qa0e4E4L4e6k6BSRiug1j9W/vw?usp=sharing	Patricia	✓
3/13/23	738 Melrose Avenue	The tree is too large for us to handle. This needs to be a 311 request. Large low branches that have grown across the sidewalk onto and into another tree on our yard and are weighing it down. The branches are up in the blackberry tree. This is blocking the sidewalk	Constituent Request	✗
3/13/23	Roscomare Road, Western side, between Moraga and just south of Hammer.	light trimming -- Foliage blocks traffic signs, including stop signs!	Constituent Request	✓
3/13/23	East side of Stoner Ave between Moraga and Mississippi	litter abatement -- Junk on the sidewalk and in the street next to the curb	Constituent Request	✓
3/13/23	895 S. Bronson Ave	Palm frond pickup	Constituent Request	✓
3/13/23	11219 Cashmere St LA 90049	Overgrown weeds, tree trim lower branches (day 1)	Constituent Request	✓
3/15/23	3621, 3640, 3670 Westwood Blvd.	Palm frond pickup - long, dry (unless More rain tomorrow) palm fronds in parkways, blocking gutter	Constituent Request	✓
3/15/23	939 3rd Ave., Los Angeles 90019	Pile of palm fronds on Parkway	Constituent Request	✓
3/15/23	967 4th Ave., Los Angeles 90019	Overgrown weeds on parkway (was cleared upon arriving)	Constituent Request	✓
3/15/23	870 3rd Ave., Los Angeles 90005	Overgrown weeds on parkway on third Avenue and ninth Street.	Constituent Request	✓
3/15/23	906 3rd Ave., Los Angeles 90019	Overgrown weeds on Parkway	Constituent Request	✓
3/16/23	Corner of Blackburn and San Vicente	there was a pile of trash at the sidewalk	Vanessa	✓

LACC CD 5 CLEAN UP REQUESTS

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Tony Royster <tony.royster@lacity.org>, "Melody J. McCormick" <melody.mccormick@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Kristen Pawling <Kristen.Pawling@lacity.org>
Date: Tue Feb 07 2023 16:32:52 GMT-0800 (PST)
Subject: Council District 5 Request for a List of City Owned properties in CD 5

Hello Tony and Melody,

I am Dylan Sittig, Senior Planning Deputy for Councilmember Yaroslavsky. I also want to introduce Zachary Warma, Housing and Homelessness Policy Director, and Kristen Pawling, Deputy Chief of Staff for CD 5.

We would like to request a list of all City owned properties in CD 5 and a list with the details of any leases with tenants of those properties.

Please let us know if you have any questions. We are hoping to receive this data as soon as possible.

Sincerely,
Dylan

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

From: "Melody J. McCormick" <melody.mccormick@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Cc: Tony Royster <tony.royster@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Kristen Pawling <Kristen.Pawling@lacity.org>, Mark Lopez <mark.lopez@lacity.org>
Date: Tue Feb 07 2023 16:58:55 GMT-0800 (PST)
Subject: Re: Council District 5 Request for a List of City Owned properties in CD 5

Good afternoon Dylan,

I'm introducing you to our Director of Integrated Asset Services on this email, Mark Lopez, who will assist you. Mark can generate the list of CD5 properties and also a list of commercial receivable and payable leases as well as non-profit leases.

If you would like, Mark can also help onboard you to our Asset Management System and set up a query with these lists and log in for you on your desktop. We update the properties regularly based on projects and that way you would have a continuously updated view on activity within your district. The training takes about half an hour.

Nice to meet you and we look forward to providing you with this information.

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Melody McCormick
Assistant General Manager
Property Management
General Services Department
111 East First Street 712
(213) 928-9566
(213) 216-6706 cell

From: Mark Lopez <mark.lopez@lacity.org>

To: Dylan Sittig <dylan.sittig@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>

Cc: Chinta Cooper <chinta.cooper@lacity.org>

Date: Tue Feb 07 2023 21:46:02 GMT-0800 (PST)

Subject: Re: Council District 5 Request for a List of City Owned properties in CD 5

Hello Dylan, Zachary, and Kristen,

We will be glad to provide a list of CD 5 properties and leases and should have it to you no later than the end of the week. If possible, it would be a good idea to have a quick virtual meeting or phone call to ensure we capture any specific criteria you may have. Otherwise we will proceed with the query as described in your email.

As Melody mentioned, it would be great to onboard you to the AMS. We can set up a quick demo and training for any CD 5 staff at a time that is convenient for you. Please let me know if you're interested.

Thanks!

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Pronouns: he, him, his

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--

Mark Lopez

Director, Integrated Asset Services Division
General Services Department
Office: (213) 922-8544
Mobile: (213) 926-5672
Email: mark.lopez@lacity.org



From: Zachary Warma <zachary.warma@lacity.org>
To: Mark Lopez <mark.lopez@lacity.org>
Cc: Dylan Sittig <dylan.sittig@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Chinta Cooper <chinta.cooper@lacity.org>
Date: Wed Feb 08 2023 11:40:21 GMT-0800 (PST)
Subject: Re: Council District 5 Request for a List of City Owned properties in CD 5

Mark:

Thank you so much for your and your team's assistance with this request.

I have meetings at 11:45 and 3:30 today but I am otherwise free to chat; tomorrow, I'm open 9-11am, 2pm-onward - my work cell is 213-886-0915. Feel free to ring at your convenience.

As for an AMS training - that would likewise be great. Would 12-1, 4-5 next Monday possibly work?

Looking forward to connecting more soon!

- Zack Warma

On Tue, Feb 7, 2023 at 9:47 PM Mark Lopez <mark.lopez@lacity.org> wrote:

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CPRA-02-CD5-2-000570

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Dylan

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Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

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Mark Lopez

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Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

From: Mark Lopez <mark.lopez@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Cc: Dylan Sittig <dylan.sittig@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Chinta Cooper <chinta.cooper@lacity.org>
Date: Wed Feb 08 2023 12:13:39 GMT-0800 (PST)
Subject: Re: Council District 5 Request for a List of City Owned properties in CD 5

Hi Zach,

We can chat before your 3:30 meeting. Would 3pm work for you?

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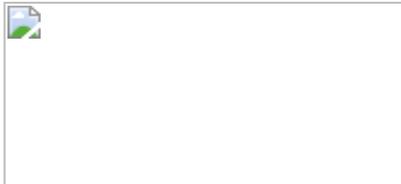
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Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

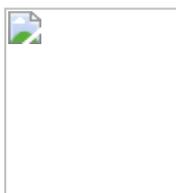
200 North Spring Street, Room 440, Los Angeles,
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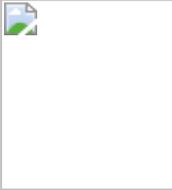
Melody McCormick
Assistant General Manager
Property Management
General Services Department

111 East First Street 712
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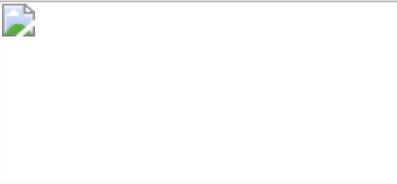
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Mark Lopez

Director, Integrated Asset Services Division
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Zachary Warma

Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
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Cc: Dylan Sittig <dylan.sittig@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Chinta Cooper <chinta.cooper@lacity.org>
Date: Wed Feb 08 2023 12:15:46 GMT-0800 (PST)
Subject: Re: Council District 5 Request for a List of City Owned properties in CD 5

Mark:

3pm is great. I'll throw a calendar invite up to hold the time. Thank you so much!

- ZW

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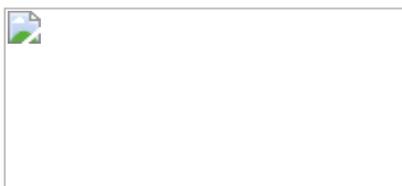
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Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

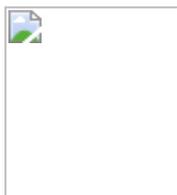
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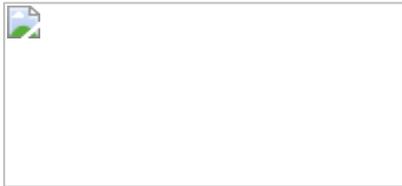
Mark Lopez

Director, Integrated Asset Services Division

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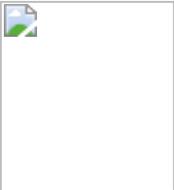
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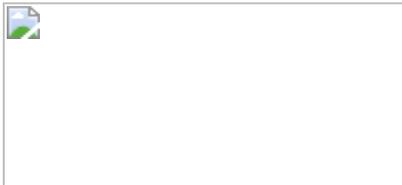
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Council District 5
200 N. Spring Street, Suite 440
Los Angeles, CA 90012

Re: California Public Records Act Request

September 5, 2023

Pursuant to the California Public Records Act (CPRA) (Government Code Section 6250 et seq.), I am writing to request access to and copies of public records as described below:

As used in this CPRA, the term "Project" refers to:

- The 2377 Midvale project, Lot 707, and/or the use of Lot 707 for interim housing.
- The creation and passage of LAAC 8.33.
The creation, issuance, implementation or reliance on of any executive order, declaration of any crisis, or declaration of any emergency related to homelessness or affordable housing.

I request all records relative to the Project:

- whether stored on City devices or personal devices.
- whether stored in City offices or at non-City locations.
- whether transmitted using City email or SMS accounts or personal email or SMS accounts.

The time period for this request spans from November 1, 2022, to the present unless otherwise specified.

This request does not include any information already provided under our previous CPRA #23-7502.

Information Types Sought:

1. Written Documents:

- Correspondence (letters, memos, emails) related to the Project.
- Meeting minutes and agendas concerning the Project.
- Contracts and agreements associated with the Project.
- Reports and studies pertaining to the Project.
- Policies, procedures, and guidelines relevant to the Project.
- Training manuals for personnel involved in the Project.
- Notes and drafts associated with the Project's planning or execution.
- Application forms and licenses for vendors or services related to the Project.
- Bids and proposals for the Project.

2. Electronic Documents and Databases:

- Emails and associated attachments concerning the Project.
- Text messages about the Project.
- Calendar entries for meetings or deadlines related to the Project.
- Spreadsheets and data analysis concerning the Project.
- Database records and reports about the Project.
- Electronic logs (e.g., access logs, change logs) for the Project.

3. Photographs and Images:

- Digital photos related to the Project.
- Scanned images of documents concerning the Project.
- Aerial photographs of the Project's location or sites.
- Satellite images relevant to the Project.

4. Videos and Audio Recordings:

CPRA-02-CD5-2-000578

- Surveillance footage concerning the Project.
- Body camera footage related to the Project.
- Dashcam recordings concerning the Project.
- Audio recordings of meetings, interviews, or other events related to the Project.
- Voicemails about the Project.
- Podcasts or other official recordings relevant to the Project.

5. **Maps, Plans, and Blueprints:**

- Geographic Information System (GIS) data related to the Project.
- Architectural plans and blueprints of the Project.
- Infrastructure maps concerning the Project.
- Land use maps relevant to the Project.

Specific Requests:

- All Information relating to budgets and costs for the entire site buildout for the 2377 Midvale project whether from vendors, service providers or city departments.
- Any Information relative to Barbara Osborn/Wow The Crowd with regard to interim homeless housing in CD5.
- Any Information related to a "City Council motion to execute a contract" relative to 2377 Midvale to be brought "concurrently with public announcement" of a vendor.
- All Information, including contracts, related to LifeArk
- All Information, including contracts, related to L.A. Family Housing (LAFH) or related entities.
- All Information, including contracts, related to "clean team."
- All Information relating to the group "Westside for Everyone" and its members.
- All Information reflecting any contact with LifeArk, Boss Cubez, Dignity Moves, or Connect Homes.
- All Information relating to guidelines regarding sole-sourcing tied to either the 2019 shelter crisis or Mayor Bass's emergency declarations.
- All Information reflecting any contact with LifeArk, Boss Cubez, Dignity Moves, Connect Homes.
- All Information related to any guidelines regarding sole-sourcing tied to either the 2019 shelter crisis emergency declaration or Mayor Bass's emergency declarations.
- All Information regarding Anis Mohsen with regard to the Project.
- All communications between the City of Los Angeles Department of General Services Integrated Asset Services Division and CD5 related to any site in CD5 being considered or one that has been considered for homeless housing.
- All Information related to contact with property owners or representatives for parcels on the "CD 5 - Underutilized Property (City owned and non-City owned)" list indicating interest in selling property. This request runs from 1/1/2018 to the present.
- All Information related to potential homeless housing locations in Culver City.
- All communications from any and all other council offices or the Mayor's office relating to the creation of LAAC 8.33.
- All Information relating to the specific process, laws, directives, or guidelines that are or have been used to finally approve the 2377 Midvale Project.
- All information relating to any mayoral action which will be required to finally approve the Midvale Project.

I understand there may be fees associated with the duplication of these records. Please provide an estimate of these fees before proceeding. If any record or portion thereof is deemed exempt from disclosure, please cite the specific exemption and provide a log of such records.

I look forward to your response within the 10-day period as stipulated by the CPRA. Should you have questions, require an extension or require clarification, please contact me at Legal@FixTheCity.Org.

Thank you for your prompt attention to this matter.

City Administrative Officer
200 N. Main St. Suite 1500
Los Angeles, CA 90012-4137

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- Meeting minutes and agendas concerning the Project.
- Contracts and agreements associated with the Project.
- Reports and studies pertaining to the Project.
- Policies, procedures, and guidelines relevant to the Project.
- Training manuals for personnel involved in the Project.
- Notes and drafts associated with the Project's planning or execution.
- Application forms and licenses for vendors or services related to the Project.
- Bids and proposals for the Project.

2. Electronic Documents and Databases:

- Emails and associated attachments concerning the Project.
- Text messages about the Project.
- Calendar entries for meetings or deadlines related to the Project.
- Spreadsheets and data analysis concerning the Project.
- Database records and reports about the Project.
- Electronic logs (e.g., access logs, change logs) for the Project.

3. Photographs and Images:

- Digital photos related to the Project.
- Scanned images of documents concerning the Project.
- Aerial photographs of the Project's location or sites.
- Satellite images relevant to the Project.

4. Videos and Audio Recordings:

- Surveillance footage concerning the Project.
- Body camera footage related to the Project.

CPRA-02-CD5-2-000580

- Dashcam recordings concerning the Project.
- Audio recordings of meetings, interviews, or other events related to the Project.
- Voicemails about the Project.
- Podcasts or other official recordings relevant to the Project.

5. Maps, Plans, and Blueprints:

- Geographic Information System (GIS) data related to the Project.
- Architectural plans and blueprints of the Project.
- Infrastructure maps concerning the Project.
- Land use maps relevant to the Project.

Specific Requests:

- All shelter crisis reports provided to the state relating to any Mayoral declaration or executive order.
- All reports prepared by the CAO relative to any mayoral declaration, executive order or directive.
- Any guidelines regarding sole-sourcing tied to either the 2019 shelter crisis emergency declaration or Mayor Bass's emergency declarations.
- Any and all monthly reports relative to any emergency declaration since 11/22/22 concerning reasons justifying why each contract let pursuant to any emergency declaration was necessary to respond to the emergency, including why the emergency did not permit a delay resulting from a competitive solicitation for bids or proposals and why competitive proposals or bidding was not reasonably practicable or compatible with the City's interests.

I understand there may be fees associated with the duplication of these records. Please provide an estimate of these fees before proceeding. If any record or portion thereof is deemed exempt from disclosure, please cite the specific exemption and provide a log of such records.

I look forward to your response within the 10-day period as stipulated by the CPRA. Should you have questions, require an extension or require clarification, please contact me at Legal@FixTheCity.Org.

Thank you for your prompt attention to this matter.

From: "maia motorassociation.org" <maia@motorassociation.org>
To: Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Gary Gero <Gary.Gero@lacity.org>, "allen.zipper@lacity.org" <allen.zipper@lacity.org>, George Hakopiants <George.Hakopiants@lacity.org>, Fernando Morales <Fernando.Morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Michael Applegate <34613@lapd.online>, Kay Hartman <kay.hartman@palmsnc.la>, Natasia Gascon <natasia.gascon@palmsnc.la>, Randell Erving <randell.erving@palmsnc.la>
Date: Tue Feb 28 2023 03:28:16 GMT-0800 (PST)
Subject: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

Councilperson Yarovslovki,

Culver City is putting a Homeless Safe Parking and Camping location in Palms, Los Angeles. We would like your assistance.

While we are searching for locations in Palms for safe parking and camping, and completely supportive of Palms doing our share in this area, we are concerned for a number of reasons. We feel a number of issues must be addressed.

Our understanding is that Culver City leases this property for parking from the City of Los Angeles. We would like to see the terms of this lease to become more educated about the possibilities and appropriate usage for this property. Currently the Nighborhood Council has expressed interest in locating a needed park for our park poor community at this location.

We must reach out to neighboring businesses and residents who live and work adjacent to this location every day to check in on concerns and suggestions. They are there every day. Culver City has not done this and has just sent a notice that it is happening to the neighboring businesses and restaurants who use the parking to let them know. (See document below). Transparency and process seem to be lacking. Impacting Palms businesses and residents alone and they are very concerned.

Councilman Koretz had identified this location for the same use for the homeless members of the Palms community but was told by the CAO that it was not appropriate. Why can it now be used by Culver City? The location is owned by and in the boundaries of Palms and the City of Los Angeles.

Is this a use that is appropriate and outlined in the lease to Culver City?

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We understand the human, delicate and difficult nature of this issue and thank you for addressing it. Thank you all in advance.

Lee

image0.jpeg

CPRA-02-CD5-2-000582

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All,

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We have issues that are quite time sensitive and issues that are easy. Housing issues where we have a hearing officer and city Attorney waiting, a criminal filing against a developer by the City Attorney, a dangerous development next to a preschool, building and safety issues with a 50 year old Palms restaurant (owner spoke to the council member), new exciting new restaurants opening, DWP and infrastructure issues with a few developments, encroachment issues, a thousand plus new apartments on Overland, Restaurant Beverage Program Applications, Revocable Permits, AI Fresco, Building and Safety Development Issues and more. Even a little completely permitted Redevelopment Project (Livable Boulevards), all approved by city council and has the local congressman dedicated to funding. A big win for the Council member.

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Councilwoman it was wonderful having you at the Farmers Market!
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through. It was good to give you a sense of what we are working on and
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- image0.jpeg
- image1.jpeg
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From: Fernando Morales <fernando.morales@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>
Date: Tue Feb 28 2023 08:25:10 GMT-0800 (PST)
Subject: Fwd: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

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Fernando Morales
Deputy Chief of Staff - District Operations
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

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CPRA-02-CD5-2-000587

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<maia@motorassociation.org> wrote:

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From: Dylan Sittig <dylan.sittig@lacity.org>
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Cc: Allen Zipper <allen.zipper@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>
Date: Tue Feb 28 2023 08:57:51 GMT-0800 (PST)
Subject: Re: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

Hi all,

This site is actually owned by Culver City -- there is no lease from the City of Los Angeles and no arrangement with LADOT. They will need to work with our City agencies on any permits here, but [Bass Executive Directive 1](#) was created to facilitate this type of use here.

This site is one of the sites listed in [Council File 21-0437](#). [Note, the letter from Culver City calls it 9514 Venice, Lee calls it 9414 Venice, Council File calls it 9413 - 9431 Venice, and ZIMAS lists it as 9415 - 9427 Venice].

This site would likely not be good for a park, it is right on a major boulevard and is only 12K sqft in area.

Best,
Dylan

On Tue, Feb 28, 2023 at 8:25AM Fernando Morales <fernando.morales@lacity.org> wrote:
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image0.jpeg

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Lee

image0.jpeg

Lee H Wallach

Motor Avenue Improvement Association

SERVING AS A VOICE FOR SMART GROWTH IN OUR COMMUNITY

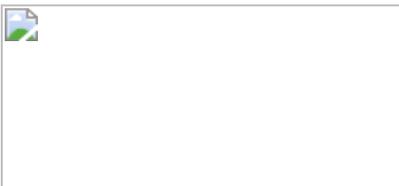
3751 Motor Avenue # 341248, Los Angeles, CA 90034

Phone: [310.202.9002](tel:310.202.9002) || Fax: [310.202.0433](tel:310.202.0433)

motorassociation.org || maia@motorassociation.org

facebook.com/motoravenue

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

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Attachments:

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- image2.jpeg
- image3.jpeg
- image0.jpeg

CPRA-02-CD5-2-000593

From: Jarrett Thompson <jarrett.thompson@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Feb 28 2023 12:45:56 GMT-0800 (PST)
Subject: Re: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

TY Dylan.

On Tue, Feb 28, 2023 at 8:58 AM Dylan Sittig <dylan.sittig@lacity.org> wrote:

Hi all,

This site is actually owned by Culver City -- there is no lease from the City of Los Angeles and no arrangement with LADOT. They will need to work with our City agencies on any permits here, but [Bass Executive Directive 1](#) was created to facilitate this type of use here.

This site is one of the sites listed in [Council File 21-0437](#). [Note, the letter from Culver City calls it 9514 Venice, Lee calls it 9414 Venice, Council File calls it 9413 - 9431 Venice, and ZIMAS lists it as 9415 - 9427 Venice].

This site would likely not be good for a park, it is right on a major boulevard and is only 12K sqft in area.

Best,
Dylan

On Tue, Feb 28, 2023 at 8:25AM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Allen,

Added Zack, Matthew, and Jarrett to this thread for their awareness. I think a short response letting him know that we will look into this and report back makes sense until we can discuss internally - Jarrett/Dylan, is this something that we should start out by asking DOT about? Thanks!

Fernando



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Deputy Chief of Staff - District Operations
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

----- Forwarded message -----

From: **maia** [motorassociation.org](mailto:maia@motorassociation.org) <maia@motorassociation.org>

Date: Tue, Feb 28, 2023 at 3:28AM

Subject: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

To: Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Gary Gero <Gary.Gero@lacity.org>, allen.zipper@lacity.org <allen.zipper@lacity.org>, George Hakopiants <George.Hakopiants@lacity.org>, Fernando Morales <Fernando.Morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Michael Applegate <34613@lapd.online>, Kay Hartman <kay.hartman@palmsnc.la>, Natasia Gascon <natasia.gascon@palmsnc.la>, Randell Erving <randell.erving@palmsnc.la>

Councilperson Yarovslovki,

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CPRA-02-CD5-2-000595

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facebook.com/motoravenue

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Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

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Jarrett Thompson

Transportation Deputy / Senior Field Deputy

Councilwoman Katy Yaroslavsky, Council District 5

200 North Spring Street, Room 440, Los Angeles, CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: jarrett.thompson@lacity.org

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CPRA-02-CD5-2-000598

From: Allen Zipper <allen.zipper@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>
Date: Tue Feb 28 2023 12:50:02 GMT-0800 (PST)
Subject: Re: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

Yes, I will email him today.

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
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image0.jpeg

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CPRA-02-CD5-2-000600

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Date: Tue Feb 28 2023 13:40:03 GMT-0800 (PST)
Subject: Re: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

I have reached out to Jesse Mays the Assistant City Manager in Culver City (since I know him) to set up a call to understand what their plans for this site are so will report on what I learn, thanks.

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Lee

Lee H Wallach
Motor Avenue Improvement Association
SERVING AS A VOICE FOR SMART GROWTH IN OUR COMMUNITY
3751 Motor Avenue # 341248, Los Angeles, CA 90034
Phone: [310.202.9002](tel:310.202.9002) || Fax: [310.202.0433](tel:310.202.0433)
motorassociation.org || maia@motorassociation.org
facebook.com/motoravenue

On Feb 27, 2023, at 11:43 PM, maia motorassociation.org
<maia@motorassociation.org> wrote:

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Attachments:

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- image0.jpeg

From: George Hakopiants <george.hakopiants@lacity.org>
To: Gary Gero <gary.gero@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>
Date: Tue Feb 28 2023 15:04:59 GMT-0800 (PST)
Subject: Re: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

Thank you, Gary!

Looking forward to hearing more about this!

Best,
George

On Tue, Feb 28, 2023 at 1:40 PM Gary Gero <gary.gero@lacity.org> wrote:

I have reached out to Jesse Mays the Assistant City Manager in Culver City (since I know him) to set up a call to understand what their plans for this site are so will report on what I learn, thanks.

On Tue, Feb 28, 2023 at 8:25 AM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Allen,

Added Zack, Matthew, and Jarrett to this thread for their awareness. I think a short response letting him know that we will look into this and report back makes sense until we can discuss internally - Jarrett/Dylan, is this something that we should start out by asking DOT about? Thanks!

Fernando



Fernando Morales

Deputy Chief of Staff - District Operations
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: fernando.morales@lacity.org

----- Forwarded message -----

From: **maia** motorassociation.org <maia@motorassociation.org>

Date: Tue, Feb 28, 2023 at 3:28AM

Subject: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

To: Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Gary Gero <Gary.Gero@lacity.org>, allen.zipper@lacity.org <allen.zipper@lacity.org>, George Hakopiants <George.Hakopiants@lacity.org>, Fernando Morales <Fernando.Morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Michael Applegate <34613@lapd.online>, Kay Hartman <kay.hartman@palmsnc.la>, Natasia Gascon <natasia.gascon@palmsnc.la>, Randell Erving <randell.erving@palmsnc.la>

Councilperson Yarovslovki,

Culver City is putting a Homeless Safe Parking and Camping location in Palms, Los Angeles. We would like your assistance.

While we are searching for locations in Palms for safe parking and camping, and completely supportive of Palms doing our share in this area, we are concerned for a number of reasons. We feel a number of issues must be addressed.

Our understanding is that Culver City leases this property for parking from the City of Los Angeles. We would like to see the terms of this lease to become more educated about the possibilities and appropriate usage for this property. Currently the Neighborhood Council has expressed interest in locating a needed park for our park poor community at this location.

We must reach out to neighboring businesses and residents who live and work adjacent to this location every day to check in on concerns and suggestions. They are there every day. Culver City has not done this and has just sent a notice that it is happening to the neighboring businesses and restaurants who use the parking to let them know. (See document below). Transparency and process seem to be lacking. Impacting Palms businesses and residents alone and they are very concerned.

Councilman Koretz had identified this location for the same use for the homeless members of the Palms community but was told by the CAO that it was not appropriate. Why can it now be used by Culver City? The location is owned by and in the boundaries of Palms and the City of Los Angeles.

Is this a use that is appropriate and outlined in the lease to Culver City?

This location is in Los Angeles. City Services including the Council Office, LAPD, LAFD, Sanitation, etc, would possibly be liable and financially responsible for this new safe encampment. For example currently Culver City Police Department will not respond to this address or any in a one block area.

We would like the Council Office, City Attorney and other Los Angeles City departments to immediately analyze and address this new policy with the City of Culver City, the Palms Neighborhood Council and the Motor Avenue Improvement Association as soon as possible. It would seem this program is ramping up quickly and our community would like many answers to these and other questions and concerns prior to any change of use by the tenant.

We understand the human, delicate and difficult nature of this issue and thank you for addressing it. Thank you all in advance.

Lee

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facebook.com/motoravenue

On Feb 28, 2023, at 2:12 AM, maia motorassociation.org
<maia@motorassociation.org> wrote:

All,

I need to schedule some time to tour our development projects and land use issues with Dylan and Allen. We will meet with some owners who need help, and learn about other planning issues in Palms. The last Council member ignored these issues, made promises and dropped the ball, and we hope for much more advocacy and action with our new member and the staff.

This tour will include mostly driving by specific sites, speaking to business owners and building owners. I really need time with them both on the street in Palms. There is a dozen or more projects that we need to discuss. Many of the issues are too big and I don't wish them to come back and bite the council member.

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George Hakopiants

Deputy District Director

Councilwoman Katy Yaroslavsky, Council District 5

200 North Spring St., Room 440

Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: george.hakopiants@lacity.org

Attachments:

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Gary Gero <gary.gero@lacity.org>

Culver City Venice Parking Lot

1 message

Mays, Jesse <Jesse.Mays@culvercity.org>
To: Gary Gero <gary.gero@lacity.org>

Fri, Apr 28, 2023 at 10:19 AM

Hi Gary,

Thanks for your patience! I have received direction from the City Council to negotiate an agreement with LA to use Culver City's Venice Parking Lot as a site for the Governor's Small Homes Initiative.

Suggested Terms:

- L.A. leases CC's property at minimal cost (\$1/year, etc.)
- State pays for Capital Costs through the Governor's Small Homes Initiative (as you have described)
- L.A. pays for all ongoing operating costs for the site (repair, upkeep, service provision).
- CC has shared control with L.A. over service provider (such as through third party agreement) to ensure say in how the units will be administered.
- CC guaranteed half of units for CC unhoused (this may be able to be accomplished through the third party agreement with service provider)
- Agreement Term: 3 years with two additional one year mutual options.

Culver City City Council does not want to sell the property. However, we are interested in a land/lease swap for Media Park. Culver City currently maintains Media park through a lease that has 15 more years left on it. We'd love to invest in the park, but are reluctant to do so on a property where we only have 15 years left.

Would you like to setup a phone call to discuss further?

Jesse

Jesse Mays | Assistant City Manager | City of Culver City | he / him / his | ✉ jesse.mays@culvercity.org | ☎ 310-253-6009

The City of Culver City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

CPRA-02-CD5-2-000612

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: katy.yaroslavsky@lacity.org
Date: Thu Aug 24 2023 16:32:49 GMT-0700 (PDT)
Subject: Declined: In Person Midvale Neighbors Meeting @ Thu Aug 24, 2023 6:15pm - 7:30pm (PDT) (katy.yaroslavsky@lacity.org)

Vanessa Saldana has declined this invitation.

Details: Meeting with a small group of Temple members who live on Kelton and Midvale for a thoughtful conversation about the project in specific, and the neighborhood in general.

Location: Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064
(In Sales Community center)

Staff: Allen

When

Thursday Aug 24, 2023 · 6:15pm – 7:30pm (Pacific Time - Los Angeles)

Location

Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064, USA

[View map](#)

Guests

katy.yaroslavsky@lacity.org - organizer
allen.zipper@lacity.org
fernando.morales@lacity.org
loren.jackson@lacity.org
george.hakopiants@lacity.org
gary.gero@lacity.org
vanessa.saldana@lacity.org - optional

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: George Hakopiants <george.hakopiants@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, Allen Zipper <Allen.Zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 30 2023 10:59:47 GMT-0700 (PDT)
Subject: Details from Pico Business Walk

Hi everyone,

Just to capture this in writing:

The Thai Restaurant on Pico by Midvale requested a list of other sites operated by LA Family Housing. Her email is thesiriwimon@gmail.com.

The manager at Gyu-Kaku requested to be a part of the Community Advisory Board. His name and email is Eduardo Vargas, and he is at eduardo.vargas@gyu-kaku.com.

Best,
George

--



cd5.lacity.gov

George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

DignityMoves

Fast, Cost-Effective Supportive Housing at scale



DignityMoves

Our innovative approach

Solving this crisis requires out-of-the-box thinking

- Land is expensive, so we borrow it:
 - Temporary units that can be set up on a parking lot for a few years, moved to the next location with a forklift
- Onerous building codes, so we design to emergency codes:
 - Streamlined and fast: permits in San Francisco in under 3 weeks (a historic first)!
 - Shared bathroom/shower/laundry building means only 1 water-hookup per site
- Building costs are high, so we use state of the art modular construction, pro-bono design teams, with donated furniture and décor: \$50,000 per unit (20+ year life expectancy) including dining, bathrooms, community spaces, computer labs
- People resist group shelters, so we build private rooms: everyone gets their own room, with a door that locks.
- Governments don't have budgets for construction, so we pay it: private philanthropy for capital, with government paying supportive services
- NIMBY resistance is fierce, so we harness it in our favor:
 - Prioritize people already sleeping in the immediate area; even NIMBYs prefer an attractive project with security over tents on their streets
 - Martin v. Boise provides the context
- Nimble nonprofit founded by business executives and serial entrepreneurs: Silicon Valley-style thinking and growth expectations, instilling OPTIMISM it can be done!



Land doesn't need to be available for long

While land is underutilized, a higher and better use of vacant land:

- Publicly-owned land slated for future development
- Sites controlled by private developers with projects tied up in entitlements or postponed
- Private landowners can lease to us for \$1 and receive a non-profit tax deduction
- Excess parking or land owned by faith-based organizations
- Can use odd-shaped parcels, remnant parking lots
- Easily moved to the next location by forklift, crane, or disassembled and stored

The long entitlement process in California becomes our friend.

State-of-the-art modular technology: low cost and fast

- Custom-designed panel-based system, assembled on-site
- \$50-\$70k per unit installed, including all support buildings, restrooms, common areas (varies by site conditions and formats)
 - with a 20-year life expectancy, approx. \$200/month per unit
 - half the cost of a Navigation Center*
- Aesthetically pleasing (not “sheds”) and durable
- Made of 30% recycled plastics; highly insulated and fire-resistant
- Wide variety of sizes and formats:
 - singles (64sf), couples (85sf), larger for families
 - optional ensuite bathrooms (medically fragile or families)
 - Can design to voucher Housing Quality Standards



*Construction costs per bed of recent San Francisco Navigation Centers:

Embarcadero: \$62,500 per bed

Bayview: \$94,500 per bed

CPRA-02-CD5-2-000618

Privacy and Dignity

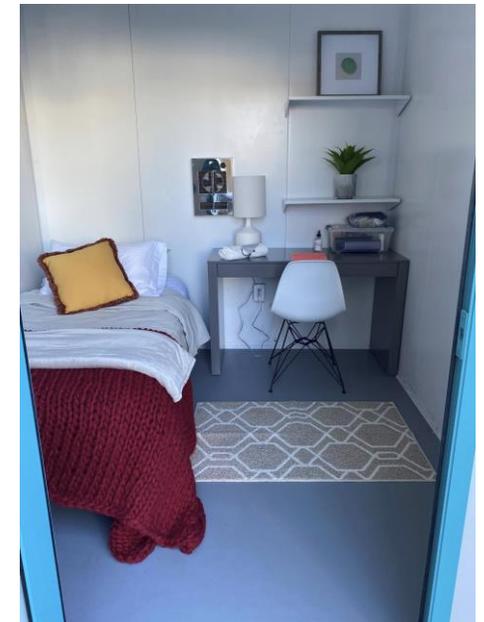
Privacy is the #1 reason people refuse group shelters

- 1 out of 10 will accept placement in a group shelter; so far no one has turned down a DignityMoves room
- Mental and emotional benefits of privacy and a true sense of safety result in a significant increase in the effectiveness of supportive services
- Allows couples to stay together in a private space
- Pets are allowed and encouraged

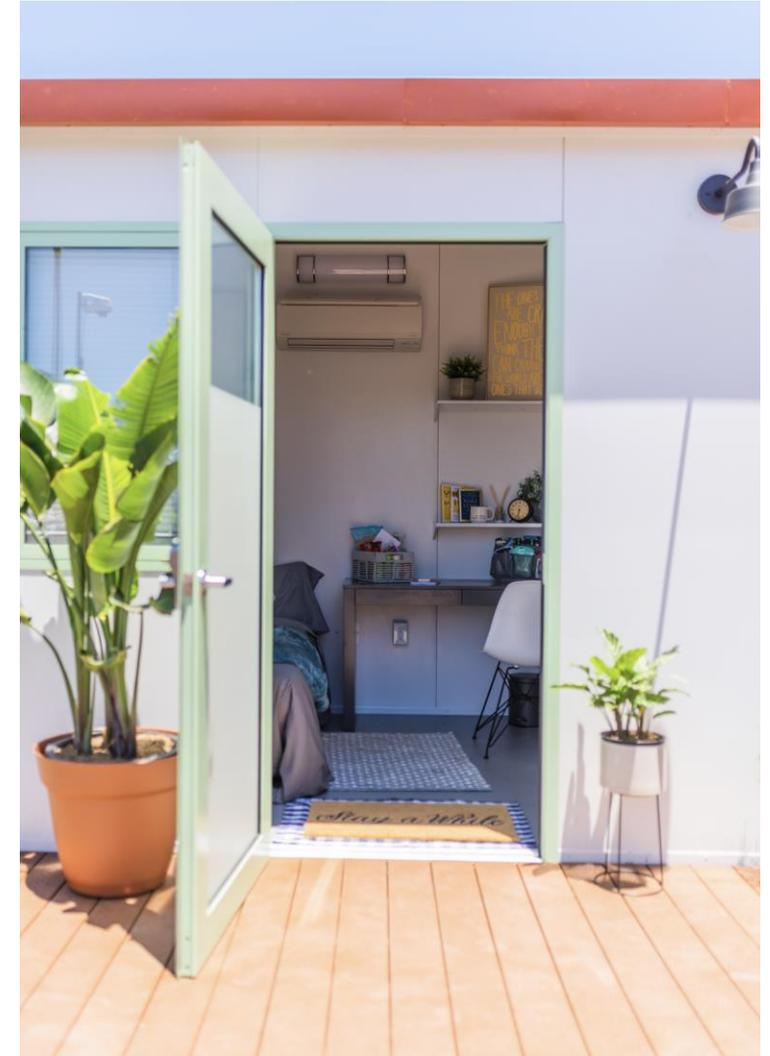


What Prevents You from Wanting to Stay in a Shelter?

Things that prevent people from staying in a shelter:	% Response
I like having my own space.	59%
I don't want to be away from my possessions (i.e. lack of storage)	26%
I don't like dorm-style living arrangements	24%
They don't allow pets	18%
They are too far away	12%
No transportation	12%
Shelters are too far from my services/job	3%
Other (common responses: too many rules/regulations, too many drugs, they take your food stamps, bad atmosphere)	44%



Bedrooms beautifully decorated by volunteers



A true community: Dining, Offices, Computer Lab



Prioritizing Neighborhood Acceptance



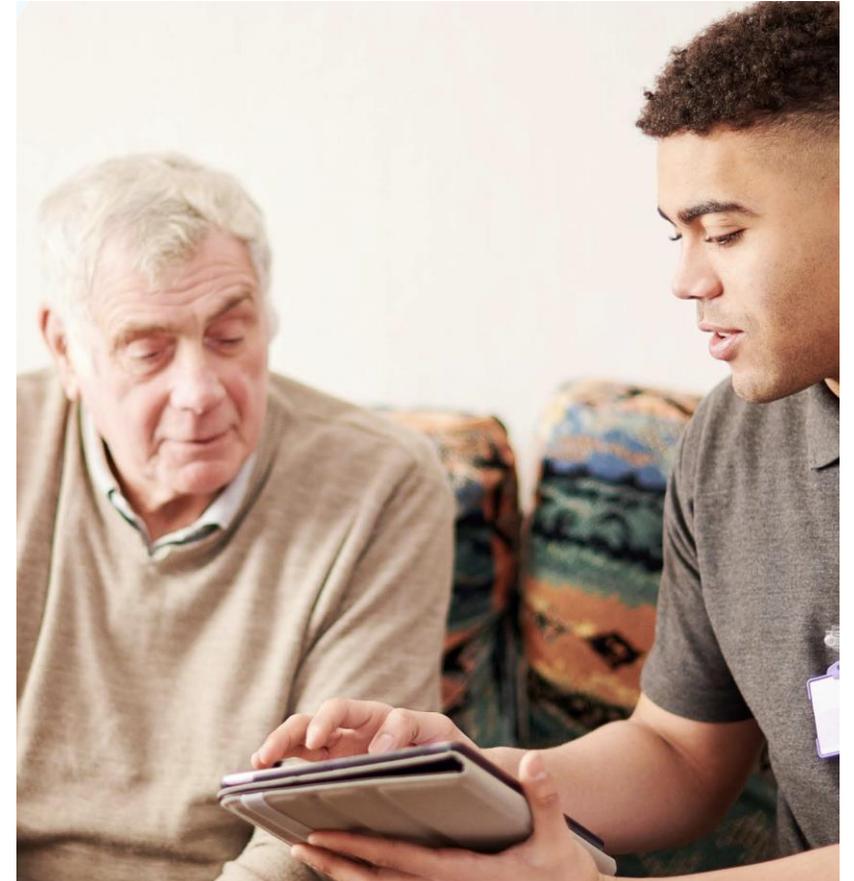
- Thoughtfully designed by Gensler to match the aesthetic of the local community
- Placement prioritization to those sleeping in the immediate area, resulting in a visible and measurable impact
- Extensive community engagement including “Adopt-A-Room” and volunteer programs
- Temporary nature of the project eases NIMBY concerns
- 24/7 staffing and excellent supportive services programs ensure the safety of the residents and neighbors

When people have a safe place, they are much more likely to find positive paths forward:

- With internet access, a shower, and positive coaching many can find or return to jobs.
- When they enroll in disability and other applicable programs, apply for vouchers, and obtain proper identification many are equipped to find apartments, potentially relocating to a less expensive region.
- Many are often emotionally ready to set aside shame, make apologies, and reunite with family.
- Without the fears and trauma of surviving on the streets, many are willing to quit using the drugs they felt they needed in order to survive.
- A preventative check-up with a doctor can reconnect them with care and responsibility for the health of their body.
- Those with mental illness are in a much calmer emotional and mental condition to receive therapy effectively.
- Those who do need Permanent Supportive Housing are better prepared for that transition.

At DignityMoves Santa Barbara,
4 of 35 residents have already found employment in the first month!

One was reinstated to his job in food service,
now that he could shower and arrive to work clean.



Recent Projects

DignityMoves Downtown Santa Barbara



- Partnership with the County of Santa Barbara and Good Samaritan
- 35 private, dignified rooms for individuals experiencing homelessness
- County-owned land designated for low-income housing in the future
- 2/3 capital contributed by philanthropy; county pays supportive services.



Labath Landing Rohnert Park

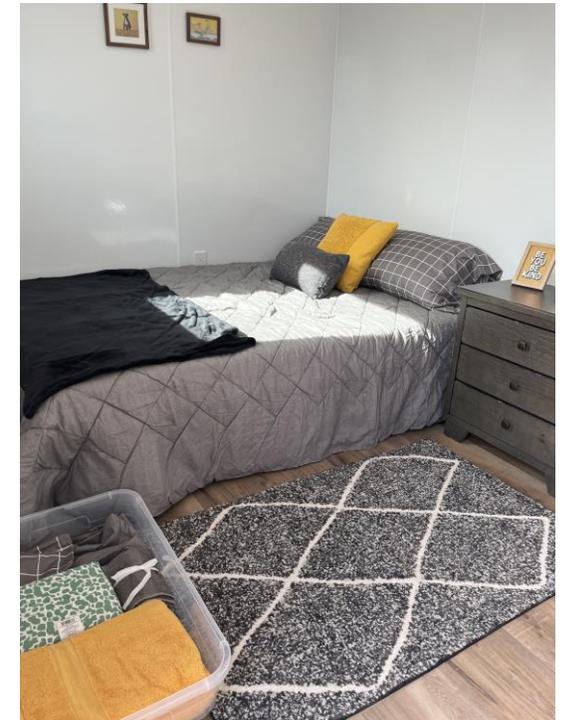
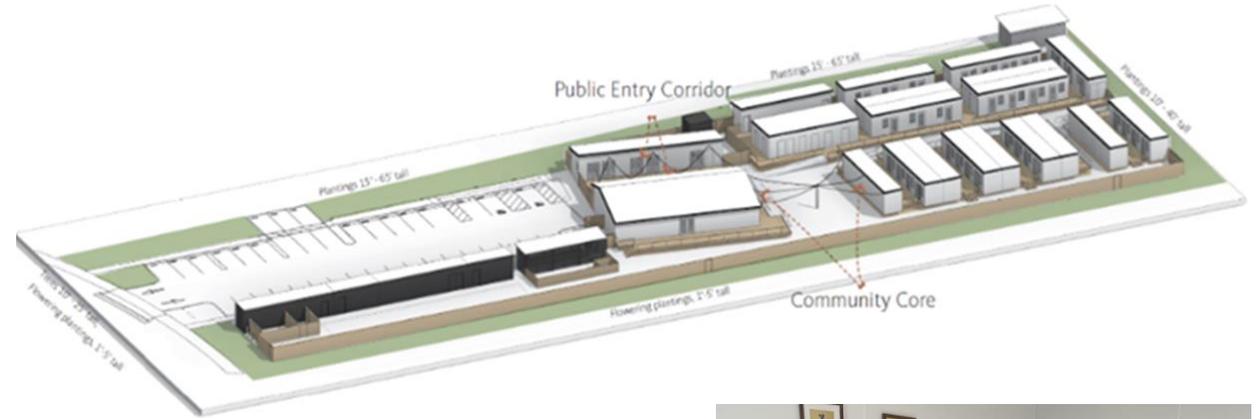
Homekey Round 2 funding: \$14.6m grant

60 private rooms for individuals and couples with extensive community spaces, dining building, case manager offices, computer lab, pet area, garden

The first interim housing/shelter in the city of Rohnert Park

Opened Oct 24, 2022

Just 4 ½ months from the start of construction to full occupancy



The Community Coming Together

An incredible array of values-aligned partners have jumped in to support our “Interim Supportive Housing” vision

Project Partners:



Gensler, one of the most reputable architectural firms in the US, is doing all of our projects essentially pro-bono. They are creating a “kit of parts” that will make it easy and fast to replicate this model over and over again



Swinerton provides discounted general contractor services employing union labor and paying prevailing wages. They partner with skills training programs to teach construction skills to people who formerly experienced homelessness or incarceration--allowing them to rebuild their lives while building housing for others.



PAE, leaders in sustainable engineering design, is working fully pro-bono to help us realize our vision and continuously improve on our model

Philanthropic support:



What we Offer



Help you identify appropriate land

Public parcels, private underutilized sites
Ideally flat, paved, no environmental issues



Develop site plans

Recommend manufacturers for each component
Design site plans to meet your needs



Help you identify funding

Public grants (State)
Private philanthropy
Impact investors



Oversee construction

Keep projects on schedule and budget
Facilitate permitting



Hire the team

Architect, General Contractor
In-house Project Manager



Partner with services agency

Advise best practices
Coordinate community outreach

Ending Street Sleeping CAN be done We are making it happen!



We have sent men to the moon and decoded the human genome....and we can't figure out how to get roofs over peoples' heads. Seriously?!

Its time to set aside old approaches, believe it can be done, and decide to do it.

Governments, community, schools, faith-based organizations....everyone wants to contribute to a real, tangible solution. With Silicon Valley-style passion and optimism, public/private partnerships, and commitment, this CAN and WILL be done.



— Ryan “Nobody” Bauer has been homeless for 30 years.
Sam Whiting/The Chronicle

APPENDIX

Making the Case for Interim Supportive Housing

Permanent vs. Interim: A false choice

- We desperately need more permanent housing to end our housing crisis. Yet at \$800k+ per unit it will take enormous resources and many years to build sufficient supply. No calculator shows how we build our way out of this crisis on that strategy alone.
- In the meantime, 72% of our homeless are literally unsheltered languishing on waiting lists-- often for many years. While they wait, the only option is group shelter. Most prefer the relative safety of encampments.
- The trauma of surviving on the streets dramatically reduces the chances of returning to self-sufficiency. After many years on the streets, PSH is likely the only viable option for most.
- If we provide dignified places that are compelling enough for people to accept placement, they can receive the critical supportive services they need. Services are more effective when the person is out of “survival mode” and in a calm, positive mental and emotional state.
- Data shows that people can and do “self-resolve” if given the chance. We should start with that assumption.
- Many will still need PSH, and we must stay focused on building more. But with interim housing as an anchor component of the system, we will need far less PSH in the long run than we’ll need on this current path.



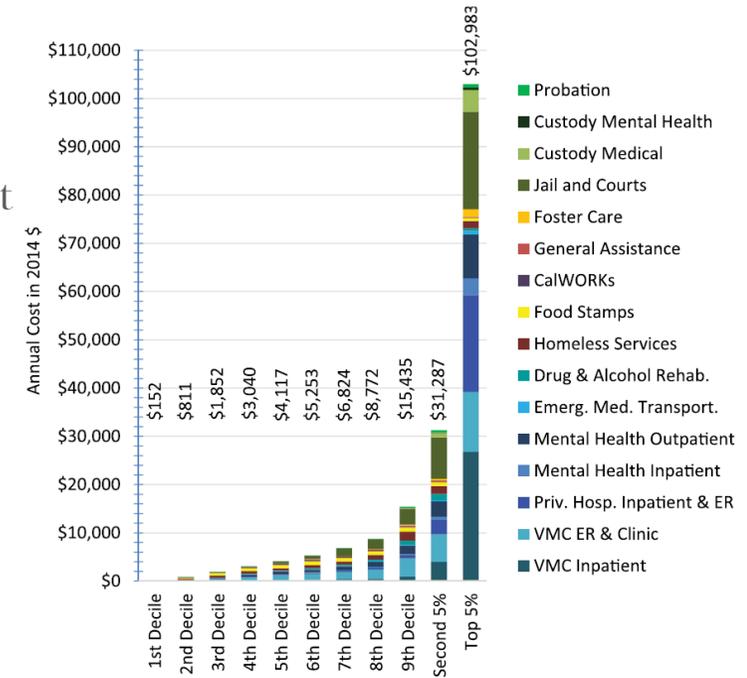
Running the numbers

- With a permanent-only system, for the \$800,000 to build one unit of PSH we could build 16 interim housing units. One person gets a studio apartment while 15 others are dying on the streets
- At \$50,000, the cost per room of a DignityMoves community is less than half the cost per cot in a Navigation Center.*
- Budgets are finite. If we spend 90% on beautiful buildings, that leaves 10% for supportive services. Granite countertops don't solve core problems. DignityMoves want to shift that ratio.
- After languishing on the streets for years, nearly all will need government-funded housing and services for the rest of their lives. With early intervention, a far greater number can return to self-sufficiency and even become taxpayers.

*Construction costs per bed of recent San Francisco Navigation Centers:
 Embarcadero: \$62,500 per bed
 Bayview: \$94,500 per bed



FIGURE 3.2:
 Annual Cost for Residents Homeless in 2012,
 by Cost Decile and Top 5%



From: "Fernando Morales (via Google Docs)" <drive-shares-dm-noreply@google.com>
To: vanessa.saldana@lacity.org
Cc: dylan.sittig@lacity.org, gary.gero@lacity.org, george.hakopiants@lacity.org,
jarrett.thompson@lacity.org, kristen.pawling@lacity.org, leo.daube@lacity.org,
zachary.warma@lacity.org
Date: Thu Aug 24 2023 08:05:20 GMT-0700 (PDT)
Subject: Document shared with you: " 2370 S KELTON AVE (Abutting Commercial Property Owner Questions)"

Fernando Morales shared a document



Fernando Morales (fernando.morales@lacity.org) has invited you to **edit** the following document:

Hi all,

Within this document is an agenda with questions/comments from the direct neighbor to the 2377 Midvale site. I will be tagging folks by question so that we can formulate responses. Thanks!



2370 S KELTON AVE (Abutting Commercial Property Owner Questions)

Open

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because fernando.morales@lacity.org shared a document with you from Google Docs.



From: "Jocelyn Tabata (via Google Docs)" <drive-shares-dm-noreply@google.com>
To: allen.zipper@lacity.org
Date: Thu Jul 27 2023 11:17:37 GMT-0700 (PDT)
Subject: Document shared with you: "23.08.03 Midvale IH Community Meeting (Fernando)"

Jocelyn Tabata shared a document



Jocelyn Tabata (jocelyn.tabata@lacity.org) has invited you to **edit** the following document:

Hi, Allen! The run of show doc that Fernando previously shared for this meeting has been formatted into the briefing template. Kindly make any edits/additions to this doc moving forward. Thank you!

 23.08.03 Midvale IH Community Meeting (Fernando)

Open

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because jocelyn.tabata@lacity.org shared a document with you from Google Docs.



From: "Jocelyn Tabata (via Google Docs)" <drive-shares-dm-noreply@google.com>
To: allen.zipper@lacity.org
Cc: fernando.morales@lacity.org, george.hakopiants@lacity.org, loren.jackson@lacity.org,
vanessa.saldana@lacity.org
Date: Tue Aug 22 2023 16:10:04 GMT-0700 (PDT)
Subject: Document shared with you: "23.08.23 Midvale Neighbors"

Jocelyn Tabata shared a document



Jocelyn Tabata (jocelyn.tabata@lacity.org) has invited you to **edit** the following document:

Hi, all - I started the briefing document for Thursday's meeting. We can finalize this after your prep meeting with Katy tomorrow. Thanks!

 23.08.23 Midvale Neighbors

Open

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because jocelyn.tabata@lacity.org shared a document with you from Google Docs.



From: "George Hakopiants (via Google Docs)" <drive-shares-dm-noreply@google.com>
To: allen.zipper@lacity.org
Date: Tue Aug 01 2023 10:41:55 GMT-0700 (PDT)
Subject: Document shared with you: "Midvale 199 Letter FINAL"

George Hakopiants shared a document



George Hakopiants (george.hakopiants@lacity.org) has invited you to **edit** the following document:



Open

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because george.hakopiants@lacity.org shared a document with you from Google Docs.



From: "Fernando Morales (via Google Docs)" <drive-shares-dm-noreply@google.com>
To: vanessa.saldana@lacity.org
Cc: allen.zipper@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org
Date: Wed Aug 09 2023 17:20:41 GMT-0700 (PDT)
Subject: Document shared with you: "Midvale HOA Questions and Comments"

Fernando Morales shared a document



Fernando Morales (fernando.morales@lacity.org) has invited you to **view** the following document:

Pls do not release in written form quite yet - waiting for final KY review, but sending so that everyone can see.



Midvale HOA Questions and Comments

Open

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because fernando.morales@lacity.org shared a document with you from Google Docs.

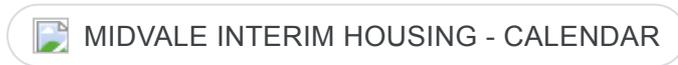


From: "Fernando Morales (via Google Docs)" <drive-shares-dm-noreply@google.com>
To: allen.zipper@lacity.org
Date: Tue May 09 2023 09:28:38 GMT-0700 (PDT)
Subject: Document shared with you: "MIDVALE INTERIM HOUSING - CALENDAR"

Fernando Morales shared a document



Fernando Morales (fernando.morales@lacity.org) has invited you to **view** the following document:



Open

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because fernando.morales@lacity.org shared a document with you from Google Docs.



From: "Allen Zipper (via Google Docs)" <drive-shares-dm-noreply@google.com>
To: jocelyn.tabata@lacity.org
Date: Wed Aug 23 2023 12:21:07 GMT-0700 (PDT)
Subject: Document shared with you: "Midvale/Kelton Residents meeting - Temple Isaiah"

Allen Zipper shared a document



Allen Zipper (allen.zipper@lacity.org) has invited you to **edit** the following document:

Call me if you have any questions.



Midvale/Kelton Residents meeting - Temple Isaiah

Open

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because allen.zipper@lacity.org shared a document with you from Google Docs.



From: "Allen Zipper (via Google Docs)" <drive-shares-dm-noreply@google.com>
To: fernando.morales@lacity.org
Cc: george.hakopiants@lacity.org, vanessa.saldana@lacity.org
Date: Tue Aug 29 2023 21:17:23 GMT-0700 (PDT)
Subject: Document shared with you: "Midvale/Kelton Residents meeting - Temple Isaiah"

Allen Zipper shared a document



Allen Zipper (allen.zipper@lacity.org) has invited you to **edit** the following document:

I have updated this list of attendees from last week's Isaiah - Midvale discussion to include email addresses. Tomorrow I will add the group's follow up questions into this document as well. Vanessa let's discuss how you want to organize this for ongoing outreach.



Midvale/Kelton Residents meeting - Temple Isaiah

Open

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because allen.zipper@lacity.org shared a document with you from Google Docs.



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To: george.hakopiants@lacity.org
Cc: fernando.morales@lacity.org, vanessa.saldana@lacity.org
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Midvale/Kelton Residents meeting - Temple Isaiah

Open

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Midvale/Kelton Residents meeting - Temple Isaiah

Open

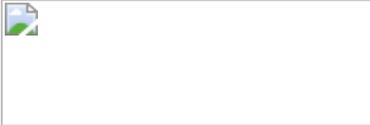
Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because allen.zipper@lacity.org shared a document with you from Google Docs.



From: Fernando Morales <fernando.morales@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: george.hakopiants@lacity.org, vanessa.saldana@lacity.org, Zachary Warma <zachary.warma@lacity.org>, Leo Daube <leo.daube@lacity.org>
Date: Wed Aug 30 2023 08:54:50 GMT-0700 (PDT)
Subject: Re: Document shared with you: "Midvale/Kelton Residents meeting - Temple Isaiah"

Thank you, Allen! Did you have access to the document with the answers to the questions that we used on the day of/would you be able to add that as a starting point?

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Allen Zipper <allen.zipper@lacity.org>

To: Fernando Morales <fernando.morales@lacity.org>

Date: Wed Aug 30 2023 09:55:06 GMT-0700 (PDT)

Subject: Re: Document shared with you: "Midvale/Kelton Residents meeting - Temple Isaiah"

I should be able to. Was that on the briefing sheet or is it a separate document?

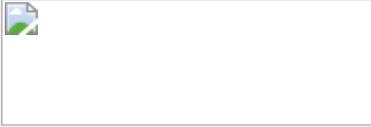
From: Fernando Morales <fernando.morales@lacity.org>

To: Allen Zipper <allen.zipper@lacity.org>

Date: Wed Aug 30 2023 10:06:19 GMT-0700 (PDT)

Subject: Re: Document shared with you: "Midvale/Kelton Residents meeting - Temple Isaiah"

It was the briefing sheet. Thanks!



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Nicole Miner <nlbminer@aol.com>

To: Dylan Sittig <dylan.sittig@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Barbara Broide <wncluc@gmail.com>

Date: Thu Aug 10 2023 09:32:02 GMT-0700 (PDT)

Subject: DOT's Substitute Parking Plan

DOT's precarious rerouting of patron parking is a serious issue, untoward and unacceptable. Instead of simple parking on the northern corner of Pico and Midvale, on the same side of Pico as that group of businesses, the DOT thinks it's just fine to detour to the parking that was Landmark's, on the south side of Pico. Access is through an isolated driveway to park behind a deserted building. Then, after parking, one has to walk back a desolate distance from one's parked car to get to the Pico sidewalk. Then one stands there forever for the light to change to cross Pico, taking a chance to not get killed by a hit and run driver running the light speeding down Pico, hitting you while you cross Pico in the crosswalk. Once across Pico, there you are at a location housing a criminal and mentally ill population which is more important to your City than you are, your safety is, your Community that you bought into is, the residential area for which you pay a lot of tax money. As for DOTs ill conceived idea of substitute parking, what happens if that building gets demolished or gets occupied again? "Do our part?" Westside of CD5 has done our part. Evidence can be cited. City doesn't need to go overboard. A "cheap piece of land because it is City owned" does not justify repurposing it for a use that will ultimately kill a business district and in the end diminish a cohesive historic residential community. Don't kid yourselves, City of LA, this doesn't bode well, will not work out as planned on paper. Nickie Miner

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Thu Aug 10 2023 13:49:25 GMT-0700 (PDT)
Subject: Fwd: DOT's Substitute Parking Plan

FYI, I have not yet responded.

--



Dylan Sittig

Pronouns: He, Him, His

SENIOR PLANNING DEPUTY

O: (213) 473-7005

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: nlbminer@aol.com
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Bcc: jarrett.thompson@lacity.org
Date: Thu Aug 10 2023 14:13:52 GMT-0700 (PDT)
Subject: Re: DOT's Substitute Parking Plan

Hi Nickie,

Thank you so much for reaching out to the Councilwoman and the team with your feedback. It is clear that you care deeply about the wellbeing of your immediate neighbors and people experiencing homelessness in your community - and want to work together to find solutions.

It'd be great to set up a time to talk next week to discuss your concerns.

Let us know if there's a best day/time for you to reach out via phone.

With sincere appreciation,

--



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



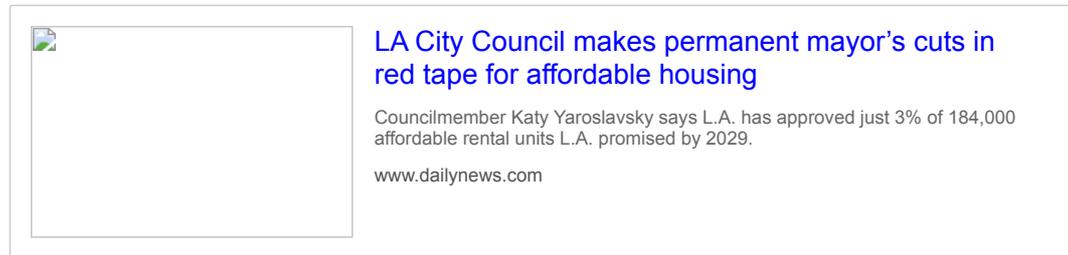
[cd5.lacity.gov](https://www.cd5.lacity.gov)

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: Chris Bowen <ChrisB@lafh.org>
To: Rachel Kassenbrock <RKassenbrock@lafh.org>, Stephanie Klasky-Gamer <Stephanie@lafh.org>, Kimberly Roberts <KRoberts@lafh.org>, Elda Mendez <EMendez@lafh.org>
Cc: "zachary.warma@lacity.org" <zachary.warma@lacity.org>
Date: Tue Jun 27 2023 17:15:09 GMT-0700 (PDT)
Subject: ED 1 Codification passes!

Big win in LA City Hall for our agenda after lots of Council office lobbying! We codified ED1 (and by we I mean our ol' friend Zachary Warma -- CC'd here to celebrate a big victory from his office!)

<https://www.dailynews.com/2023/06/27/la-city-council-makes-permanent-mayors-cuts-in-red-tape-for-affordable-housing/>



LA City Council makes permanent mayor's cuts in red tape for affordable housing

Approval has been taking just 37 days instead of six months under Mayor Karen Bass' streamlining directive

By **CITY NEWS SERVICE** | news@socalnews.com |

PUBLISHED: June 27, 2023 at 2:44 p.m. | UPDATED: June 27, 2023 at 2:54 p.m.

The Los Angeles City Council agreed on Tuesday, June 16 to codify key provisions of [Mayor Karen Bass' executive directive to streamline](#) the process for developing affordable and supportive housing, permanently exempting 100% affordable housing proposals from the city's lengthy discretionary review process.

The council voted 12-0 to approve the motion, with members Curren Price and Monica Rodriguez absent from Tuesday's meeting.

Council members Katy Yaroslavsky, Nithya Raman and Council President Paul Krekorian [introduced the motion](#). Since the mayor signed the executive directive, it has "dramatically cut" approval time for those projects from an average of six months to just 37 days, officials said.

The council members introduced the motion to maintain provisions of the directive, which would have expired without City Council action.

Yaroslavsky urged her colleagues to support her motion, saying that the city has approved less than 3% of the more than 184,000 very low and low-income units they committed to build by 2029. But with key provisions codified into city law, the [city could approve affordable housing development six times faster](#), she said.

The councilwoman called the mayor's executive directive a "game changer" for the city, adding that the Planning Department approved 20 different 100% affordable and supportive housing projects in an average of 37 days compared to the normal six-months-plus wait time.

An additional 28 projects are in the pipeline, representing 2,600 new affordable housing units, officials said.

"The motion before you today is also a clear example of what happens when we cut red tape and accomplish critical work to make L.A. more affordable," Yaroslavsky said. "With this vote, we're taking a critical step forward making L.A. more affordable and a livable city."

In an earlier statement before Tuesday's vote, Yaroslavsky said the city's housing affordability crisis is partially "one of its own making."

"ED1 (Executive Directive 1) changed that by dramatically shortening the time it takes to get shovels in the ground, and new affordable housing built. We can't go back to the way it was before — we must take swift action and enshrine ED1 into law," she added.

The motion was approved by the Housing and Homeless Committee last week.

Yaroslavsky and Raman also introduced a related motion, which delegates authority to the Los Angeles Housing Department to approve funding for affordable housing projects requesting less than \$25 million in city contributions — as long as they meet specific criteria.

The motion is intended to further reduce delays for development of affordable housing projects. According to Yaroslavsky's office, the two motions represent one of the "most ambitious affordable housing streamlining packages in recent city history."

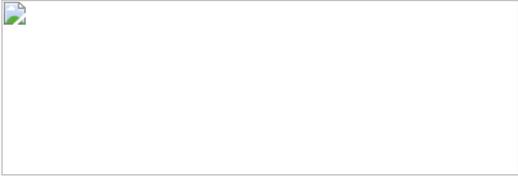
Christopher Nikhil Bowen

He/Him

Director of Policy | [LA Family Housing](#)

c. 802.338.5119 | a. 7843 Lankershim Blvd., N. Hollywood, CA 91605
[Facebook](#) | [Instagram](#) | [Twitter](#) | [LinkedIn](#) | [Join our mailing list](#)

CPRA-02-CD5-2-000651



Attachments:

- Outlook-w5aekhv4.png
-

From: Elda Mendez <EMendez@lafh.org>
To: Chris Bowen <ChrisB@lafh.org>, Rachel Kassenbrock <RKassenbrock@lafh.org>, Stephanie Klasky-Gamer <Stephanie@lafh.org>, Kimberly Roberts <KRoberts@lafh.org>
Cc: "zachary.warma@lacity.org" <zachary.warma@lacity.org>
Date: Tue Jun 27 2023 18:09:04 GMT-0700 (PDT)
Subject: RE: ED 1 Codification passes!

Thank you Zach!!! We appreciate you!!

This is going to be instrumental for all of our projects going forward!

Eida Mendez-Lemus
Chief Real Estate Officer
LA FAMILY HOUSING
7843 Lankershim Blvd.
North Hollywood, CA 91605
Phone: (818) 430-5720
www.lafh.org

We're hiring! Explore open positions at lafh.org/careers

From: Chris Bowen <ChrisB@lafh.org>
Sent: Tuesday, June 27, 2023 5:15 PM
To: Rachel Kassenbrock <RKassenbrock@lafh.org>; Stephanie Klasky-Gamer <Stephanie@LAFH.org>; Kimberly Roberts <KRoberts@LAFH.Mendez <EMendez@lafh.org>
Cc: zachary.warma@lacity.org
Subject: ED 1 Codification passes!

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<https://www.dailynews.com/2023/06/27/la-city-council-makes-permanent-mayors-cuts-in-red-tape-for-affordable-housing/>



[LA City Council makes permanent mayor's cuts in red tape for affordable housing](https://www.dailynews.com/2023/06/27/la-city-council-makes-permanent-mayors-cuts-in-red-tape-for-affordable-housing/)

Councilmember Katy Yaroslavsky says L.A. has approved just 3% of 184,000 affordable rental units promised by 2029.

www.dailynews.com

LA City Council makes permanent mayor's cuts in red tape for affordable housing

Approval has been taking just 37 days instead of six months under Mayor Karen Bass' streamlining directive

By [CITY NEWS SERVICE](mailto:news@socalnews.com) | news@socalnews.com |

PUBLISHED: June 27, 2023 at 2:44 p.m. | UPDATED: June 27, 2023 at 2:54 p.m.

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Council members Katy Yaroslavsky, Nithya Raman and Council President Paul Krekorian [introduced the motion](#). Since the mayor signed the directive, it has "dramatically cut" approval time for those projects from an average of six months to just 37 days, officials said.

The council members introduced the motion to maintain provisions of the directive, which would have expired without City Council action.

Yaroslavsky urged her colleagues to support her motion, saying that the city has approved less than 3% of the more than 184,000 very low and affordable units they committed to build by 2029. But with key provisions codified into city law, the [city could approve affordable housing development faster](#), she said.

The councilwoman called the mayor's executive directive a "game changer" for the city, adding that the Planning Department approved 20 different affordable and supportive housing projects in an average of 37 days compared to the normal six-months-plus wait time.

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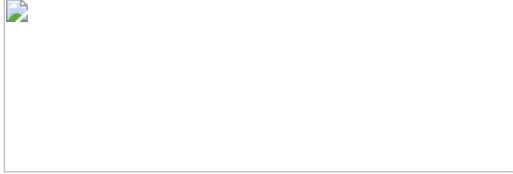
Christopher Nikhil Bowen

He/Him

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c. 802.338.5119 | a. 7843 Lankershim Blvd., N. Hollywood, CA 91605

[Facebook](#) | [Instagram](#) | [Twitter](#) | [LinkedIn](#) | [Join our mailing list](#)



Attachments:

- image001.png
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From: Kimberly Roberts <KRoberts@lafh.org>
To: Elda Mendez <EMendez@lafh.org>
Cc: Chris Bowen <ChrisB@lafh.org>, Rachel Kassenbrock <RKassenbrock@lafh.org>, Stephanie Klasky-Gamer <Stephanie@lafh.org>, "zachary.warma@lacity.org" <zachary.warma@lacity.org>
Date: Tue Jun 27 2023 18:24:35 GMT-0700 (PDT)
Subject: Re: ED 1 Codification passes!

This is amazing!!!! Yay Zach!!

Sent from my iPhone

On Jun 27, 2023, at 6:09 PM, Elda Mendez <EMendez@lafh.org> wrote:

Thank you Zach!!! We appreciate you!!

This is going to be instrumental for all of our projects going forward!

Elda Mendez-Lemus
Chief Real Estate Officer
LA FAMILY HOUSING
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North Hollywood, CA 91605
Phone: (818) 430-5720
www.lafh.org

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Sent: Tuesday, June 27, 2023 5:15 PM
To: Rachel Kassenbrock <RKassenbrock@lafh.org>; Stephanie Klasky-Gamer <Stephanie@LAFH.org>; Kimberly Roberts <KRoberts@LAFH.org>; Elda Mendez <EMendez@lafh.org>
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www.dailynews.com

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Council members Katy Yaroslavsky, Nithya Raman and Council President Paul Krekorian [introduced the motion](#). Since the mayor signed executive directive, it has "dramatically cut" approval time for those projects from an average of six months to just 37 days, officials said. The council members introduced the motion to maintain provisions of the directive, which would have expired without City Council action.

Yaroslavsky urged her colleagues to support her motion, saying that the city has approved less than 3% of the more than 184,000 very low-income units they committed to build by 2029. But with key provisions codified into city law, the [city could approve affordable housing development six times faster](#), she said.

The councilwoman called the mayor's executive directive a "game changer" for the city, adding that the Planning Department approved different 100% affordable and supportive housing projects in an average of 37 days compared to the normal six-months-plus wait time.

An additional 28 projects are in the pipeline, representing 2,600 new affordable housing units, officials said.

"The motion before you today is also a clear example of what happens when we cut red tape and accomplish critical work to make L.A. affordable," Yaroslavsky said. "With this vote, we're taking a critical step forward making L.A. more affordable and a livable city."

In an earlier statement before Tuesday's vote, Yaroslavsky said the city's housing affordability crisis is partially "one of its own making."

"ED1 (Executive Directive 1) changed that by dramatically shortening the time it takes to get shovels in the ground, and new

Christopher Nikhil Bowen

He/Him

Director of Policy | [LA Family Housing](#)

c. 802.338.5119 | **a.** 7843 Lankershim Blvd., N. Hollywood, CA 91605

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Attachments:

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From: Zachary Warrna <zachary.warrna@lafh.org>
To: Kimberly Roberts <KRoberts@lafh.org>, Rachel Kassenbrock <RKassenbrock@lafh.org>, Eida Mendez <EMendez@lafh.org>, Chris Bowen <ChrisB@lafh.org>, Stephanie Klasky-Gamer <Stephanie@lafh.org>
Date: Tue Jun 27 2023 18:32:03 GMT-0700 (PDT)
Subject: Re: ED 1 Codification passes!

How I feel about my amazing LAFH comrades:

image0.gif

Sent from my iPhone

On Jun 27, 2023, at 6:24 PM, Kimberly Roberts <KRoberts@lafh.org> wrote:

This is amazing!!!! Yay Zach!!

Sent from my iPhone

On Jun 27, 2023, at 6:09 PM, Eida Mendez <EMendez@lafh.org> wrote:

Thank you Zach!!! We appreciate you!!

This is going to be instrumental for all of our projects going forward!

Elda Mendez-Lemus
Chief Real Estate Officer
LA FAMILY HOUSING
7843 Lankershim Blvd.
North Hollywood, CA 91605
Phone: (818) 430-5720
www.lafh.org

We're hiring! Explore open positions at lafh.org/careers

From: Chris Bowen <ChrisB@lafh.org>
Sent: Tuesday, June 27, 2023 5:15 PM
To: Rachel Kassenbrock <RKassenbrock@lafh.org>; Stephanie Klasky-Gamer <Stephanie@LAFH.org>; Kimberly Roberts <KRoberts@LAFH.org>; Elda Mendez <EMendez@lafh.org>
Cc: zachary.warma@lacity.org
Subject: ED 1 Codification passes!

Big win in LA City Hall for our agenda after lots of Council office lobbying! We codified ED1 (and by we I mean our ol' friend Zachary Warma -- CC'd here to celebrate a big victory from his office!)

<https://www.dailynews.com/2023/06/27/la-city-council-makes-permanent-mayors-cuts-in-red-tape-for-affordable-housing/>



[LA City Council makes permanent mayor's cuts in red tape for affordable housing](https://www.dailynews.com/2023/06/27/la-city-council-makes-permanent-mayors-cuts-in-red-tape-for-affordable-housing/)

Councilmember Katy Yaroslavsky says L.A. has approved just 3% of 184,000 affordable rental units L.A. promised by 2029.

www.dailynews.com

LA City Council makes permanent mayor's cuts in red tap for affordable housing

Approval has been taking just 37 days instead of six months under Mayor Karen Bass' streamlining directive

By [CITY NEWS SERVICE](http://www.citynewservice.com) | news@socalnews.com |

PUBLISHED: June 27, 2023 at 2:44 p.m. | UPDATED: June 27, 2023 at 2:54 p.m.

The Los Angeles City Council agreed on Tuesday, June 16 to codify key provisions of [Mayor Karen Bass' executive directive to streamline](#) the process for developing affordable and supportive housing, permanently exempting 100% affordable housing proposals from the city's lengthy discretionary review process.

The council voted 12-0 to approve the motion, with members Curren Price and Monica Rodriguez absent from Tuesday's meeting

Council members Katy Yaroslavsky, Nithya Raman and Council President Paul Krekorian [introduced the motion](#). Since the mayor signed the executive directive, it has "dramatically cut" approval time for those projects from an average of six months to just 37 days, officials said.

The council members introduced the motion to maintain provisions of the directive, which would have expired without City Council action.

Yaroslavsky urged her colleagues to support her motion, saying that the city has approved less than 3% of the more than 184,000 very low and low-income units they committed to build by 2029. But with key provisions codified into city law, the [city could approve affordable housing development six times faster](#), she said.

The councilwoman called the mayor's executive directive a "game changer" for the city, adding that the Planning Department approved 20 different 100% affordable and supportive housing projects in an average of 37 days compared to the normal six-months-plus wait time.

An additional 28 projects are in the pipeline, representing 2,600 new affordable housing units, officials said.

"The motion before you today is also a clear example of what happens when we cut red tape and accomplish critical work to make L.A. more affordable," Yaroslavsky said. "With this vote, we're taking a critical step forward making L.A. more affordable and a livable city."

In an earlier statement before Tuesday's vote, Yaroslavsky said the city's housing affordability crisis is partially "one of its own

specific criteria.

The motion is intended to further reduce delays for development of affordable housing projects. According to Yaroslavsky's office the two motions represent one of the "most ambitious affordable housing streamlining packages in recent city history."

Christopher Nikhil Bowen

He/Him

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**CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**

Date: February 9, 2023

To: City Departments
Interested Parties

From: Vincent P. Bertoni, AICP, Director of Planning
Department of City Planning

Osama Younan, General Manager
Department of Building and Safety *O.Y.*

Ann Sewill, General Manager
Housing Department *A.S.*

Subject: IMPLEMENTATION GUIDELINES FOR EXECUTIVE DIRECTIVE 1:
EXPEDITATION OF PERMITS AND CLEARANCES FOR TEMPORARY SHELTERS
AND AFFORDABLE HOUSING TYPES

On December 16, 2022, Mayor Karen Bass issued [Executive Directive 1 \(ED 1\)](#) to facilitate the expeditious processing of Shelter projects and 100 Percent Affordable Housing Projects to address the housing and homelessness crisis in Los Angeles. Effective immediately, the project review procedures in the Department of City Planning (City Planning), the Department of Building and Safety (LADBS), and the Housing Department (LAHD) are modified in response to ED 1. As directed by ED 1, City Planning shall provide guidelines on the implementation of ED 1 related to applications and permitting processes. This memorandum provides guidance for applicants seeking to file an application for projects that are eligible for the ED 1 Ministerial Approval Process—summarizing eligibility criteria and exceptions, general procedures, project review timelines, filing requirements, City Planning fees, development standards, additional tools and resources, and contact information.

Table of Contents

- I. [ED 1 Eligibility Criteria](#)
- II. [City Planning Procedures](#)
- III. [Building & Safety Procedures](#)
- IV. [Housing Department Procedures](#)
- V. [Development Standards, Tribal Consultations, and Labor Standards](#)
- VI. [Additional Resources and Tools](#)
- VII. [Contact Information](#)

I. ED 1 ELIGIBILITY CRITERIA

ED 1 applies to all Shelter projects and 100 Percent Affordable Housing Projects with an active or valid City Planning application or referral form filed with City Planning, and any ED 1 eligible projects under review by LADBS or LAHD. These projects shall hereafter be referred to as ED 1 projects within this memo.

For the purposes of implementing ED 1, “100 Percent Affordable Housing Project” is defined as:

A housing project with five or more units, and with all units affordable either at 80% of Area Median Income or lower (U.S. Department of Housing and Urban Development (HUD) rent levels), or at mixed income with up to 20% of units at 120% AMI (California Department of Housing and Community Development (HCD) rent levels) and the balance at 80% AMI or lower (HUD rent levels), as technically described here: A Housing Development Project, as defined in California Government Code Section (§) 65589.5, that includes 100% covenant-restricted affordable units (excluding any manager's units) for which rental or mortgage amounts are limited so as to be affordable to and occupied by Lower Income households, as defined in California Health and Safety Code §50079.5, or that meets the definition of a 100% affordable housing development in CA Government Code §65915(b)(1)G)2, as determined by the Los Angeles Housing Department (LAHD).

This definition is limited to projects that are for rent, as opposed to affordable for-sale projects. Rent Schedules with the applicable rents by unit size and income category are maintained by LAHD and are updated annually. Rent schedules can be seen at <https://housing.lacity.org/partners/land-use-rent-income-schedules>.

As stated in ED 1, projects requiring a legislative action (e.g., General Plan Amendment, Zone Change, Height District Change) or projects seeking a deviation from development standards (e.g., adjustment, variance, specific plan exception, waiver of dedication/Improvement) are ineligible for the ED 1 Ministerial Approval Process. Projects that require consideration of a Coastal Development Permit or are subject to the Subdivision Map Act are also ineligible.

If a project changes at any time in the review and construction process such that it no longer meets ED 1 eligibility criteria, the project becomes disqualified from ED1 streamlining and all prior determinations on the project become inapplicable. For projects requiring a City Planning application, if a project changes at any point during the City Planning review or post-approval process such that the project would no longer qualify for ED 1 streamlining, a new City Planning application will be required, including new referral forms, the submission of all required filing documents and payment of fees for a new project. For projects submitted to LADBS, applicants should contact the plan check engineer and supervisor to go over the changes and obtain instructions on how to proceed as a regular project outside of the ED 1 processes.

II. CITY PLANNING PROCEDURES

In order to implement ED 1, all ED 1 projects will be reviewed through the *ED 1 Ministerial Approval Process*. The ED 1 Ministerial Approval Process provides ED 1 projects with project review streamlining enhancements, shortened review periods at all stages of the City Planning project review process, and reduced filing fees. Projects eligible for the ED 1 Ministerial Approval Process may use the ED 1 Case Intake Instructions and Checklist when available to guide the preparation of project applications.

Pre-Application Timelines and Procedures

Pre-application referrals within the department shall be reviewed concurrently for ED 1 projects, provided that the request for the referrals along with the applicable materials are submitted through the City Planning's [Online Application System \(OAS\)](https://plncts.lacity.org/oas) (<https://plncts.lacity.org/oas>). City Planning affordable housing referral forms, Redevelopment Project referral forms, Project Planning referral forms, Historic Preservation Overlay Zone referral forms, and Housing Crisis Act Vesting Preliminary Applications shall be assigned to staff for review within two (2) business days of receipt of all required documents and payment of fees (when applicable). Within ten (10) business days of receiving a complete set of information, staff will either issue the applicable referrals or provide the applicant with all information required in order to issue the referrals.

Case Filing Appointments, Fees, and Requirements

Projects using the ED 1 Ministerial Approval Process may submit a City Planning application through OAS or in-person. Applications for ED 1 projects will receive priority scheduling for case filing appointments.

Visit the [BuildLA](https://appointments.lacity.org/apptsys/Public/Account) website (<https://appointments.lacity.org/apptsys/Public/Account>) to schedule an in-person or virtual appointment to file a City Planning application. Priority case filing appointments will be provided to applicants for projects that qualify for the ED 1 Ministerial Approval Process.

Case filing fees shall be set at “Administrative Review - Major,” plus surcharges, pursuant to Los Angeles Municipal Code (LAMC) Section 19.04 regardless of the number and type of City Planning requests made for the project.

A Preliminary Zoning Assessment (PZA) from the Department of Building and Safety (LADBS) and a Replacement Unit Determination (RUD) from LAHD are not required to be completed at the time of City Planning application filing. In lieu of a completed PZA or RUD, proof of filing of each will be accepted for concurrent review and must be provided in order to deem the application complete for review. Proof of filing for the PZA can include a copy of the applicable plan check application along with the assigned permit application number and the receipted invoice. Proof of filing for the RUD can include a copy of the applicable, dated RUD application along with the assigned Housing Information Management System (HIMS) number.

The public counters may be reached at planning.figcounter@lacity.org and planning.mbc2@lacity.org for information and questions on application filing requirements and procedures.

City Planning Application Timelines and Procedures

No later than thirty (30) days after a City Planning application is submitted and fees are paid, City Planning shall provide the applicant a list of all changes, amendments, corrections, amplifications, clarifications, or missing documents necessary to deem an application complete (“deemed complete date”). Ministerial ED 1 approvals shall be decided no later than sixty (60) days after the deemed complete date.

Projects eligible for the ED 1 Ministerial Approval Process shall be exempt from California Environmental Quality Act (CEQA) as a ministerial project and from Site Plan Review procedures, pursuant to LAMC §16.05 (or Project Review, pursuant to LAMC §13 B.2.4, as the Site Plan Review process will be referred to after the July 2023 operative date of Chapter 1A of the new Zoning Code). In addition, no public hearings will be required, and the Administrative Compliance Letter will not be subject to appeals.

Through the ED 1 Ministerial Approval Process, City Planning will review only the objective development standards of the Zoning Code and of any applicable Specific Plans, Redevelopment Plan, Historic Preservation Overlay Zone, Community Plan Implementation Overlay or other Zoning Overlay areas. Any requested State Density Bonus and LAMC bonuses, incentives, waivers and concessions that are allowable through the incentive programs may be used to achieve compliance with applicable objective zoning standards.

Building Permit Clearance and Case Condition Clearance Timelines and Procedures

A clearance to City Planning for Site Plan Review shall not be required for ED 1 projects during the permitting process. In addition, the LAHD affordable housing covenant required for City Planning case condition clearance shall be satisfied with a copy of the signed affordable housing covenant from LAHD at the time of building permit clearance. A copy of the final recorded

covenant shall be submitted to City Planning for inclusion in the case file upon receipt from the Los Angeles County Registrar-Recorder.

In order to obtain permit clearances from City Planning, applicants may submit a single request for all clearances through [OAS](https://plncts.lacity.org/oas) (<https://plncts.lacity.org/oas>), where the relevant staff will be notified of a request for clearance from an ED 1 project.

Priority appointments will be provided for ED 1 project applicants to complete Case Condition Clearance and/or Landscape Review and electronic stamping will be provided, when applicable.

For additional information on ED 1 implementation in the processes administered by LADBS, please refer to LADBS' ED 1 implementation guidelines, below.

Previously Approved City Planning Cases

Any previously approved projects that qualify for ED 1 streamlining will not be converted into Administrative Review cases, CEQA cases will not be terminated, and cases will not be eligible for refunds of paid fees. However, previously approved projects that qualify for ED 1 streamlining, will be eligible to receive City Planning building permit clearances or feedback within five (5) business days of applicant request and submittal of required documents and payment of applicable fees, and within two (2) business days of applicant request and submittal of required documents any any applicable fees for Shelters.

III. BUILDING AND SAFETY (LADBS) PROCEDURES

Permit Applications and Procedures

All plan check and inspection procedures will be expedited for review and approvals in the permitting and inspection process within the given applicable timelines of ED 1 and within the boundaries of state and local guidelines.

To apply for a permit for a ED 1 project, applicants can submit complete plans and supporting documents to LADBS using the online permitting system ePlanLA (<https://eplanla.lacity.org>). Once all the required application and submittal documents are submitted, a payment link will be emailed to the applicant. Once plan check fees are paid, the application is deemed complete and officially submitted. Alternatively, the applicant can submit in-person by making an appointment, although online submittals are highly encouraged. Once the plans for the project are officially submitted, the plans will be assigned to a plan check engineer within the LADBS Affordable Housing Section for review. After project review, the applicant will be notified of any comments to address, and relevant clearances will be issued to obtain approval from other Sections and other City Departments. Applicants are encouraged to reach out to the other Sections and City Departments as soon as possible to obtain clearance approvals. Once all comments are addressed and clearances approved, a permit will be issued after final permit fees are paid.

As stated in the above section, a clearance to City Planning for Site Plan Review shall not be required for ED 1 projects.

The Affordable Housing Section has highly experienced Plan Check Engineers who specialize in affordable housing projects and can provide guidance to applicants and consultants regarding the projects under their review.

Development Service Case Management

The Development Services Case Management office (DSCM) is composed of Case Managers from the Department of Building and Safety, City Planning, Department of Public Works Bureau of Engineering, Department of Transportation, and Department of Water and Power. Each project is assigned a Case Manager representing each of these departments as necessary. Case Managers work together as a team to guide a project from pre-development to completion, each providing their expertise in one of the City's major processes – permitting, City Planning approvals, public improvements, and utility design.

ED 1 projects and Shelters will receive priority scheduling of DSCM meeting requests. To schedule a meeting with DSCM, submit a Service Request Form at <https://ladbs.org/services/special-assistance/dscm>.

Inspection Timelines and Procedures

After a permit has been issued, Contractors can schedule inspections online at <https://ladbs.org/services/core-services/inspection> or by phone. Inspections happen at various stages of construction to ensure compliance with the approved plans. Once the construction is complete and all clearances/approvals are obtained from the City Departments, a Temporary Certificate of Occupancy or a Certificate of Occupancy will be issued.

IV. HOUSING DEPARTMENT PROCEDURES

For all ED 1 projects, the following processes in LAHD will be expedited and simplified wherever possible: (1) Replacement Unit Determinations (RUDs), (2) Affordability Covenants, and (3) Accessible Housing Program (AHP) Accessibility Plan Review and Clearances.

Replacement Unit Determinations

ED 1 applies to the RUD process required by the Housing Crisis Act of 2019 (California Senate Bills 330 (SB 330) and SB 8). In order to expedite the RUD, LAHD will utilize a simplified RUD application and review process, implement concurrent review of a RUD application, and

implement other related process improvements. These improvements apply to applications already in process, as well as any applications submitted for ED 1 projects going forward.

RUD Process Streamlining

- A. **Prioritization of ED 1 Projects:** Land Use Unit staff is responsible for processing RUD applications for both ED 1 projects as well as projects that are not eligible for ED 1 streamlining. Therefore, staff will prioritize and closely track ED 1 projects in order to meet expedited timelines.
- B. **Concurrent Review:** Applicants for ED 1 projects may now apply for RUDs at the same time as applying for review by the City Planning, instead of waiting for the RUD to be approved by LAHD in order to submit their application to City Planning. Processing of RUDs will be undertaken concurrently with City Planning application reviews and completed prior to the issuance of an Administrative Compliance Letter from City Planning.
- C. **Vacancy Verification:** Because all units to be demolished in an ED 1 project will be replaced with a project that is 100% affordable per the definition of an ED 1 project, LAHD will no longer require verification of vacant units through correspondence with the Los Angeles Department of Water and Power (LADWP).
- D. **Simplified requirements and forms.** Land Use Unit staff have revised forms for easier understanding and completion to confirm the level of affordability for required replacement units. Tenants can now complete the Tenant Declaration form by indicating their monthly income without the need to submit backup income documentation. Additionally, LAHD has prepared FAQs and will make them available to tenants to address the most commonly asked questions regarding the process and information needed to ensure the replacement unit requirements satisfy applicable law.

Affordability Covenants

City-subsidized or incentivized projects must record a covenant to guarantee the affordability of the housing units provided for the duration of the covenant period, which is typically 55 years. In order to expedite the covenant processing timeline, LAHD will utilize a simplified application process and implement concurrent review and processing, among other related process improvements. These improvements apply to applications already in process, as well as any applications submitted for ED 1 projects going forward.

Affordability Covenant Process Streamlining

- A. **Prioritization of ED1 Projects:** Land Use Unit staff is responsible for processing Affordability Covenant applications for both ED 1 projects as well as projects that are not eligible for ED 1 streamlining. Therefore, staff will prioritize and closely track ED 1 projects in order to meet expedited timelines.
- B. **Concurrent Review:** Applicants for ED 1 projects may now apply for both the RUD and Affordability Covenant at the same time, at the beginning of an ED 1 project's review process. This will allow Applicants for ED1 Projects to apply for necessary

LAHD review at the same time as applying for their building permit or City Planning review, as applicable. Because the Affordability Covenant requirements must match the final mix of affordable units proposed for a project, the specific terms of the covenant, such as the number of and level of affordability for the covenanted units, will be finalized upon issuance of a final City Planning or LADBS approval for an ED 1 project, and will be in place prior to the commencement of construction.

- C. **Standardization of Affordability Covenants:** Terms and conditions for affordability covenants will be standardized to the extent feasible for each funding and regulatory source that requires an affordability covenant to be recorded.
- D. **Affordability Covenant Recording:** City Planning will accept an unrecorded covenant with Owner/Applicant's signature, instead of requiring a final recorded covenant before issuing City Planning clearance for an ED 1 project applicant's building permit clearance. This will allow other steps in the development process to proceed while the covenant is recorded.

Accessible Housing Program

The City's AcHP applies to specified housing development projects that are, in main part, financially supported with City funding or financed with state or federal funds through a program administered by the City (Covered Housing Projects). These Covered Housing Projects must comply with the requirements of AcHP, which include compliance with the terms of the Corrected Settlement Agreement (CSA) between the City and private plaintiffs (CSA), the terms of the Voluntary Compliance Agreement (VCA) between the City and HUD, and local, state, and federal accessibility standards. These requirements are identified at the plan review stage, and all Covered Housing Projects must show compliance with applicable accessibility requirements in their approved plans prior to receiving building permits. Once under construction, a Covered Housing Project must be built in compliance with the approved plans and in accordance with the applicable accessibility requirements. Therefore, a Covered Housing Project must receive AcHP clearance prior to the issuance of a Temporary Certificate of Occupancy (TCO) and approval through AcHP confirming the project as in compliance with the CSA and VCA prior to receiving a final Certificate of Occupancy (COO).

AcHP staff will expedite the review and approval process for accessibility plans, expedite clearances for TCOs, and expedite the process for final COO approvals. This will accelerate the construction and occupancy of ED 1 projects that are also Covered Housing Projects, while still enabling the projects to meet the requirements of the CSA and VCA.

Accessibility Plan Review and Approval Process Streamlining

Review and approval of plans for compliance with the accessibility requirements that apply to projects covered by AcHP will be undertaken concurrently with the plan review process of other City departments whenever feasible unless sequential review is requested by the applicant. The following steps and timeframes will apply to the AcHP Accessibility Plan Review process:

1. Screening and Assignment of Accessibility Plan Review Package - 8 Business Days. Applicants shall submit a complete Accessibility Plan Review package to AcHP in order for accessibility plan review to proceed. To ensure application packages are complete, within 8 business days of the initial submittal, AcHP will assign a lead staff person, conduct a screening review of the materials, and inform the applicant for an ED 1 project of any missing or incomplete materials necessary to conduct the full Accessibility Plan Review. Applications for Accessibility Plan Review shall be submitted electronically via lahd.retrofit@lacity.org and, to trigger concurrent review, shall be submitted to AcHP at the same time as submitted to LADBS or any other department for that department's plan review. A complete Accessibility Plan Review package shall include:
 - a. 80-100% construction documents (plans),
 - b. Accessibility design review by the ED1 Project's Certified Access Specialist (CAsp),
 - c. Technical Services Request Form (TSR), and
 - d. Copies of any applicable loan applications or funding source documents necessary to verify the accessibility standards that apply to the project, including documentation of Enhanced Accessibility Program features where applicable.
2. Full Accessibility Plan Review - 25 Business Days. Within 25 business days after a complete Accessibility Plan Review package is submitted, assigned AcHP staff will complete the review of the Accessibility Plan Review package, and prepare necessary corrections for the ED 1 project. The corrections will be transmitted to an AcHP supervisor for review and confirmation prior to release to the ED1 Applicant.
3. Supervisor Review and Release of Corrections to Applicant - 5 Business Days. Within 5 business days after the completion of the full Accessibility Plan Review, the AcHP supervisor shall review the materials, and the corrections shall be provided to the applicant. Corrections are issued directly to the ED 1 project applicant.

Corrections shall be made by the applicant for an ED 1 project and returned directly to the AcHP staff assigned to the ED 1 project. When corrections are complete and accessibility plans are ready to be approved, AcHP staff will sign and/or stamp the plans electronically to indicate approval.

TCO Clearances and COO Approvals Process Streamlining

TCO Clearance

Clearances are required from AcHP prior to issuance of a Temporary Certificate of Occupancy (TCO), which is a necessary step for tenants to occupy ED 1 projects. During construction of an ED 1 project, the City's Neutral Accessibility Consultant (NAC), which is the accessibility expert retained by the City pursuant to the terms of the CSA and VCA, will inspect the ED 1 project and issue any necessary corrections to ensure compliance with applicable accessibility requirements. These inspections are concurrent with other construction progress inspections of the project.

It should be noted that final inspection and verification by the NAC is not a precondition for AcHP to issue its clearance for a TCO. Therefore, AcHP staff will issue a clearance for a TCO within 5 business days of receiving a complete request for a TCO from an applicant for an ED 1 project.

The NAC will concurrently conduct any necessary reinspections of the ED 1 project to confirm corrections have been made in accordance with applicable requirements.

COO Approval

Approval of a COO for an ED 1 project that is a Covered Housing Project does require verification of compliance by the NAC. The verification by the NAC is required in order to confirm compliance with the City's obligations to provide a specified number of accessible units pursuant to the terms of the CSA and VCA. The NAC's verification is a precondition for the City to be able to certify accessible units as in satisfaction of our settlement obligations.

In order to expedite approval of a COO, AcHP staff will schedule the NAC for any necessary site reinspection within 5 business days of a request by an applicant for an ED 1 project to inspect the corrections made. If no further corrections are required as a result of the reinspection, within 5 business days of the NAC's reinspection, the NAC will issue a report indicating there are no further deficiencies. Upon receipt of that report, AcHP staff will issue AcHP approval for the COO.

LAHD Contacts for ED 1 Projects

For questions or further information regarding RUDs or Affordability Covenants, applicants should contact Lahd-Landuse@lacity.org, and indicate "ED 1 Project" in the subject line.

For questions or further information regarding AcHP or to submit an application for AcHP Accessibility Plan Review, applicants should contact lahd.retrofit@lacity.org.

V. DEVELOPMENT STANDARDS, TRIBAL CONSULTATIONS, AND LABOR STANDARDS

Density

ED 1 projects shall utilize the maximum allowable base density under the zoning ordinance, specific plan or zoning overlay, or General Plan land use designation. Affordable, set-aside units required through either a Density Bonus or TOC request will be calculated based on the maximum allowable density. To determine a project site's applicable zone, specific plan, overlay and General Plan land use visit the [ZIMAS \(http://zimas.lacity.org/\)](http://zimas.lacity.org/) website under the "Jurisdictional" and "Planning and Zoning" tabs.

Parking

Parking reductions may be applied to ED 1 projects consistent with the affordable housing program being utilized, including Density Bonus, Transit Oriented Communities (TOC), and Qualified Permanent Supportive Housing (QPSH) programs. 100 percent affordable housing projects utilizing Density Bonus law (Assembly Bill [AB] 2345) and located within ½ mile of a major transit stop are not required to provide any parking spaces. Housing development projects utilizing

any affordable housing program and located within ½ mile of a major transit stop are not required to provide any parking spaces pursuant to AB 2097.

AB 2097 eligibility is available on the [ZIMAS \(http://zimas.lacity.org/\)](http://zimas.lacity.org/) website under the “Planning and Zoning” tab.

Height

In addition to height incentives available under various affordable housing incentive programs, AB 2334 (2022) amended State Density Bonus Law to allow projects in a “very low vehicle travel area” to be eligible for an additional three stories, or 33 feet in height. Check the “Planning and Zoning” tab on [ZIMAS \(http://zimas.lacity.org/\)](http://zimas.lacity.org/) website to find out if a specific site is located in a “very low vehicle travel area,” and contact City Planning’s Affordable Housing Services Section (AHSS) for information on incentives provided by this law. Contact information is provided below.

Vesting of City Ordinances, Policies, and Standards

An ED 1 project may qualify for vesting of City ordinances policies and standards through either the submittal of plans sufficient for a complete plan check to LADBS, consistent with LAMC §12.26-A.3 or the submittal of a complete Housing Crisis Act (HCA) Vesting Preliminary Application prior to case filing. The vesting provisions that apply to projects associated with the SB 35 Ministerial Approval Process, a legislative action or a subdivision do not apply to ED 1 projects.

Tribal Consultations and Labor Standards

AB 168 Tribal Scoping Consultations for SB 35 projects and AB 52 tribal consultations do not apply to projects using the ED 1 Ministerial Approval Process. The labor provisions of Section 403 of the SB 35 Guidelines and Los Angeles Municipal Code §11.5.11(i) for projects requiring a legislative action also do not apply to projects using the ED 1 Ministerial Approval Process.

VI. ADDITIONAL RESOURCES AND TOOLS

In an effort to fully implement ED 1, City Planning is making the following technology updates to existing online resources to further enhance usability for City staff and applicants:

Executive Directive 1 (ED 1)

[*Executive Directive No. 1 – Expedition of Permits and Clearances for Temporary Shelters and Affordable Housing Types*](#) was signed by Mayor Karen Bass and issued on December 16, 2022. ED 1 aims to expedite project and funding approvals for eligible ED 1 projects

ED 1 Web Map

The citywide ED 1 web map locates all ED 1 projects that filed a City Planning case or a LADBS plan check application. The web map also provides links to project descriptions and status and other relevant map layers.

ED 1 City Planning Case Filing Instructions and Intake Checklist

The ED 1 case filing instructions will provide relevant information and requirements applicable only to projects to be reviewed through the ED 1 Ministerial Approval Process.

ZIMAS

City Planning's [Zoning Information and Map Access System \(ZIMAS\)](http://zimas.lacity.org/) (<http://zimas.lacity.org/>) is a web-based mapping tool that provides zoning, ED 1 and an array of site-specific information to help with making informed land use decisions. [Additional information and tutorials on ZIMAS](https://planning.lacity.org/zoning/zoning-search) (<https://planning.lacity.org/zoning/zoning-search>) are available on the City Planning department website.

Online City Planning Submissions

The [Online Application System](https://plncts.lacity.org/oas) (OAS) (<https://plncts.lacity.org/oas>) can be used to submit a request for relevant referral forms processed by City Planning, as well as application submissions, building permit clearances, and case condition clearances.

In-Person Submissions and Informational Appointments

In-person filing appointments and informational meetings with City staff can be made through the [BuildLA appointment system](https://appointments.lacity.org/apptsys/Public/Account) (<https://appointments.lacity.org/apptsys/Public/Account>).

City Planning Fee Estimator

Obtain an estimate of City Planning fees using the [City Planning Fee Estimator](https://planning.lacity.org/development-services/fee-estimator) (<https://planning.lacity.org/development-services/fee-estimator>). For ED 1 case filing fees, select "Select from All Fees," and then "ED1-Executive Directive 1."

LADBS ePlanLA

[ePlanLA](https://eplanla.lacity.org/) (<https://eplanla.lacity.org/>) is an online service for submitting plans for plan check, applying for permits, and tracking the progress of these applications.

Optional HCA Vesting Preliminary Applications

An optional HCA Vesting Preliminary Application may be submitted through [OAS](https://plncts.lacity.org/oas) (<https://plncts.lacity.org/oas>).

VII. CONTACT INFORMATION

CITY PLANNING

City Planning Public Counters

City Planning's public counters offer in-person and virtual services, including application submissions, building permit clearances and answers to general questions. To make an appointment for case filing, case condition clearances, building permit clearances, or other inquiries, an appointment may be made through [OAS\(https://plncts.lacity.org/oas\)](https://plncts.lacity.org/oas). Inquiries can also be sent to the Metro Public Counter at Planning.figcounter@lacity.org or the Van Nuys Public Counter at Planning.mbc2@lacity.org.

[Locations & Hours | Los Angeles City Planning \(lacity.org\)](https://planning.lacity.org/contact/locations-hours)
(<https://planning.lacity.org/contact/locations-hours>)

Affordable Housing Services Section (AHSS)

The Affordable Housing Services Section offers specialized, technical assistance, and processing of pre-application referral forms for a number of affordable housing programs including:

- Executive Directive 1
- Density Bonus
- Transit Oriented Communities (TOC)
- Measure JJJ
- Qualified Permanent Supportive Housing (QPSH)

For affordable housing inquiries, please email Planning.PriorityHousing@lacity.org

Redevelopment Plan Area (RPA) Projects

Each Redevelopment Plan has a unique set of land use regulations. Development projects located within Redevelopment Project Areas are reviewed for compliance with the Redevelopment Plans. For general Redevelopment Plan inquiries, please email planning.redevelopment@lacity.org. For administrative review and building permit clearances, submit requests through the [online application portal \(https://plncts.lacity.org/oas\)](https://plncts.lacity.org/oas).

City Planning Case Management

In partnership with LADBS, City Planning offers [Development Services Case Management \(DSCM\)](https://www.ladbs.org/services/special-assistance/dscm) (<https://www.ladbs.org/services/special-assistance/dscm>): the main portal for consultation, assistance and troubleshooting for complex development projects requiring interdepartmental approvals. The office brings together case managers from various city departments, including City Planning, Building and Safety, Engineering, Transportation, and Water and Power. For City Planning Case Management inquiries, please email Planning.CaseManagement@lacity.org

Housing Crisis Act Vesting

Most housing projects qualify to submit an optional [HCA Vesting Preliminary Application](#), which "locks in" local planning and zoning rules at the time the complete application is submitted. To initiate a request for HCA vesting rights, submit a [Housing Crisis Act Vesting Preliminary Application \(CP-4062\) Form](#) and the required materials through City Planning's [Online Application Portal](#). Email Planning.HCA@lacity.org or visit [City Planning's HCA implementation page](#) (<https://planning.lacity.org/development-services/housing-crisis-act>) for more information.

LADBS

Affordable Housing Section

The Affordable Housing Section to help expedite the permitting process for affordable housing development projects by streamlining and providing flexibility in the submittal procedures.

For affordable housing inquiries, please email ladbs.ahs@lacity.org

LAHD

The Land Use Unit process applications for RUDs and Affordability Covenants. For questions or further information regarding RUDs or Affordability Covenants, applicants should contact Lahd-Landuse@lacity.org, and indicate "ED 1 Project" in the subject line.

AcHP's Retrofit Unit is responsible for Accessibility Plan Review and Approval as well as the necessary LAHD clearances and approvals for TCOs and final Certificates of Occupancy. For questions or further information regarding AcHP or to submit an application for AcHP Accessibility Plan Review applicants should contact lahd.retrofit@lacity.org.

Applicable rent schedules can be seen on LAHD's website at the following link: <https://housing.lacity.org/partners/land-use-rent-income-schedules>

From: Lisa Waltz <waltzworld@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
Date: Tue Sep 12 2023 21:56:20 GMT-0700 (PDT)
Subject: emotions are high

Hi Guys

I just wanted to take a moment and say thank you for all you are doing and the time you are giving to the community.

The Midvale project is tough and so many are intractable.

I just wanted to say I have been following many threads and appreciate your response and your kindness inside the responses.

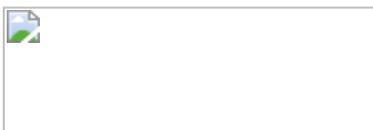
Lisa

From: Fernando Morales <fernando.morales@lacity.org>
To: Lisa Waltz <waltzworld@gmail.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
Date: Wed Sep 13 2023 09:34:19 GMT-0700 (PDT)
Subject: Re: emotions are high

Thank you, Lisa. It is so appreciated. The fear shared by some neighbors to something new to CD 5 is understood/felt. We're working to be as responsive as possible, but want to make sure that we maintain the bandwidth to continue meeting with neighbors that may not be reaching out as much. Speaking of which, if you were open to it, it would be great to check-in to get your thoughts on the best way to move forward small group meetings with Q&A with local businesses. Is there a day that looks good on your end?

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Lisa Waltz <waltzworld@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
Date: Wed Sep 13 2023 10:05:00 GMT-0700 (PDT)
Subject: Re: emotions are high

Would be happy to introduce you to some business folks.
I am leaving town on Sat for a week..so it will have to keep till the following week..maybe the end of Sept?
Lets keep in touch
Lisa

From: Fernando Morales <fernando.morales@lacity.org>
To: Lisa Waltz <waltzworld@gmail.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
Date: Thu Sep 14 2023 15:58:18 GMT-0700 (PDT)
Subject: Re: emotions are high

Sounds good, Lisa! We're happy to do some first outreach to any folks you share in the meantime and set a time for when you are back for a meeting. Thank you again and I hope the time away is for generally fun reasons. Thanks!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

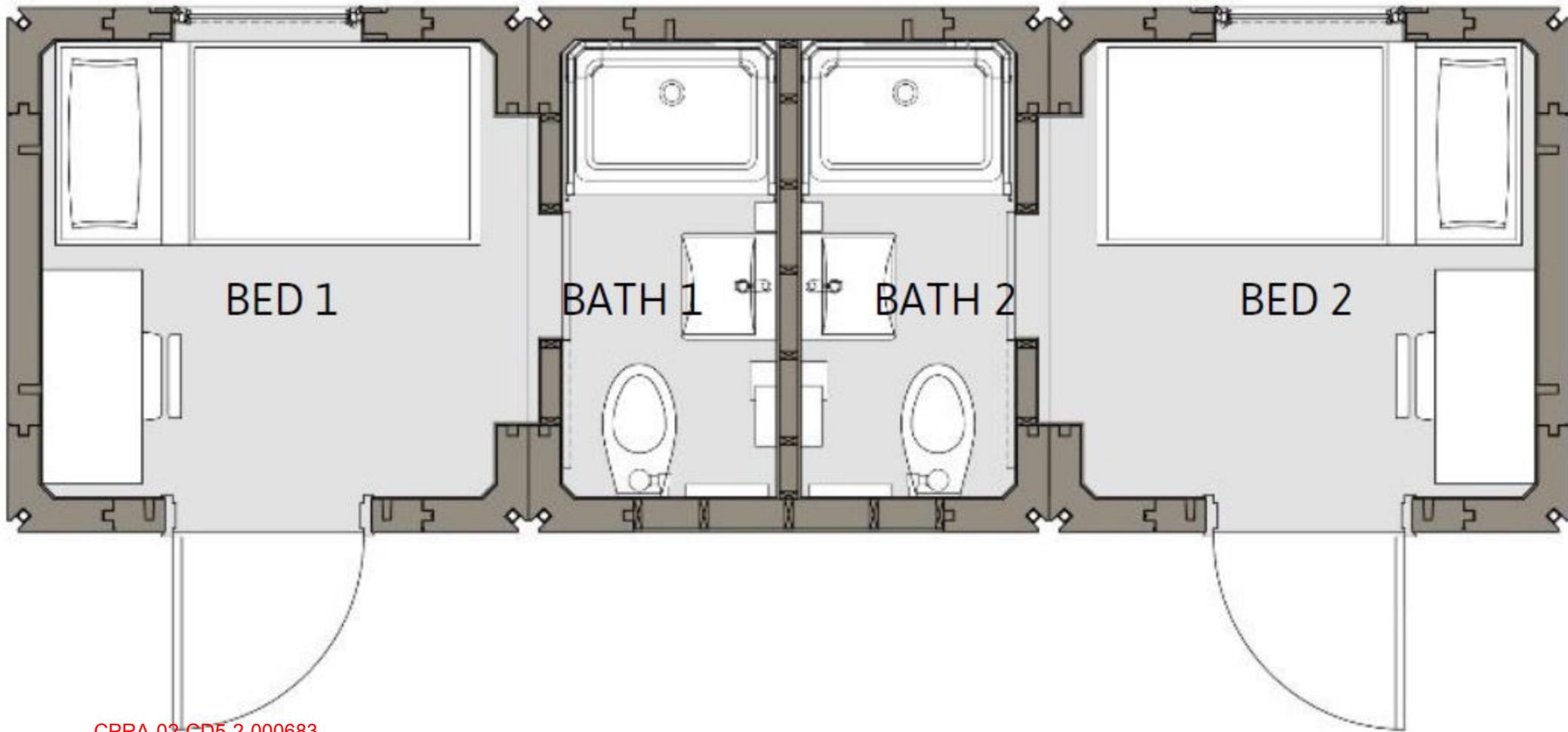
City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



CPRA-02-CD5-2-000683

From: Gary Gero <gary.gero@lacity.org>
To: Ida Rubio <ida.rubio@lacity.org>, Yolanda Chavez <yolanda.chavez@lacity.org>, Eve Bachrach <eve.bachrach@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>
Date: Mon May 01 2023 17:07:31 GMT-0700 (PDT)
Subject: evaluate a proposed land swap

Hi Ida, Yolanda, and Eve-

We have been in discussions with Culver City over a parcel of land in the City of LA at 9415-9425 Venice Blvd. that they own and would like to use for interim or possibly permanent supportive housing (see attached). As part of that, they offered to swap that parcel for Media Park at 90070 Venice which is an LA city park that is under a long-term lease to them (I believe). I understand that you are the folks who could evaluate such a proposal so wanted to ask how to go about initiating such a review.

I appreciate any help you can provide, thanks!

Kindly,
Gary



Gary Gero

Chief of Staff

Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012

Attachments:

- City of Los Angeles Mail - Culver City Venice Parking Lot.pdf
-

From: Yolanda Chavez <yolanda.chavez@lacity.org>
To: Gary Gero <gary.gero@lacity.org>
Cc: Ida Rubio <ida.rubio@lacity.org>, Eve Bachrach <eve.bachrach@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Mon May 01 2023 17:21:47 GMT-0700 (PDT)
Subject: Re: evaluate a proposed land swap

Hi Gary, The team will get started on its review and we'll keep you posted. Thanks!

--

Yolanda Chavez
Assistant City Administrative Officer
Office of the City Administrative Officer
City of Los Angeles
1500 City Hall East
Los Angeles, CA 90012
Yolanda.Chavez@lacity.org
(213) 473-7522

From: Zachary Warma <zachary.warma@lacity.org>
To: Yolanda Chavez <yolanda.chavez@lacity.org>, Ida Rubio <ida.rubio@lacity.org>, Eve Bachrach <eve.bachrach@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>
Date: Wed May 24 2023 10:36:32 GMT-0700 (PDT)
Subject: Re: evaluate a proposed land swap

Yolanda, Ida, and Eve:

Hope you're all doing well!

Quickly, we want to check in on the potential contemplation of the land swap with Culver City. Our office was contacted this week by CC's Assistant City Manager, inquiring about any status updates.

Thank you again for your work on this matter!

- Zachary Warma

--



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

From: Ida Rubio <ida.rubio@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Cc: Yolanda Chavez <yolanda.chavez@lacity.org>, Eve Bachrach <eve.bachrach@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Wed May 24 2023 18:10:44 GMT-0700 (PDT)
Subject: Re: evaluate a proposed land swap

Hi Zachary,

We are good and resuming our normal pace now that budget is over. Yolanda is out of the Office this week and returns next Wed, and I wanted to make sure we respond to your inquiry.

We started a preliminary review of the sites and a follow up meeting sometime next week would be helpful on our side to better understand the intended plan. Are you available either Thurs 6/1 or Friday 6/2?

Thank you, Ida

--

Ida Rubio
Chief Administrative Analyst
Asset Management & Development
Office of the City Administrative Officer (CAO)
City of Los Angeles
(213) 473-7578

From: Eve Bachrach <eve.bachrach@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Thu May 25 2023 13:06:54 GMT-0700 (PDT)
Subject: Re: evaluate a proposed land swap

Hi Zack and Gary,

In my eagerness to schedule our conversation, I'd overlooked Ida's preferred dates. My apologies. Looking at our calendars it appears that the afternoon of June 2 is clear. Does 2pm work for you both?

Eve

From: Zachary Warma <zachary.warma@lacity.org>
To: Eve Bachrach <eve.bachrach@lacity.org>
Date: Thu May 25 2023 13:15:46 GMT-0700 (PDT)
Subject: Re: evaluate a proposed land swap

2 at 6/2 looking good!

Thanks Eve!!

Sent from my iPhone

On May 25, 2023, at 1:07 PM, Eve Bachrach <eve.bachrach@lacity.org> wrote:

Hi Zack and Gary,

In my eagerness to schedule our conversation, I'd overlooked Ida's preferred dates. My apologies. Looking at our calendars it appears that the afternoon of June 2 is clear. Does 2pm work for you both?

Eve

From: Eve Bachrach <eve.bachrach@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Date: Thu May 25 2023 13:22:08 GMT-0700 (PDT)
Subject: Re: evaluate a proposed land swap

Thanks!



Zachary Warma <zachary.warma@lacity.org>

evaluate a proposed land swap

7 messages

Gary Gero <gary.gero@lacity.org>

Mon, May 1, 2023 at 5:07 PM

To: Ida Rubio <ida.rubio@lacity.org>, Yolanda Chavez <yolanda.chavez@lacity.org>, Eve Bachrach <eve.bachrach@lacity.org>

Cc: Zachary Warma <zachary.warma@lacity.org>

Hi Ida, Yolanda, and Eve-

We have been in discussions with Culver City over a parcel of land in the City of LA at 9415-9425 Venice Blvd. that they own and would like to use for interim or possibly permanent supportive housing (see attached). As part of that, they offered to swap that parcel for Media Park at 90070 Venice which is an LA city park that is under a long-term lease to them (I believe). I understand that you are the folks who could evaluate such a proposal so wanted to ask how to go about initiating such a review.

I appreciate any help you can provide, thanks!

Kindly,
Gary



Gary Gero

Chief of Staff

Councilwoman Katy Yaroslavsky, Council District 5

[200 North Spring St., Room 440](#)

Los Angeles, CA 90012

City of Los Angeles Mail - Culver City Venice Parking Lot.pdf
107K

Yolanda Chavez <yolanda.chavez@lacity.org>

Mon, May 1, 2023 at 5:21 PM

To: Gary Gero <gary.gero@lacity.org>

Cc: Ida Rubio <ida.rubio@lacity.org>, Eve Bachrach <eve.bachrach@lacity.org>, Zachary Warma <zachary.warma@lacity.org>

Hi Gary, The team will get started on its review and we'll keep you posted. Thanks!

[Quoted text hidden]

--

Yolanda Chavez
Assistant City Administrative Officer
Office of the City Administrative Officer
City of Los Angeles
1500 City Hall East
Los Angeles, CA 90012
Yolanda.Chavez@lacity.org
(213) 473-7522

Zachary Warma <zachary.warma@lacity.org>

Wed, May 24, 2023 at 10:36 AM

To: Yolanda Chavez <yolanda.chavez@lacity.org>, Ida Rubio <ida.rubio@lacity.org>, Eve Bachrach <eve.bachrach@lacity.org>

Cc: Gary Gero <gary.gero@lacity.org>

CPRA-02-CD5-2-000691

Yolanda, Ida, and Eve:

Hope you're all doing well!

Quickly, we want to check in on the potential contemplation of the land swap with Culver City. Our office was contacted this week by CC's Assistant City Manager, inquiring about any status updates.

Thank you again for your work on this matter!

- Zachary Warma

[Quoted text hidden]

--



Zachary Warma

Housing & Homelessness Policy Director

Councilwoman Katy Yaroslavsky, Council District 5

200 North Spring Street, Room 440

Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: zachary.warma@lacity.org

Ida Rubio <ida.rubio@lacity.org>

Wed, May 24, 2023 at 6:10 PM

To: Zachary Warma <zachary.warma@lacity.org>

Cc: Yolanda Chavez <yolanda.chavez@lacity.org>, Eve Bachrach <eve.bachrach@lacity.org>, Gary Gero <gary.gero@lacity.org>

Hi Zachary,

We are good and resuming our normal pace now that budget is over. Yolanda is out of the Office this week and returns next Wed, and I wanted to make sure we respond to your inquiry.

We started a preliminary review of the sites and a follow up meeting sometime next week would be helpful on our side to better understand the intended plan. Are you available either Thurs 6/1 or Friday 6/2?

Thank you, Ida

[Quoted text hidden]

--

Ida Rubio

Chief Administrative Analyst

Asset Management & Development

Office of the City Administrative Officer (CAO)

City of Los Angeles

(213) 473-7578

Eve Bachrach <eve.bachrach@lacity.org>

Thu, May 25, 2023 at 1:06 PM

To: Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>

Hi Zack and Gary,

In my eagerness to schedule our conversation, I'd overlooked Ida's preferred dates. My apologies. Looking at our calendars it appears that the afternoon of June 2 is clear. Does 2pm work for you both?

Eve

[Quoted text hidden]

Zachary Warma <zachary.warma@lacity.org>

Thu, May 25, 2023 at 1:15 PM

To: Eve Bachrach <eve.bachrach@lacity.org>

2 at 6/2 looking good!

CPRA-02-CD5-2-000692

Thanks Eve!!

Sent from my iPhone

On May 25, 2023, at 1:07 PM, Eve Bachrach <eve.bachrach@lacity.org> wrote:

[Quoted text hidden]

Eve Bachrach <eve.bachrach@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>

Thu, May 25, 2023 at 1:22 PM

Thanks!

[Quoted text hidden]

From: Analiz Marmolejo <analiz.marmolejo@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Thao Tran <thao.tran@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Thu Aug 24 2023 15:25:57 GMT-0700 (PDT)
Subject: Field Team Updates for Newsletter

Hi Team,

I hope you are having a great week!

As many of you know, our CD5 residents enjoy getting their weekly updates from the newsletter. One area constituents have asked to be expanded, is the community events, volunteer opportunities and resources happening in the district section. One idea Leo mentioned was a "meet your neighbor" where we can highlight neighbors from around the district. May I ask for your help in 1) keeping a lookout for events happening in the district I can promote in our newsletter 2) identifying neighbors who we can spotlight and a small background on who they are? Please feel free to just forward events via email. I will start this email thread and check in every Thursday for updates, please let me know if this works for you. Fernando mentioned an obituary section as well, if you can identify anyone who has passed on please send them my way. I would like to bring this up for Leo too.

--



cd5.lacity.gov

Analiz Marmolejo

COMMUNICATIONS DEPUTY

O: (213) 473-7005

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Thao Tran <thao.tran@lacity.org>
To: Analiz Marmolejo <analiz.marmolejo@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Fri Aug 25 2023 10:08:35 GMT-0700 (PDT)
Subject: Re: Field Team Updates for Newsletter

Does it make sense to also highlight key recurring neighborhood council meetings in our district, like the general meeting and/or land use meetings?

--



cd5.lacity.gov

Thao N. Tran

FIELD DEPUTY - MID-CITY WEST/P.I.C.O.

O: (213) 473-7005

C: (213) 898-4959

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Thao Tran <thao.tran@lacity.org>
Cc: Analiz Marmolejo <analiz.marmolejo@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Fri Aug 25 2023 10:09:36 GMT-0700 (PDT)
Subject: Re: Field Team Updates for Newsletter

I think it will be great to also highlight local businesses! Many are recovering from the pandemic, and it will be great to show extra love.

--



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: George Hakopiants <george.hakopiants@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Thao Tran <thao.tran@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Fri Aug 25 2023 10:12:03 GMT-0700 (PDT)
Subject: Re: Field Team Updates for Newsletter

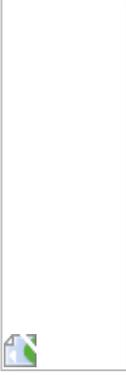
I agree with Vanessa!

Using the platform to help a local small business would be great.

Maybe we can even do a "shop local" for the holidays and highlight businesses along our commercial corridors in the run-up to the shopping rush.

Best,
George

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

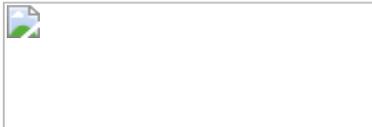
Los Angeles, CA 90012

cd5.lacity.gov

From: Analiz Marmolejo <analiz.marmolejo@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Thao Tran <thao.tran@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Fri Aug 25 2023 13:30:41 GMT-0700 (PDT)
Subject: Re: Field Team Updates for Newsletter

Great, thank you. Can you please provide a list of neighborhood council meetings and their information?

--



cd5.lacity.gov

Analiz Marmolejo
COMMUNICATIONS DEPUTY
O: (213) 473-7005
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Analiz Marmolejo <analiz.marmolejo@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Thao Tran <thao.tran@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Thu Sep 07 2023 12:09:54 GMT-0700 (PDT)
Subject: Re: Field Team Updates for Newsletter

Hello Team,

Just wanted to follow up here. Adding Neighborhood Council meetings would be a great idea, can you please provide me with the details for these meetings to be added? Also, please let me know if you have any events you would like to add to this week's newsletter. Thank you in advance for all the events and updates you have already sent over !

From: Thao Tran <thao.tran@lacity.org>
To: Analiz Marmolejo <analiz.marmolejo@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Thu Sep 07 2023 12:52:17 GMT-0700 (PDT)
Subject: Re: Field Team Updates for Newsletter

[LAPD-CPAB](#) Wilshire Division - 7pm, Third Thursday of each month (9/21)
MCWNC [General Board Meeting](#), 6:30pm, Second Tuesday of each month (9/12)

Broxton Square Pop-Up [Roller Skate](#) night, this Saturday

22nd Annual Little Ethiopia NY Festival (see below)

 image.png



Thao N. Tran
FIELD DEPUTY - MID-CITY WEST/P.I.C.O.
O: (213) 473-7005
C: (213) 898-4959

Los Angeles City Hall

CPRA-02-CD5-2-000700

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Attachments:

- image.png
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From: Analiz Marmolejo <analiz.marmolejo@lacity.org>
To: Thao Tran <thao.tran@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Michelle Flores <michelle.flores@lacity.org>
Date: Tue Sep 26 2023 15:22:22 GMT-0700 (PDT)
Subject: Re: Field Team Updates for Newsletter

Hello all,

I have started a Business FAQ draft with potential questions about the Midvale Project. Please add questions you have received and information you believe will be helpful to provide for businesses as we begin to answer their questions at your earliest convenience.

Adding the doc link [here](#) for your reference.

Attachments:

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From: George Hakopiants <george.hakopiants@lacity.org>
To: Analiz Marmolejo <analiz.marmolejo@lacity.org>
Cc: Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Michelle Flores <michelle.flores@lacity.org>
Date: Tue Sep 26 2023 16:11:25 GMT-0700 (PDT)
Subject: Re: Field Team Updates for Newsletter

Thanks, Analiz!

--



cd5.lacity.gov

George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

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From: Allen Zipper <allen.zipper@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Analiz Marmolejo <analiz.marmolejo@lacity.org>, Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Michelle Flores <michelle.flores@lacity.org>
Date: Tue Sep 26 2023 18:41:11 GMT-0700 (PDT)
Subject: Re: Field Team Updates for Newsletter

Thank you.

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

[Sign up for our Newsletter](#)

Attachments:

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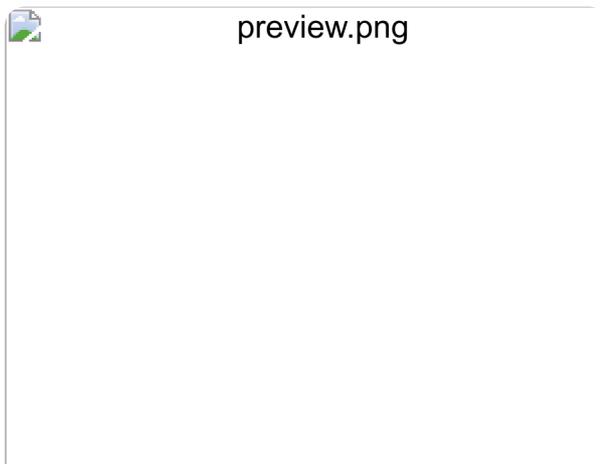
From: Chris McKee <gawara@ragcha.com>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Aug 23 2023 16:28:15 GMT-0700 (PDT)
Subject: Forgot to ask you about Prop U

Hi Dylan,

I really appreciated your expert perspective on development issues today. I passed the info you shared with me on to TV City and Westside for Everyone.

I realized after we got off the zoom I forgot to ask you about Proposition U. Zev Yaroslavsky said in the Larchmont Chronicle that commercial zoning was changed to allow for taller buildings. You can see the quote circled on the attachment.

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Zoning_Code_Summary
PDF Document · 530 KB

Where are these wires crossed? Does this issue need to be addressed in the 6-year, neighborhood planning commissions you talked about today? Are there other rules — maybe citywide — that can be amended? Is this the sort of thing the Planning Department is researching at the moment?

Cheers,
Chris McKee

Park La Brea resident

 IMG_8280.jpeg

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Attachments:

- preview.png
- IMG_8280.jpeg
- smime.p7s

From: Chris McKee <gawara@ragcha.com>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Sep 06 2023 18:18:26 GMT-0700 (PDT)
Subject: Re: Forgot to ask you about Prop U

Hi again Dylan,

I hope you have the time to address this question about Proposition U.

I've been asking around about efforts to push back against Prop 13, and there may be a local effort for Los Angeles beginning. I hope to find out more about that soon from Abundant Housing LA.

I am seriously concerned that it took 6 years to create zoning rules for Hollywood and that that's what you expect for every neighborhood in LA. This is untenable. I want to seek ways around this. 15 months every ten years should be enough time. We cannot continue to bow before bureaucracy and its abuse. I want to learn more about this and share the information with local activists, so we can push for positive change.

Please let me know what you can or when I can learn more at CD5 events.

Sincerely,
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Park La Brea resident

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Park La Brea resident

CPRA-02-CD5-2-000706

<IMG_8280.jpeg>

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Attachments:

- smime.p7s

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Chris McKee <gawara@ragcha.com>
Date: Wed Sep 13 2023 13:00:00 GMT-0700 (PDT)
Subject: Re: Forgot to ask you about Prop U

Hi Chris,

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The 1.5:1 FAR doesn't limit height, just floor area. The height is governed separately from the FAR.

I hope that helps!

Dylan

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<IMG_8280.jpeg>

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Dylan Sittig

Pronouns: He, Him, His

PLANNING DIRECTOR

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From: Chris McKee <gawara@ragcha.com>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Sep 13 2023 13:08:37 GMT-0700 (PDT)
Subject: Re: Forgot to ask you about Prop U

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 AgEXQWlzN3RyNFRrUmpHUXRTUF
RaMFBEeXcAMA.jpeg

Real-Estate Doom Loop Threatens America's
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The Wall Street Journal

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CPRA-02-CD5-2-000709

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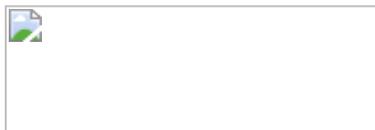
Park La Brea resident

<IMG_8280.jpeg>

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Dylan Sittig

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Attachments:

- AgEXQWlZn3RyNFRrUmpHUXRTUFRaMFBEeXcAMA.jpeg
- smime.p7s

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Chris McKee <gawara@ragcha.com>
Date: Fri Sep 15 2023 15:07:00 GMT-0700 (PDT)
Subject: Re: Forgot to ask you about Prop U

Hi Chris,

Adaptive Reuse is something that is being considered as a part of the Housing Element Rezoning Program: <https://planning.lacity.org/plans-policies/housing-element-rezoning-program#strategies>

Please explore that program's website and use the 'CONCEPT EXPLORER AND SURVEY' to submit initial comments about that work program.

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<IMG_8280.jpeg>

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PLANNING DIRECTOR

O: (213) 473-7005

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From: Chris McKee <gawara@ragcha.com>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Fri Sep 15 2023 19:12:32 GMT-0700 (PDT)
Subject: Re: Forgot to ask you about Prop U

Thanks Dylan.

Unfortunately the jargon on this link and the one that leads to the adaptive reuse bill is so dense I don't even know what it means. I see a lot about being equitable, and I don't know what that has to do with converting commercial buildings to residential buildings — except we don't want just white people in them, which is fine with me.

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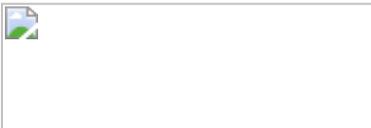
Park La Brea resident

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Dylan Sittig

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www.ragcha.com

Attachments:

- smime.p7s

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Chris McKee <gawara@ragcha.com>
Date: Mon Sep 18 2023 17:59:34 GMT-0700 (PDT)
Subject: Re: Forgot to ask you about Prop U

Hi Chris,

There is additional information about adaptive reuse on this webpage: <https://planning.lacity.org/plans-policies/proposed-land-use-regulations> use the search bar to find Adaptive Reuse.

Sincerely,
Dylan

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RaMFBEeXcAMA.jpeg

Real-Estate Doom Loop Threatens America's
Banks
The Wall Street Journal

Cheers,
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Park La Brea resident

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Zoning_Code_Summary
PDF Document · 530 KB

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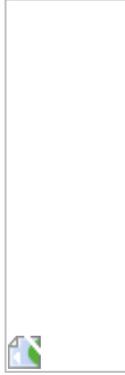
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<IMG_8280.jpeg>

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Dylan Sittig
Pronouns: He, Him, His
PLANNING DIRECTOR
O: (213) 473-7005
Los Angeles City Hall

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200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Chris McKee <gawara@ragcha.com>

To: Dylan Sittig <dylan.sittig@lacity.org>

CPRA-02-CD5-2-000721

Date: Tue Sep 19 2023 08:35:21 GMT-0700 (PDT)
Subject: Re: Forgot to ask you about Prop U

OK. Thank you. I found the relevant link and emailed housingelement@lacity.org my concern. I hope that's not a bottomless hole.

Cheers,
Chris

On Sep 18, 2023, at 5:59 PM, Dylan Sittig <dylan.sittig@lacity.org> wrote:

Hi Chris,

There is additional information about adaptive reuse on this webpage: <https://planning.lacity.org/plans-policies/proposed-land-use-regulations> use the search bar to find Adaptive Reuse.

Sincerely,
Dylan

On Fri, Sep 15, 2023 at 7:12 PM Chris McKee <gawara@ragcha.com> wrote:

Thanks Dylan.

Unfortunately the jargon on this link and the one that leads to the adaptive reuse bill is so dense I don't even know what it means. I see a lot about being equitable, and I don't know what that has to do with converting commercial buildings to residential buildings — except we don't want just white people in them, which is fine with me.

Is there an English version of this explanation? Is there any meat on this bone?

Cheers,
Chris

On Sep 15, 2023, at 3:07 PM, Dylan Sittig <dylan.sittig@lacity.org> wrote:

Hi Chris,

Adaptive Reuse is something that is being considered as a part of the Housing Element Rezoning Program: <https://planning.lacity.org/plans-policies/housing-element-rezoning-program#strategies>

Please explore that program's website and use the 'CONCEPT EXPLORER AND SURVEY' to submit initial comments about that work program.

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Attachments:

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From: Terri Tippit <tmtippit@ca.rr.com>
To: <Zachary.Warma@lacity.org>, "George Hakopiants" <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 03 2023 13:04:48 GMT-0700 (PDT)
Subject: FW: LA Family Housing in the news

This is circulating today. I know no tents on sidewalk but who stops the violence.
Is this the same group that is to manager Midvale?

<https://www.foxla.com/news/north-hollywood-families-say-arrival-of-la-family-housing-brought-violence?taid=64caee16ea98280001085b66>

From: Terri Tippit <tmtippit@ca.rr.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, "George Hakopiants"
<george.hakopiants@lacity.org>, <Zachary.Warma@lacity.org>, Fernando Morales
<fernando.morales@lacity.org>
Cc: Lisa Waltz <waltzworld@gmail.com>, "Marilyn Tusher" <mltusher@att.net>, "Barbara
Broide" <wncluc@gmail.com>
Date: Mon Jul 31 2023 21:28:15 GMT-0700 (PDT)
Subject: FW: Pico-Midvale Questions

Pls. see attached Questions for Thursday night Midvale Mini Village mtng from WOWHOA.
T

Attachments:

- 2023-08-01 to K. Yarosalvsky from WOWHOA.pdf
 - 2023-08-01 Questions-Concerns for K. Yaroslavsky.pdf
-

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To: Terri Tippit <tmtippit@ca.rr.com>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Zachary.Warma@lacity.org, Fernando Morales <fernando.morales@lacity.org>, Lisa Waltz <waltzworld@gmail.com>, Marilyn Tusher <mltusher@att.net>, Barbara Broide <wncluc@gmail.com>
Date: Tue Aug 01 2023 15:36:39 GMT-0700 (PDT)
Subject: Re: FW: Pico-Midvale Questions

Hi Terri,

Email received.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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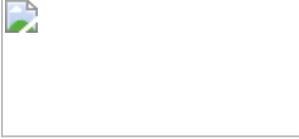
From: Zeke Sandoval <ZekeS@epath.org>
To: "fernando.morales@lacity.org" <fernando.morales@lacity.org>
Date: Mon Sep 11 2023 16:29:14 GMT-0700 (PDT)
Subject: FW: Potential CD5 IH Service Provision - word of thanks; site rendering

In response to your text!

Zeke Sandoval (he/him)

Public Policy Manager

C: 310-754-9702



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From: Tescia Uribe <tesciau@ephath.org>

Sent: Friday, June 30, 2023 3:29 PM

To: Jennifer Hark-Dietz <jenniferd@ephath.org>; Zachary Warma <zachary.warma@lacity.org>; Fuselier <haleyf@ephath.org>; Kimberly D'amico <KimberlyD@ePath.org>

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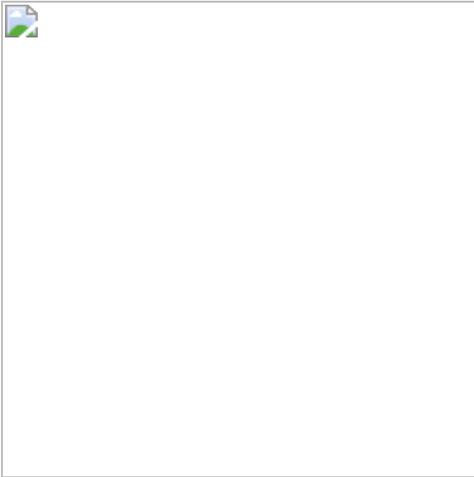
Chief Programs Officer



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Sent: Tuesday, June 27, 2023 9:16 AM
To: Zachary Warma <zachary.warma@lacity.org>; Tescia Uribe <tesciau@epath.org>; Haley Fi <haleyf@epath.org>; Kimberly D'amico <KimberlyD@ePath.org>
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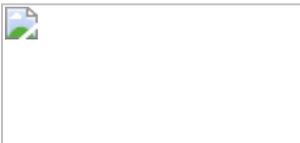
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Jennifer

JENNIFER HARK DIETZ, LCSW
she/her/hers
Chief Executive Officer



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From: Zachary Warma <zachary.warma@lacity.org>
Sent: Monday, June 26, 2023 1:27 PM
To: Jennifer Hark-Dietz <jenniferd@epath.org>; Tescia Uribe <tesciau@epath.org>; Haley Fuser <HaleyF@epath.org>; Kimberly D'amico <kimberlyd@epath.org>
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Regards,

Zack Warma

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Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

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- image018.png
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- CD 5 Modular Budget.xlsx

From: Fernando Morales <fernando.morales@lacity.org>
To: Leo Daube <leo.daube@lacity.org>
Date: Mon Sep 11 2023 16:33:07 GMT-0700 (PDT)
Subject: Fwd: FW: Potential CD5 IH Service Provision - word of thanks; site rendering

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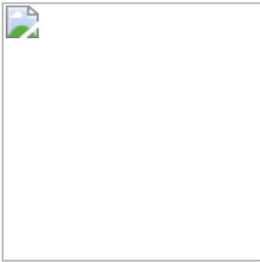
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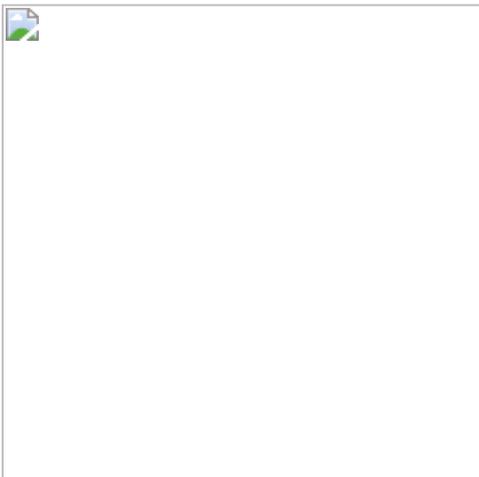
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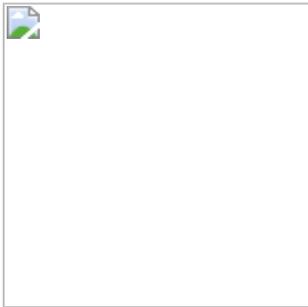
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Email: zachary.warma@lacity.org

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- image010.jpg
- image007.jpg
- image009.jpg
- image015.png
- image011.jpg
- image013.png
- CD 5 Modular Budget.xlsx

From: Kristen Aster <KAster@thepeopleconcern.org>
To: "fernando.morales@lacity.org" <fernando.morales@lacity.org>
Date: Mon Sep 11 2023 16:38:56 GMT-0700 (PDT)
Subject: FW: Potential CD5 IH Service Provision discussion follow up



Kristen Aster

Pronouns: she/her/hers

Director of Public Policy and Advocacy, Development

THE PEOPLE CONCERN | OPCC & LAMP COMMUNITY UNITED

p: (323) 334-9000 x 106 | m: (323) 973-0093

a: 2116 Arlington Ave. Ste. 100, Los Angeles, CA 90018

www.thepeopleconcern.org

TPC7000

From: Zachary Warma [mailto:zachary.warma@lacity.org]

Sent: Thursday, July 6, 2023 2:19 PM

To: John Maceri <jmaceri@thepeopleconcern.org>

Cc: Kristen Aster <KAster@thepeopleconcern.org>; Brooke Slusser <BSlusser@thepeopleconcern.org>;
Fernando Morales <fernando.morales@lacity.org>

Subject: Re: Potential CD5 IH Service Provision discussion follow up

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John:

Thank you so much for letting us know, engaging the Councilwoman and our team around the project and your incredibly generous offer regarding continued dialogue.

Likewise, we hope that you and your team will see our office as an enthusiastic partner and support the tremendous work TPC does every day to bring more of our neighbors indoors. Know that it's great to have many more opportunities for potential collaboration in the coming years.

Regards,

Zack Warma

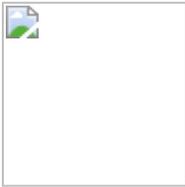
On Thu, Jul 6, 2023 at 11:22 AM John Maceri <jmaceri@thepeopleconcern.org> wrote:

who can take this on with their complete focus. I did connect with Jennifer at PATH, and she s
were preparing an operating budget for you, so you'll have a good estimate of what it'll cost to
quality services. That's great and you're in good hands there.

If you have questions or want any feedback on things you're considering as you move through
process, we're happy to assist in any way we can. Please don't hesitate to reach out.

Best of luck on bringing this project together.

John



John Maceri

Pronouns: he/him/his

Chief Executive Officer

THE PEOPLE CONCERN | OPCC & LAMP COMMUNITY UNITED

p: (323) 334-9000 x 462

a: 2116 Arlington Ave. Ste. 100, Los Angeles, CA 90018

www.thepeopleconcern.org.

From: Zachary Warma <zachary.warma@lacity.org>

Sent: Wednesday, June 28, 2023 4:50 PM

To: Kristen Aster <KAster@thepeopleconcern.org>; John Maceri <jmaceri@thepeopleconcern.org>
Brooke Slusser <BSlusser@thepeopleconcern.org>

Cc: Fernando Morales <fernando.morales@lacity.org>

Subject: Potential CD5 IH Service Provision discussion follow up

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recognize the sender and know the content is safe.

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John, Brooke, and Kristen:

On behalf of Councilwoman Yaroslavsky and our entire office, I want to extend our deep thanks
meeting with us to discuss potential service provision at the future CD5 interim housing facility.

Per our conversation, please find attached LifeArk's proposal. We appreciate your discretion in
not disseminating the file.



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

Attachments:

- image001.png
- image002.png

From: Fernando Morales <fernando.morales@lacity.org>
To: Leo Daube <leo.daube@lacity.org>
Date: Mon Sep 11 2023 16:39:15 GMT-0700 (PDT)
Subject: Fwd: FW: Potential CD5 IH Service Provision discussion follow up

----- Forwarded message -----

From: **Kristen Aster** <KAster@thepeopleconcern.org>
Date: Mon, Sep 11, 2023 at 4:39 PM
Subject: FW: Potential CD5 IH Service Provision discussion follow up
To: fernando.morales@lacity.org <fernando.morales@lacity.org>



Kristen Aster

Pronouns: she/her/hers

Director of Public Policy and Advocacy, Development

[THE PEOPLE CONCERN | OPCC & LAMP COMMUNITY UNITED](#)

p: (323) 334-9000 x 106 | m: (323) 973-0093

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www.thepeopleconcern.org

TPC7000

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Subject: Re: Potential CD5 IH Service Provision discussion follow up

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John:

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Likewise, we hope that you and your team will see our office as an enthusiastic partner and supporter for the tremendous work TPC does every day to bring more of our neighbors indoors. Know that it's our plan to have many more opportunities for potential collaboration in the coming years.

Regards,

Zack Warma

On Thu, Jul 6, 2023 at 11:22 AM John Maceri <jmaceri@thepeopleconcern.org> wrote:

Hi Zack,

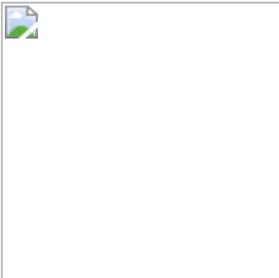
Thanks so much for making time to discuss this project with us. We really appreciate the thoughtfulness of the design and intentionality around the operations. It's important to have a quality project all around.

Unfortunately, we can't commit to being the operator. We have a lot of obligations on PSH buildings leasing up and don't want to make new agreements we can't keep. CD 5 needs and deserves a provider who can take this on with their complete focus. I did connect with Jennifer at PATH, and she said they were preparing an operating budget for you, so you'll have a good estimate of what it'll cost to provide quality services. That's great and you're in good hands there.

If you have questions or want any feedback on things you're considering as you move through the process, we're happy to assist in any way we can. Please don't hesitate to reach out.

Best of luck on bringing this project together.

John



John Maceri

Pronouns: he/him/his

Chief Executive Officer

THE PEOPLE CONCERN | OPCC & LAMP COMMUNITY UNITED

p: (323) 334-9000 x 462

a: [2116 Arlington Ave. Ste. 100, Los Angeles, CA 90018](https://www.google.com/maps/place/2116+Arlington+Ave,+Ste.+100,+Los+Angeles,+CA+90018)

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Cc: Fernando Morales <fernando.morales@lacity.org>

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John, Brooke, and Kristen:

On behalf of Councilwoman Yaroslavsky and our entire office, I want to extend our deep thanks for meeting with us to discuss potential service provision at the future CD5 interim housing facility.

Per our conversation, please find attached LifeArk's proposal. We appreciate your discretion in terms of not disseminating the file.

If there are any questions we can answer as you develop a potential proposed budget, please don't hesitate to reach out.

Regards,

Zack Warma

--



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring Street, Room 440](#)
[Los Angeles, CA 90012](#)
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

--



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring Street, Room 440](#)
[Los Angeles, CA 90012](#)
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

Attachments:

- image001.png
 - image002.png
-

From: Terri Tippit <tmtippit@ca.rr.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sat Aug 19 2023 20:13:26 GMT-0700 (PDT)
Subject: FW: response to your questions

You will notice in some of our responses in the attached Q&Q

I think you meant Q&A

On behalf of Councilwoman Yaroslavsky, I am attaching our response to your questions about Midvale interim housing site. Also, please see the message below from the Councilwoman.

Kindly, Gary

Dear Terri and Barbara,

Thank you for your thoughtful and comprehensive set of questions regarding the interim housing site proposed for 2377 Midvale Avenue, and for your patience as our team finishes responses with LA Family Housing and LifeArk.

I want to make it unequivocally clear that I am committed to ensuring that this site is successful in bringing value to the community by reducing street homelessness, increasing public safety and cleanliness, and helping bring our neighbors indoors to rebuild their lives. Mayor Bass, LAPD Chief Moore, and all City departments share this vision and will be working collaboratively for our community. Our commitment to you is that we will enforce City's anti-camping laws within 1,000 feet of this facility and that if this facility creates a nuisance, we will take immediate corrective action, up to and including closing it down.

We are very mindful that the announcement of this facility brought a significant amount of concern to some members of the community. We also understand that people are fearful given news reporting on how other sites have not had adequate public safety and security resources. We are committed to taking lessons learned from other sites and ensuring best practices are followed at this facility so that it is an exemplary model. We also note that the vast majority of interim sites are well managed and the surrounding neighborhood is maintained free of tents. We appreciate the opportunity to respond to the questions, bring clarity to potential gaps in information or misinformation.

As I have stated, we are at the beginning of the process for this project. These questions and answers are part of that process and we will continue to meet with community members to discuss this project over the weeks and months ahead. We are also committed to creating a community advisory committee to establish a formal process for engaging the community as this project moves forward to construction and operation.

You will notice in some of our responses in the attached Q&Q that we have already incorporated some of the feedback that we have heard into the project. We will work to develop guidelines on how to assess CD 5 success at this site around public safety, cleanliness, and look forward to a continued conversation, in good faith, and in accordance with the bylaws and rules set forth by the neighborhood councils, local HOAs, and the City of Los Angeles.

Councilwoman Katy Yaroslavsky
Fifth City Council District



Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- Midvale Questions and Answers.pdf
-

From: Fernando Morales <fernando.morales@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Haley Martinez <haley.martinez@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Marley Powell <marley.powell@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sun Aug 20 2023 10:57:02 GMT-0700 (PDT)
Subject: Fwd: response to your questions

FYI

Attachments:

- Midvale Questions and Answers.pdf
-

From: George Hakopiants <george.hakopiants@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Haley Martinez <haley.martinez@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Marley Powell <marley.powell@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sun Aug 20 2023 16:55:15 GMT-0700 (PDT)
Subject: Re: response to your questions

Thank you!

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

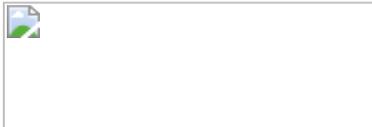


cd5.lacity.gov

From: Allen Zipper <allen.zipper@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Haley Martinez <haley.martinez@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Marley Powell <marley.powell@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sun Aug 20 2023 18:38:03 GMT-0700 (PDT)
Subject: Re: response to your questions

Thanks, Fernando.

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Fernando Morales <fernando.morales@lacity.org>
To: Ilene Simon Solomon <ileness@me.com>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 21 2023 12:28:44 GMT-0700 (PDT)
Subject: Fwd: response to your questions

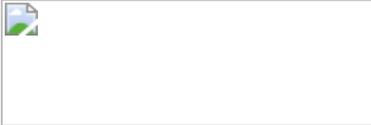
Attachments:

- Midvale Questions and Answers.pdf
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Date: Mon Aug 21 2023 13:09:02 GMT-0700 (PDT)
Subject: Re: FW: response to your questions

Thank you Terri!

--



cd5.lacity.gov

Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Ilene Simon Solomon <ileness@me.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 09:03:39 GMT-0700 (PDT)
Subject: Re: response to your questions

I am really anxious to get info to you, and any time change to my group..

How are things coming on your side?

Ilene Simon , PhD
134 South Lasky Drive
Beverly Hills, CA 90212
310.470.7957 /LCS. #14111

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On Aug 21, 2023, at 12:28 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

<Midvale Questions and Answers.pdf>

From: Fernando Morales <fernando.morales@lacity.org>
To: Ilene Simon Solomon <ileness@me.com>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 09:38:51 GMT-0700 (PDT)
Subject: Re: response to your questions

Hi Ilene,

6:15pm works for the Councilwoman, we're just waiting to confirm the room, but I would say we're good to go with the time change! Thanks!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Ilene Simon Solomon <ileness@me.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 10:58:52 GMT-0700 (PDT)
Subject: Re: response to your questions

Ok, I am going to invite officially now.

Ilene Simon , PhD
134 South Lasky Drive
Beverly Hills, CA 90212
310.470.7957 /LCS. #14111

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Fernando



cd5.lacity.gov

Fernando Morales
Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Ilene Simon Solomon <ileness@me.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 10:59:23 GMT-0700 (PDT)
Subject: Re: response to your questions

Truth is we are ten or so people.. there are so many spaces that work I that building.

Ilene Simon , PhD
134 South Lasky Drive
Beverly Hills, CA 90212
310.470.7957 /LCS. #14111

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cd5.lacity.gov

Fernando Morales
Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Terri Tippit <tmtippit@ca.rr.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 14 2023 21:11:40 GMT-0700 (PDT)
Subject: FW: This is CD 5 Westside Check the video I took last night. — Nextdoor

FYI -----Original Message----- From: Terri Tippit Sent: Monday, August 14, 2023 9:11 PM To: 'Lisa Kaye' ; 'Sheida Ashley' ; 'Barbara Broide' ; 'Brad S. Kane' Subject: RE: This is CD 5 Westside Check the video I took last night. — Nextdoor Know it well. It's on EXPO / Sawtelle feet from the PO. Most of it is in CD11. Until 2 yrs ago it was a nice clean encampment with folks that locked their tents and went to work. Then when they cleared out other encampments the criminal element came here. The first few tents are the really bad ones. MANY bike parts, guess why, the cops cite them for ada violation they throw away bc they know the courts won't pursue them. CD5 has this on their list to clean monthly--that's as much as city will do for one site. I pointed out that it's a 41:18 and a preschool is on Sawtelle but that is in CD11 so CD5 is contacting CD11. T -----Original Message----- From: Lisa Kaye Sent: Monday, August 14, 2023 6:52 PM To: Terri Tippit ; Sheida Ashley ; Barbara Broide ; Brad S. Kane Subject: This is CD 5 Westside Check the video I took last night. — Nextdoor I just saw this pop up in my feed and I was horrified. I'm sure you're all aware, but this is not far from Midvale. It's at Sawtelle and pico. From my neighbourhood: https://nextdoor.com/p/5ZzNHXx3CY97?utm_source=share&extras=NDQ0MTU0Ng%3D%3D Sent from my iPhone so sorry Siri not feeling well today.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Mon Aug 14 2023 23:14:58 GMT-0700 (PDT)
Subject: Re: FW: This is CD 5 Westside Check the video I took last night. — Nextdoor

Hi Terri,

Today's CARE+ was rescheduled for August 21st since Sanitation ran out of time.

For August 21st, it's #2 on the list. I'm attaching a list of the CARE+(s) that are scheduled for that day.

Unfortunately, we only get two CARE+ days - Monday and Thursday.

Please feel free to share this information.

Sincerely,

On Monday, August 14, 2023, Terri Tippit <tmtippit@ca.rr.com> wrote:

FYI

-----Original Message-----

From: Terri Tippit <tmtippit@ca.rr.com>
Sent: Monday, August 14, 2023 9:11 PM
To: 'Lisa Kaye' <lkaye@greenlightjobs.com>; 'Sheida Ashley' <sheidaashley@gmail.com>;
'Barbara Broide' <wncluc@gmail.com>; 'Brad S. Kane' <bkane@kanelaw.la>
Subject: RE: This is CD 5 Westside Check the video I took last night. — Nextdoor

Know it well. It's on EXPO / Sawtelle feet from the PO. Most of it is in CD11.
Until 2 yrs ago it was a nice clean encampment with folks that locked their tents and went to work.
Then when they cleared out other encampments the criminal element came here.
The first few tents are the really bad ones. MANY bike parts, guess why, the cops cite them for ada violation they throw away bc they know the courts won't pursue them. CD5 has this on their list to clean monthly--that's as much as city will do for one site.
I pointed out that it's a 41:18 and a preschool is on Sawtelle but that is in CD11 so CD5 is contacting CD11.

T

-----Original Message-----

From: Lisa Kaye <lkaye@greenlightjobs.com>
Sent: Monday, August 14, 2023 6:52 PM
To: Terri Tippit <tmtippit@ca.rr.com>; Sheida Ashley <sheidaashley@gmail.com>; Barbara Broide <wncluc@gmail.com>; Brad S. Kane <bkane@kanelaw.la>
Subject: This is CD 5 Westside Check the video I took last night. — Nextdoor

I just saw this pop up in my feed and I was horrified. I'm sure you're all aware, but this is not far from Midvale. It's at Sawtelle and pico.

From my neighbourhood: https://nextdoor.com/p/5ZzNHXx3CY97?utm_source=share&extras=NDQ0MTU0Ng%3D%3D

Sent from my iPhone so sorry Siri not feeling well today.

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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Attachments:

- IMG_8807.jpeg
- IMG_8808.jpeg

From: Terri Tippit <tmtippit@ca.rr.com>
To: "Vanessa Saldana" <vanessa.saldana@lacity.org>
Cc: "Fernando Morales" <fernando.morales@lacity.org>
Date: Tue Aug 15 2023 11:54:09 GMT-0700 (PDT)
Subject: RE: FW: This is CD 5 Westside Check the video I took last night. — Nextdoor

This is the one within 500' of preschool.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Monday, August 14, 2023 11:15 PM
To: Terri Tippit <tmtippit@ca.rr.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Subject: Re: FW: This is CD 5 Westside Check the video I took last night. — Nextdoor

Hi Terri,

Today's CARE+ was rescheduled for August 21st since Sanitation ran out of time.

For August 21st, it's #2 on the list. I'm attaching a list of the CARE+(s) that are scheduled for th:

Unfortunately, we only get two CARE+ days - Monday and Thursday.

Please feel free to share this information.

Sincerely,

On Monday, August 14, 2023, Terri Tippit <tmtippit@ca.rr.com> wrote:

FYI

-----Original Message-----

From: Terri Tippit <tmtippit@ca.rr.com>
Sent: Monday, August 14, 2023 9:11 PM
To: 'Lisa Kaye' <lkaye@greenlightjobs.com>; 'Sheida Ashley' <sheidaashley@gmail.com>; 'B Broide' <wncluc@gmail.com>; 'Brad S. Kane' <bkane@kanelaw.la>
Subject: RE: This is CD 5 Westside Check the video I took last night. — Nextdoor

Know it well. It's on EXPO / Sawtelle feet from the PO. Most of it is in CD11. Until 2 yrs ago it was a nice clean encampment with folks that locked their tents and went to v Then when they cleared out other encampments the criminal element came here. The first few tents are the really bad ones. MANY bike parts, guess why, the cops cite them for violation they throw away bc they know the courts won't pursue them. CD5 has this on their li clean monthly--that's as much as city will do for one site. I pointed out that it's a 41:18 and a preschool is on Sawtelle but that is in CD11 so CD5 is cor CD11.

T

-----Original Message-----

From: Lisa Kaye <lkaye@greenlightjobs.com>
Sent: Monday, August 14, 2023 6:52 PM
To: Terri Tippit <tmtippit@ca.rr.com>; Sheida Ashley <sheidaashley@gmail.com>; Barbara Bi <wncluc@gmail.com>; Brad S. Kane <bkane@kanelaw.la>
Subject: This is CD 5 Westside Check the video I took last night. — Nextdoor

I just saw this pop up in my feed and I was horrified. I'm sure you're all aware, but this is not f Midvale. It's at Sawtelle and pico.

From my neighbourhood: <https://nextdoor.com/p/5ZzNHXx3CY97?>



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yarc
(including any attachments), along with any associated personal identifying informat
considered a public record under the California Public Records Act and may be subject
disclosure under the Act.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Tue Aug 15 2023 12:07:04 GMT-0700 (PDT)
Subject: Re: FW: This is CD 5 Westside Check the video I took last night. — Nextdoor

Yes, I am aware.

I reached out to CD11, and I am waiting to hear back from them. However, it would be great for constituents who take their children to that preschool to reach out to CD11, and ask for a CARE+.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: Terri Tippit <tmtippit@ca.rr.com>
To: "RICARDO BALLESTEROS" <33652@lapd.lacity.org>, "CHRISTOPHER BAKER"
<39796@lapd.online>, <31356@lapd.online>, <25071@lapd.online>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana
<vanessa.saldana@lacity.org>
Date: Wed Aug 23 2023 13:08:31 GMT-0700 (PDT)
Subject: FW: WNC LUC Midvale Mtng

Hey guys- haven't heard bk if someone will be at the mtng from LAPD.
My house did not get the flyer but I understand a more organized rally will be held
Parking lot on Midvale tomorrow at 5:30 pm.

T

From: Terri Tippit <tmtippit@ca.rr.com>
Sent: Friday, August 18, 2023 10:13 PM
To: '25071@LAPD.online' <25071@LAPD.online>; '31356@lapd.online' <31356@lapd.online>
'RICARDO BALLESTEROS' <33652@lapd.lacity.org>; 'CHRISTOPHER BAKER' <39796@lapc
Subject: WNC LUC Midvale Mtng

We have secured the old Urban Furniture space at the Landmark Theatre for Wednesday
30th 7pm for CD5 to give a presentation on the Midvale Interim Housing project.

Is there anyway there can be one or two from LAPD there?

You know how controversial this issue is and many outside influence tends to migrate
to our area just to stir the pot. Too many folks still aren't happy Sam Yebri didn't
like to cause a chaotic situation.

Tempers are high as it is just don't know how hard Barbara Broide can bring down the
gavel-she's chair of LUC but I will be sitting right next to her-only board members
took Planning 101 is qualified to be on LUC so there won't be many at the front table

Thanks,

T

From: <mhamgillespie@gmail.com>

To: <Councilmember.Yaroslavsky@lacity.org>

Cc: <vanessa.saldana@lacity.org>, "Matthew Tenchavez" <matthew.tenchavez@lacity.org>

Date: Tue Aug 22 2023 03:33:29 GMT-0700 (PDT)

Subject: FW: WNC Seat 12 Stakeholder Outreach Report for Pico / Midvale Interim Housing

Dear Councilmember Yaroslavsky,

Attached is a copy of my submission to the WNC of the "WNC Seat 12 Stakeholder Outreach R with attachments. Please don't hesitate to reach out with any questions or to discuss further.



Margaret H. Gillespie,
Westside Neighborhood Council, Seat 12

From: mhamgillespie@gmail.com <mhamgillespie@gmail.com>

Sent: Tuesday, August 22, 2023 1:28 PM

To: 'Terri Tippit' <westsidenc@ca.rr.com>; 'Lisa Morocco' <wncseat2@gmail.com>; 'Jane Wishc' <wncseat13@gmail.com>; 'Barbara Broide' <wncluc@gmail.com>; 'Sean McMillan' <sean@heyler.com>; 'Jae Wu' <jae@heyler.com>; 'Curry, Vicki' <Vicki.Curry@fox.com>; 'Louis Schillace' <lschillace@westfield.com>; 'KarriannHinds@vistadelmar.org'; 'Galina Atencio' <wncseat10@gmail.com>; 'Mary Kusnic' <wncseat11@gmail.com>; 'Joseph Roth' <wncseat18@gmail.com>; 'Shannon Burns' <trustlawyer86@yahoo.com>; 'Joanne Dorfman' <evenik@yahoo.com>; 'Jeff Hronek' <hronekhardwood@me.com>; 'Lindsay Shea' <lrcshea@gmail.com>

Subject: WNC Seat 12 Stakeholder Outreach Report for Pico / Midvale Interim Housing

Hi everyone,

Attached is my stakeholder outreach report for the Pico / Midvale interim housing project. Peas hesitate to reach out if you have any questions.

Thanks,
Margaret

Westside Neighborhood Council,
Residential Seat 12

Attachments:

- image001.png
 - WNC Seat 12 Stakeholder Outreach Report.pdf
 - Appendix A - WNC Seat 12 Stakeholder Outreach Report.pdf
 - Appendix B - WNC Seat 12 Stakeholder Outreach Report.pdf
 - Appendix C - WNC Seat 12 Stakeholder Outreach Report.pdf
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: mhamgillespie@gmail.com
Cc: Councilmember.Yaroslavsky@lacity.org, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Tue Aug 22 2023 14:19:43 GMT-0700 (PDT)
Subject: Re: FW: WNC Seat 12 Stakeholder Outreach Report for Pico / Midvale Interim Housing

Hi Margaret,

Confirming receipt of your email.

I am glad that the majority of stakeholders you represent are not in objection to the proposed project.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

Attachments:

- image001.png
-

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: vanessa.saldana@lacity.org
Date: Tue Aug 22 2023 14:19:57 GMT-0700 (PDT)
Subject: Delivery Status Notification (Failure)

Hello vanessa.saldana@lacity.org, We're writing to let you know that the group you tried to contact (councilmember.yaroslavsky) may not exist, or you may not have permission to post messages to the group. A few more details on why you weren't able to post: * You might have spelled or formatted the group name incorrectly. * The owner of the group may have removed this group. * You may need to join the group before receiving permission to post. * This group may not be open to posting. If you have questions related to this or any other Google Group, visit the Help Center at <https://support.google.com/a/lacity.org/bin/topic.py?topic=25838>.

Thanks, lacity.org admins ----- Original message ----- X-Received: by

2002:a17:90a:a615:b0:263:4305:4e82 with SMTP id c21-

20020a17090aa61500b0026343054e82mr7345024pqj.6.1692739196065; Tue, 22 Aug 2023 14:19:56 -0700 (PDT) ARC-Seal: i=1; a=rsa-sha256; t=1692739196; cv=none; d=google.com; s=arc-20160816;

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header.s=google header.b=HpL4zbfW; spf=pass (google.com: domain of
vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender)

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vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender)

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2023 14:19:55 -0700 (PDT) MIME-Version: 1.0 References:
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<033601d9d4e4\$1906ac40\$4b1404c0\$@gmail.com> From: Vanessa Saldana Date: Tue, 22
Aug 2023 14:19:43 -0700 Message-ID: Subject: Re: FW: WNC Seat 12 Stakeholder Outreach
Report for Pico / Midvale Interim Housing To: mhamgillespie@gmail.com Cc:
Councilmember.Yaroslavsky@lacity.org, Matthew Tenchavez , Fernando Morales Content-Type:
multipart/related; boundary="0000000000007423160603898e06" ----- Message truncated -----

From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 14:20:33 GMT-0700 (PDT)
Subject: Fwd: FW: WNC Seat 12 Stakeholder Outreach Report for Pico / Midvale Interim Housing

Thanks, Vanessa - could you share the doc? Thanks!



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

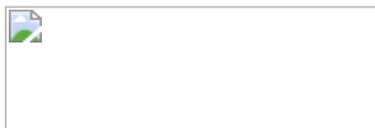
Attachments:

- image001.png
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Date: Tue Aug 22 2023 14:28:40 GMT-0700 (PDT)
Subject: Re: FW: WNC Seat 12 Stakeholder Outreach Report for Pico / Midvale Interim Housing

Here you go!

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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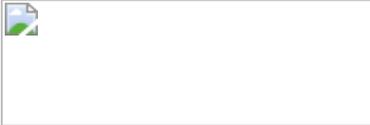
Attachments:

- image001.png
 - Appendix C - WNC Seat 12 Stakeholder Outreach Report.pdf
 - Appendix B - WNC Seat 12 Stakeholder Outreach Report (1).pdf
 - WNC Seat 12 Stakeholder Outreach Report.pdf
-

From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 23 2023 10:13:10 GMT-0700 (PDT)
Subject: Re: FW: WNC Seat 12 Stakeholder Outreach Report for Pico / Midvale Interim Housing

This is amazing and really appreciated that Margaret is sharing information in a balanced way/without injecting personal opinion into the outreach information shared. Let's plan to follow up with her after the West LA Homeless meeting. Thanks!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- image001.png
 - WNC Seat 12 Stakeholder Outreach Report.pdf
 - Appendix B - WNC Seat 12 Stakeholder Outreach Report (1).pdf
 - Appendix C - WNC Seat 12 Stakeholder Outreach Report.pdf
-

From: Allen Zipper <allenzipper@yahoo.com>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Tue Aug 01 2023 10:37:37 GMT-0700 (PDT)
Subject: Fwd: Announcing New Interim Housing on the Westside!

INFORMATION CONTAINED IN THIS E-MAIL FROM ALLEN ZIPPER IS INTENDED ONLY FOR THE PERSONAL USE OF THE DESIGNATED RECIPIENT(S). This message and any attachments may be confidential, legally privileged, and exempt from disclosure under applicable law. If the reader of this message is not an intended recipient, please notify the sender immediately by reply e-mail and delete the original message and all attachments from your system.

Begin forwarded message:

From: Councilwoman Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>
Date: July 24, 2023 at 12:53:20 PM PDT
To: Allen Zipper <allenzipper@yahoo.com>
Subject: **Announcing New Interim Housing on the Westside!**
Reply-To: Councilmember.Yaroslavsky@lacity.org

Email not displaying correctly? [View it](#) in your browser.

 Off Grid Adventures



Taking bold action to fight the homelessness crisis is the most pressing challenge in Los Angeles. In the Fifth Council District, we have seen a dramatic increase in the number of people living on the streets in recent years. According to the Los Angeles Homeless Count, there are as many as 1,300 people living in the district without a home. Unfortunately, due largely to the cost of housing on the Westside, there simply are not enough beds to bring people off the streets. In fact, there is only 1 interim housing unit for every 8 unsheltered Angeleno living in Council District 5. If we are to make meaningful progress on homelessness, we need to bring more beds online quickly.

That's why we are proud to announce a new interim housing project for the Westside set to open in 2024. Located at 2377 Midvale Avenue, Los Angeles CA 90064, this project will provide approximately 30 beds for participants living in the surrounding community. Each individual will be assigned to a living space, and be connected to an array of wrap-around services on-site.

The project will be constructed by [LifeArk](#), a Los Angeles-based company that creates beautiful, high quality modular structures. Once opened, operations will be led by [LA Family Housing](#), a national leader in helping people transition out of homelessness and poverty. LA Family Housing has a distinguished track record of operating well-managed buildings that provide participants with the services they need to stabilize their lives.

We understand that neighbors may have questions and/or concerns. To see the designs for the project, and learn about the safety protocols being implemented, building management and rules for participants, the construction schedule, and more, we invite you to join an information session in the coming days:

In-Person Information Session

Thursday, August 3, 2023 | 5:30 pm – 7:00 pm
Temple Isaiah Community Room
10345 W Pico Blvd

Virtual Information Session

Sunday, August 6, 2023 | 10:00 am – 11:00 am

To RSVP for one or both of these meetings, and to learn more about the project in general, click the button below:

[Click Here to RSVP](#)

Thank you for your continued support as we work together to bring an end to our homelessness crisis across the City.

All my best,



Katy Yaroslavsky
Councilwoman, Fifth Council District

councildistrict5.lacity.gov

Sign Up for Our Newsletter!



Councilwoman Katy Yaroslavsky

200 N. Spring St., Room 440, Los Angeles, CA 90012

[Unsubscribe](#)

From: Allen Zipper <allen.zipper@lacity.org>
To: Rabbi Jaclyn Cohen <rabbijaclyn@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 01 2023 10:43:56 GMT-0700 (PDT)
Subject: Fwd: Announcing New Interim Housing on the Westside!

Yours,
Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

[Sign up for our Newsletter](#)

Attachments:

- Midvale 199 Letter FINAL.docx
-

From: Allen Zipper <allen.zipper@lacity.org>

To: Allen Zipper <allen.zipper@lacity.org>

Date: Wed Aug 23 2023 14:44:17 GMT-0700 (PDT)

Subject: Fwd: Chat with Jocelyn Tabata "Briefing for tomorrow's Midvale meeting with Te..."

Forwarded chat with [Jocelyn Tabata](#)



Jocelyn Tabata

Hi, Allen! I'm not able to join Sunday's event. Could you please take a few photos? Leo might go; I'll let you know if he can



Jocelyn Tabata

Leo can go for photos :) On another note, is Katy giving formal remarks?



Allen Zipper

I will definitely get photos unless Leo comes. It is near his house.



Jocelyn Tabata

Leo confirmed he's coming, thanks!

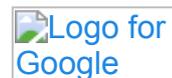


Jocelyn Tabata

Briefing for tomorrow's Midvale meeting with Temple Isaiah members has been updated

[Open message](#)

[Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA](#)



From: bj pike <pike.bj@gmail.com>
To: "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>
Date: Wed Aug 09 2023 16:16:42 GMT-0700 (PDT)
Subject: Fwd: Delivery Status Notification (Failure)

----- Forwarded message -----

From: **bj pike** <pike.bj@gmail.com>
Date: Wed, Aug 9, 2023 at 4:13 PM
Subject: Re: Delivery Status Notification (Failure)
To: Mail Delivery Subsystem <mailer-daemon@googlemail.com>

On Wed, Aug 9, 2023 at 3:56 PM Mail Delivery Subsystem <mailer-daemon@googlemail.com> wrote:

 Error Icon

Address not found

Your message wasn't delivered to **councilmember.yaroslavsky@lacity.gov** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

```
550 5.1.1 The email account that you tried to reach does not exist. Please try
double-checking the recipient's email address for typos or unnecessary spaces.
Learn more at https://support.google.com/mail/?p=NoSuchUser f9-
20020a7bc8c9000000b003f9be43238dcsor63914wml.1 - gsmtip
```

----- Forwarded message -----

From: bj pike <pike.bj@gmail.com>
To: vanessa.saldana@lacity.gov
Cc: katy.yaroslavsky

CPRA-02-CD5-2-000788

Bcc:

Date: Wed, 9 Aug 2023 15:56:38 -0700

Subject: Alley going to Westwood Metro

I hope you can facilitate paving half the alley
between Richland and the metro on Westwood Blvd.

Scavengers who carry hefty bags often drop their bags full of glass due to the bumpy rough alley.

Even the Mercers who weed the garden project often have trouble pulling their carts over this lumpy alley.

The neighbors will vouch for my constant vigilance to pick up glass to keep their car tires from damage.

My husband and I walk along the creek and I almost tripped today from its uneven surface.

Take a walk and see for yourself. It's not a large area and Jessica Saldana said that you are allotted a certain amount of asphalt a year to repair and keep us safe.

The Notredame students take the metro to school and walk down the alley to avoid the crowded bus stop path. Additionally Overland school students will begin to use it.

Thank you for your time.

Neighbor hood watch chairman on Richland

Bj Pike

Pike.bj@gmail.com

10808 Richland

Attachments:

- icon.png
-

From: bj pike <pike.bj@gmail.com>
To: "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>
Date: Wed Aug 09 2023 17:18:17 GMT-0700 (PDT)
Subject: Re: Delivery Status Notification (Failure)

Attachments:

- icon.png
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: bj pike <pike.bj@gmail.com>
Date: Fri Aug 11 2023 16:30:16 GMT-0700 (PDT)
Subject: Re: Delivery Status Notification (Failure)

Greetings,

Thank you for reaching out to the office of Councilwoman Yaroslavsky. I apologize for not getting back to you any sooner.

I believe we spoke at the Midvale informational meeting at Temple Isaiah about this issue. Do you have any photos of this issue so I can notify the Bureau of Street Services?

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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Attachments:

- icon.png
-

From: bj pike <pike.bj@gmail.com>

To: Jim Pike <jim_pike@hotmail.com>, Vanessa Saldana <vanessa.saldana@lacity.org>

Date: Sat Aug 12 2023 09:42:02 GMT-0700 (PDT)

Subject: Re: Delivery Status Notification (Failure)

Thank you for your timely response

All my neighbors use the alley.

We want to enjoy the creek path.

You met Jim my husband.

He went yesterday with gloves and picked up trash near the metro station.

I wish he had sent pictures as evidence that to enjoy that path more ,we need attention or a trash can that gets picked up.

Take a look at the metro side of our path.

I won't let Jim go and get the old blankets and stuff that are left behind the bushes.

There are tall golden rain tree trees sprouting out of the landscaping there.

Whose jurisdiction is the north side of that path?

Who will help maintain it?

Now we have Overland and Notredame students walking to school and don't forget all the strollers.

Please show that you care about us in district 5.

Bj Pike

Attachments:

- icon.png
-

From: bj pike <pike.bj@gmail.com>

To: Jim Pike <jim_pike@hotmail.com>, Vanessa Saldana <vanessa.saldana@lacity.org>

Date: Sat Aug 12 2023 15:52:03 GMT-0700 (PDT)

Subject: Re: Delivery Status Notification (Failure)

Attachments:

- icon.png
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: bj pike <pike.bj@gmail.com>
Cc: Jim Pike <jim_pike@hotmail.com>
Date: Mon Aug 14 2023 13:37:16 GMT-0700 (PDT)
Subject: Re: Delivery Status Notification (Failure)

Hi,

I will take a visit to the location tomorrow. I need to get a better understanding visually of the situation, before I proceed in reaching out to the appropriate departments.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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Attachments:

- icon.png
-

From: bj pike <pike.bj@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Jim Pike <jim_pike@hotmail.com>
Date: Mon Aug 14 2023 15:57:12 GMT-0700 (PDT)
Subject: Re: Delivery Status Notification (Failure)

Thank you for your response.
Most urgent is the alley that is difficult to walk on or pull tires over.
Our neighbor hood needs safer paths to the metro especially since school is beginning.

Bj Pike

Attachments:

- icon.png
-

From: bj pike <pike.bj@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 09:41:03 GMT-0700 (PDT)
Subject: Re: Delivery Status Notification (Failure)

Dear Vanessa
What did you think of the surface of our alley?
Can you refer it or get it on this year's list for resurfacing.
Jim could measure it for you if that would help.
Bj Pike

Attachments:

- icon.png
-

From: bj pike <pike.bj@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 15:09:50 GMT-0700 (PDT)
Subject: Re: Delivery Status Notification (Failure)

Jim figures that the alley is 6 yards wide and 30 yards long equaling 180 square yards.
Hope this helps our cause.
Richland Ave has many handicap residents who use the metro .
I hope this helps us get some attention.

Attachments:

- icon.png
-

From: bj pike <pike.bj@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 17 2023 10:11:45 GMT-0700 (PDT)
Subject: Re: Delivery Status Notification (Failure)

FYI

Jim Pike went to help set up a table at cotner encampment near the 405.

It's run by west Los Angeles homeless.

Jim was their treasurer and Sean McMillan their president.

Jim should be back home at noon today.

He is 77 years old!

We are glad to have your ear.

And it works both ways.

Bj Pike

Attachments:

- icon.png
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: bj pike <pike.bj@gmail.com>
Date: Thu Aug 17 2023 16:27:25 GMT-0700 (PDT)
Subject: Re: Delivery Status Notification (Failure)

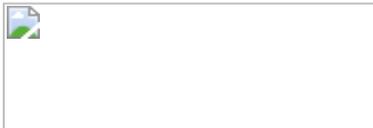
Hi,

Unfortunately, I have not been able to visit this location.

I will be at Vista Del Mar this upcoming Tuesday for the opening of Tommy's Field and can stop by around 10:20 am. If you are available, we can walk together around the neighborhood.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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Attachments:

- icon.png
-

From: bj pike <pike.bj@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 17 2023 17:03:54 GMT-0700 (PDT)
Subject: Re: Delivery Status Notification (Failure)

Sounds great! See you then!

Attachments:

- icon.png
-

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Thu Aug 10 2023 13:49:25 GMT-0700 (PDT)
Subject: Fwd: DOT's Substitute Parking Plan

FYI, I have not yet responded.

----- Forwarded message -----

From: **Nicole Miner** <nlbminer@aol.com>
Date: Thu, Aug 10, 2023 at 9:32 AM
Subject: DOT's Substitute Parking Plan
To: Dylan Sittig <dylan.sittig@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Barbara Broide <wncruc@gmail.com>

DOT's precarious rerouting of patron parking is a serious issue, untoward and unacceptable. Instead of simple parking on the northern corner of Pico and Midvale, on the same side of Pico as that group of businesses, the DOT thinks it's just fine to detour to the parking that was Landmark's, on the south side of Pico. Access is through an isolated driveway to park behind a deserted building. Then, after parking, one has to walk back a desolate distance from one's parked car to get to the Pico sidewalk. Then one stands there forever for the light to change to cross Pico, taking a chance to not get killed by a hit and run driver running the light speeding down Pico, hitting you while you cross Pico in the crosswalk. Once across Pico, there you are at a location housing a criminal and mentally ill population which is more important to your City than you are, your safety is, your Community that you bought into is, the residential area for which you pay a lot of tax money.

As for DOTs ill conceived idea of substitute parking, what happens if that building gets demolished or gets occupied again?

"Do our part?" Westside of CD5 has done our part. Evidence can be cited. City doesn't need to go overboard. A "cheap piece of land because it is City owned" does not justify repurposing it for a use that will ultimately kill a business district and in the end diminish a cohesive historic residential community.

Don't kid yourselves, City of LA, this doesn't bode well, will not work out as planned on paper.

Nickie Miner

--



Dylan Sittig

Pronouns: He, Him, His

SENIOR PLANNING DEPUTY

O: (213) 473-7005

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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CPRA-02-CD5-2-000801

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: nlbminer@aol.com
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Bcc: Dylan Sittig <dylan.sittig@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>
Date: Thu Aug 10 2023 14:13:52 GMT-0700 (PDT)
Subject: Re: DOT's Substitute Parking Plan

Hi Nickie,

Thank you so much for reaching out to the Councilwoman and the team with your feedback. It is clear that you care deeply about the wellbeing of your immediate neighbors and people experiencing homelessness in your community - and want to work together to find solutions.

It'd be great to set up a time to talk next week to discuss your concerns.

Let us know if there's a best day/time for you to reach out via phone.

With sincere appreciation,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

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From: Nayeli De Leon <nayeli.deleon@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Tue Aug 29 2023 15:29:55 GMT-0700 (PDT)
Subject: Fwd: Encampment at Camden/Pico

----- Forwarded message -----

From: Lizzy Chapman <lizzy.chapman@gmail.com>
Date: Monday, August 28, 2023 at 12:21:08 PM UTC-7
Subject: Re: Encampment at Camden/Pico
To: Matthew Tenchavez <matthew.tenchavez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>
Cc: Craig Rich <craig.rich@stanfordalumni.org>, Ricardo Ballesteros <33652@lapd.online>, Perla Urzua <perla.urzua@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, karen.bass@lacity.org <karen.bass@lacity.org>, Scott Alpert <36921@lapd.online>

I am writing to update you all on the events that occurred this morning on the corner of Camden. Several neighbors witnessed the young, mentally ill woman who has been loitering/sleeping on the corner for the last 9 weeks holding a metal saw, which she used to threaten at least one of our neighbors as she was driving her young children to school. Neighbors called the police, who quickly responded and put the woman on a 5150 hold. A few of us then put on gloves and cleaned up all of the trash she left behind (though the sidewalk and alley still reeks of human urine and feces). We cleaned the area ourselves because we knew that if we had put in a request with the city we would be waiting several days or more for a response. Moreover, in the 3 minutes it took for us to go in our homes to gather trashbags and gloves, a new transient was already occupying the former transient's space and rummaging through her trash.

This should not have gotten this far. It is disgraceful that for 9 weeks there was a young woman illegally living in a 41.18 no camping zone, with obvious mental health and/or substance abuse issues, who was likely being regularly sexually assaulted, and the only reason she (or the neighborhood) received any actual help was because she threatened our neighborhood with a weapon.

Two different police officers have explained to me that the corner of Camden and Pico is particularly susceptible to homeless encampments and loitering because individuals take the expo line to the Dep't of Public Social Services, then travel to the 99cent store, and then cross the road and set up camp on the wide, dark sidewalks on corner. Despite the fact that this is a 41.18 zone, these individuals know that they will be able to loiter/camp as long as they want because no one will stop them from doing so. Is your office planning to do anything to help prevent the future, entirely predictable problems that will continue to occur on this corner? We jumped through all the hoops to have this corner designated a no-camping zone, and that has never enforced. We have filed requests with the city for additional lighting and have received no response. We have asked how we can put planters on the corner to deter camping (which they have on the corner of Pico and Alfred and Pico and La Jolla), but have not received a response. Our neighborhood is now looking to hire private security because unfortunately we have seen that the city is not willing or able to help us until our lives are in danger.

This is my fourth time asking the following questions to your office, and I have not received any responses: (1) How will the enforcement (or lack thereof) of the 41.18 zone on Camden be any different from the enforcement of the promised 41.18 zone outside of the proposed shelter on Midvale? (2) Your office claims it will enforce the 41.18 zone within 1000 feet of the Midvale shelter, even if there are no beds available in CD5. Why are you not enforcing it now on

Camden? (3) Will you be renewing the 41.18 zone on Camden/Pico, especially if/when the shelter on Midvale is built, and will you actually enforce it? (4) if/when the shelter on Midvale is built, how will this impact the residents outside the proposed 1000-foot no camping zone (ie how will it impact the residents on the 2200 block of Midvale & Kelton, and the residents on Veteran, Greenfield and Camden)? What will prevent people from setting up encampments just outside the 1000 foot no camping zone (especially considering they are already setting up encampments here now, with the apparent blessing of the city).

Lizzy

On Wed, Aug 23, 2023 at 3:51 PM Matthew Tenchavez <matthew.tenchavez@lacity.org> wrote:
Hello all,

I wanted to update you all as I have been in communication with Craig via text.

So everyone is aware, last Friday Officer Ballesteros had the SMART team visit the location of Pico and Camden for the young female with the shaved head. She is still not providing a name to involved parties. Since there are no active crimes being committed by her, she could not be detained. SMART team submitted a report to MEU for further action. Yesterday, I also received a call from DMH HOME team and they have an open case on "Jane Doe " and are cross-referencing what the SMART team has on their system.

I voiced the concerns from the community and what I have witnessed first hand. I reported that many different men are visiting her and that she is potentially being sexually assaulted on a weekly basis. I also messaged to the DMH clinician that when we had extremely hot weather she looked dehydrated and throw away the water that I purchased for her.

I am hoping we get further updates this week on action plans for "Jane Doe" from DMH Home. Supervisor Lindsey Horvath's office is also aware and asked DMH for updates.

Thank all for your updates on this person.

Best,

On Fri, Aug 11, 2023 at 1:34 PM Craig Rich <craig.rich@stanfordalumni.org> wrote:

Matthew, Vanessa, SLO Ballesteros,

Any news here? Just drove pas the young woman at Pico/Camden who now has a mattress setup un the alley. Talking to herself again. Also saw a Honda SUV stop briefly, the woman came to the window. Seemed like some sort of handoff - perhaps a money donation or something else can't say for sure but it seemed suspicious.

Also, while I was out of town the last couple of days heard from my neighbors of a group of 4 individuals on Camden and reports of observing open drug use and erratic behavior. And also reports of new encampments at Pico/Greenfield. All of this is within the 41.18 special enforcement zone centered at 11001 Pico.

I just don't have it in me to sit on hold for potentially an hour today/tommorrow/Sunday... Is there anyway we could get a regular visit from LAPD until all of these individuals are moved out of the 41.18 special enforcement zone?

On top of all that, I also observed the following today while making a trip to the post office;

- * the tent on Pico in front of the HATCH Spaces Hydrogen 1 project (corner of Pico and Sepulveda) is still there
- * an individual who seems unhoused on Bentley at Pico gazing at 4 paintings (his?) he setup on the sidewalk
- * an individual lying on the sidewalk at Tennessee and Sepulveda
- * the tents on Exposition next to the post office completely blocking the sidewalk, spilling over in the street
- * the encampments on Pico under the 405 have grown

Are there still regular CARE/CARE+ visits to all of these locations? Does anyone have insight whether any engagement from LAHSA or any other agency to *try* and get them into a nearby shelter?

Lastly, wondering if its time to reach out to media contacts to highlight these situations which don't seem to be improving. Would that help?

- Craig

On 8/8/2023 9:36 AM, Matthew Tenchavez wrote:

Hello all,

I am back today and following up. I spoke with Officer Ballestros at the meeting on Thursday. He's gonna get the SMART to make an assessment. Officer Ballestros, I know we mentioned sometime this week. Do you know when? I am happy to accompany the team to the location.

On Tue, Aug 8, 2023 at 9:00 AM Craig Rich <craig.rich@stanfordalumni.org> wrote:

Vanessa, Perla,

If I'm remembering correctly, at the CD5 event last Thu Matthew told me he was going on vacation for a few days. But he said he would be handing off this topic and next steps to Perla (whom I did not get a chance to meet yet at the event unfortunately). Matthew also said next steps here were for LAPD to bring a SMART team (see URL below) to assess this woman with the expectation she would be hospitalized afterward (voluntary or not).

<https://www.lapdonline.org/office-of-the-chief-of-police/office-of-special-operations/detective-bureau/detective-services-group/mental-evaluation-unit/>

Does anyone know when this SMART team will be coming?

- Craig

On 8/8/2023 8:50 AM, Tami Schmitt wrote:

> Hi Vanessa,

>

> I'm really at a loss right now. We've had the same homeless woman on our street day in and day out for months. This morning there is another person on the other side of the street as well. I have been texting Matthew as well as

others from our block but we are now get no response. I can't have my kids walk the dog outside without me or play outside. My older daughter is going to therapy because she is afraid that a homeless person is going to break into our home. This is NOT ok! What is happening? I know there is talk of a temporary shelter but that is not solving the problem we have right now everyday.

>

> I would appreciate your guidance on what we can do right now to get these people off our block.

>

> Thank you,
> Tami Schmitt
> Camden Ave Resident

>

>

>> On Jul 13, 2023, at 7:50 PM, Vanessa Saldana
<vanessa.saldana@lacity.org> wrote:

>> Hi Tami,

>>

>> I am looping in our director of homelessness strategies, Matthew Tenchavez, and his team so outreach can be done.

>>

>> Sincerely,

>>

>>

>> Sent from my iPhone

>>

>>> On Jul 12, 2023, at 9:37 AM, Tami Schmitt
<tami.e.schmitt@hotmail.com> wrote:

>>>

>>> Hi Vanessa,

>>>

>>> Thanks so much for meeting with our neighbors this past Monday. We appreciate you taking the time and are committed to working together to find viable solutions to our concerns about the homeless.

>>>

>>> Unfortunately, there is another 2 people next to BBQ Galore this morning. Same spot that we met on Monday. I will also call the emergency line but you asked us to email you as well.

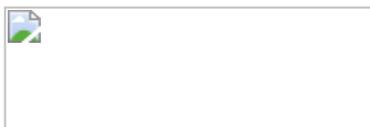
>>>

>>> Thank you,
>>> Tami Schmitt
>>> 2337 Camden Ave

>>>

>>> Sent from my iPhone

--



cd5.lacity.gov

Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Rebecca Wee <rwee@lifeark.net>
To: Fernando Morales <fernando.morales@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>, Elda Mendez <emendez@lafh.org>, Gary Gero <gary.gero@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Kelsey Madigan <kmadigan@lafh.org>, Leo Daube <leo.daube@lacity.org>, michelle.flores@lacity.org, Stephanie Klasky-Gamer <stephanie@lafh.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Cc: Paul Cho <pcho@lifeark.net>, Charles Wee <cwee@lifeark.net>
Date: Fri Aug 04 2023 11:14:32 GMT-0700 (PDT)
Subject: Fwd: Form Submission - New Form - Prefabricated Structures for 2377 Midvale Ave

Hello team,

We received this inquiry through our website from Westside Current (see below) - wanted to see if you all were in agreement that we can respond to Mr. Arnold by letting him know we are deferring all media related inquiries to CD5? LifeArk is okay with you sending (or not) renderings and images as you see fit. We will not be responding directly to media inquiries regarding the project right now.

Let me know your thoughts and in my response to him, whom I should include as a contact person.

Thank you,
Rebecca

----- Forwarded message -----

From: **Squarespace** <form-submission@squarespace.info>
Date: Fri, Aug 4, 2023 at 10:08AM
Subject: Form Submission - New Form - Prefabricated Structures for 2377 Midvale Ave
To: <info@lifeark.net>

Sent via form submission from [LifeArk](#)

Name: John Arnold

Email Address: jmawestside@gmail.com

Subject: Prefabricated Structures for 2377 Midvale Ave

Message: Hello,

I am with the Westside Current. We are working on a story on the interim housing project planned for 2377 Midvale Ave in West Los Angeles. We were wondering if you could provide us with some images of the specific units intended for this project. Thank you.

Company/Organization: Westside Current

Website: <https://www.westsidecurrent.com/>

How did you hear about us?:

[Manage Submissions](#)

Does this submission look like spam? [Report it here.](#)

--
Rebecca H. Wee
LifeArk, SPC.

From: vanessa saldana <vanesolis98@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sun Aug 06 2023 11:44:05 GMT-0700 (PDT)
Subject: Fwd: Join our Informational Meeting on 2377 Midvale at 10am

----- Forwarded message -----

From: **Councilwoman Katy Yaroslavsky** <Councilmember.Yaroslavsky@lacity.org>
Date: Sunday, August 6, 2023
Subject: Join our Informational Meeting on 2377 Midvale at 10am
To: Vanessa Saldana <vanesolis98@gmail.com>

Email not displaying correctly? [View it](#) in your browser.

 Off Grid Adventures



Last week, I shared our plans to bring an interim housing site to Council District Five at 2377 Midvale, an underutilized city-owned parking lot on L.A.'s Westside. I know that you all know how critical it is that we bring this resource to our District. We are the only district in Los Angeles that does not have interim beds for unhoused adults. This makes it incredibly difficult to do the work of bringing people off the street and into permanent housing, removing encampments from sidewalks, and making our communities safer.

This past Thursday, my office held an informational meeting on the project at Temple Isaiah. Unfortunately, the meeting was not as productive as we had hoped, with some attendees causing disruptions that prevented us from sharing key details on the project. But there were also a considerable number of people in attendance that came in good faith with an open mind and a willingness to learn.

Look, I get it. I know that this issue is personal for a lot of us, and there is still a lot of work we must do together to ensure that this project is successful. It requires us to work together, respectfully and collaboratively. I am confident that we can – because we must. The stakes are simply too high.

Today, my office will be holding a second informational meeting over Zoom at 10am. We will have brief presentations, and then spend the majority of the time answering questions that we have received from the community. I hope you will join to learn more about this project. We'll also be posting frequently asked questions and answers [here](#).

To join via Zoom, please click this URL: <https://www.zoomgov.com/j/1612218766?pwd=UktjWmh0NmJDWEg2T05EK0RSQXI5Zz09>

Passcode: 557476

To call in, dial +16692545252,,1612218766#

All my best,
Katy



Melrose Action's National Night Out

On Tuesday I joined Melrose Action and the LAPD Wilshire Division Station for this year's National Night Out. Communities all across Los Angeles held similar events in an effort to bring neighbors together, build neighborhood unity, and strengthen relationships with local law enforcement.



Speed Hump Program

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with supporters and opponents to the plan discussing the results of the EIR. The committee voted to advance the EIR to the full Council for consideration. At this point in time, there is no funding identified for this project. If approved at Council, the City could begin to pursue funding to improve recreational and habitat opportunities at Silver Lake Reservoir Complex.



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[200 N. Spring Street, Suite 440](#)

Los Angeles, CA 90012

(213) 473-7005

District Office

[6380 Wilshire Blvd., Suite 800](#)

Los Angeles, CA 90048

(323) 866-1828

General Inquiries: Councilmember.Yaroslavsky@lacity.org

All my best,



councildistrict5.lacity.gov



Councilwoman Katy Yaroslavsky

[200 N. Spring St., Room 440, Los Angeles, CA 90012](#)

[Unsubscribe](#)

--

Best regards,
Vanessa Saldana

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marilyn Tusher <mltusher@att.net>
Date: Sun Aug 06 2023 11:49:17 GMT-0700 (PDT)
Subject: Fwd: Join our Informational Meeting on 2377 Midvale at 10am

----- Forwarded message -----

From: **vanessa saldana** <vanesolis98@gmail.com>
Date: Sunday, August 6, 2023
Subject: Fwd: Join our Informational Meeting on 2377 Midvale at 10am
To: Vanessa Saldana <vanessa.saldana@lacity.org>

----- Forwarded message -----

From: **Councilwoman Katy Yaroslavsky** <Councilmember.Yaroslavsky@lacity.org>
Date: Sunday, August 6, 2023
Subject: Join our Informational Meeting on 2377 Midvale at 10am
To: Vanessa Saldana <vanesolis98@gmail.com>

Email not displaying correctly? [View it](#) in your browser.

 Off Grid Adventures



Last week, I shared our plans to bring an interim housing site to Council District Five at 2377 Midvale, an underutilized city-owned parking lot on L.A.'s Westside. I know that you all know how critical it is that we bring this resource to our District. We are the only district in Los Angeles that does not have interim beds for unhoused adults. This makes it incredibly difficult to do the work of bringing people off the street and into permanent housing, removing encampments from sidewalks, and making our communities safer.

This past Thursday, my office held an informational meeting on the project at Temple Isaiah. Unfortunately, the meeting was not as productive as we had hoped, with some attendees causing disruptions that prevented us from sharing key details on the project. But there were also a considerable number of people in attendance that came in good faith with an open mind and a willingness to learn.

Look, I get it. I know that this issue is personal for a lot of us, and there is still a lot of work we must do together to ensure that this project is successful. It requires us to work together, respectfully and collaboratively. I am confident that we can – because we must. The stakes are simply too high.

Today, my office will be holding a second informational meeting over Zoom at 10am. We will have brief presentations, and then spend the majority of the time answering questions that we have received from the community. I hope you will join to learn more about this project. We'll also be posting frequently asked questions and answers [here](#).

To join via Zoom, please click this URL: <https://www.zoomgov.com/j/1612218766?pwd=UktjWmh0NmJDWEg2T05EK0RSQXI5Zz09>

Passcode: 557476

To call in, dial +16692545252,,1612218766#

All my best,
Katy



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All my best,



councildistrict5.lacity.gov



Councilwoman Katy Yaroslavsky

[200 N. Spring St., Room 440, Los Angeles, CA 90012](#)

[Unsubscribe](#)

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Best regards,
Vanessa Saldana



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
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200 North Spring St., Room 440
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From: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Sep 05 2023 14:07:38 GMT-0700 (PDT)
Subject: Fwd: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

----- Forwarded message -----

From: **Shelly Oriba** <sloriba@yahoo.com>
Date: Mon, Sep 4, 2023 at 9:30 PM
Subject: LA Council District 5 Interim Homeless Housing project at Midvale/Pico
To: mayor.business@lacity.org <mayor.business@lacity.org>
CC: info@stopmidvalepico.org <info@stopmidvalepico.org>, katy.yaroslavsky@lacity.org <katy.yaroslavsky@lacity.org>

September 4, 2023

Mayor Bass,

We are all in agreement there is a homeless problem and providing housing and necessary support for these individuals is needed, however ...

an alternative site must be used for the Interim Homeless Housing project for Council District 5.

The [2377 Midvale Ave.](#) parking lot #707 is **NOT** the appropriate location due for the following reasons:

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Merchant businesses help neighborhoods by providing local jobs, generating revenue and taxes that support the local economy. It is imperative that Parking Lot #707 be "SAVED" in order for businesses to have a chance to survive.

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established notification protocols and bylaws to communicate her actions to the community businesses and residents she is supposed to represent.

Yaroslavsky's tactics are questionable as she uses loopholes to evade typical planning commission and City Councils approvals using her background as a former Land Use Attorney to circumvent the system. She recently led the City Council's opposition to stop the luxury Bulgari Hotel development project where she was quoted as saying "It's a gorgeous oak studded canyon, not where a hotel goes". Yaroslavsky is a hypocrite if she supports and authorizes the approval to replace the essential parking lot #707 with a homeless shelter in the central heart of Pico's business corridor where parking spaces are limited and scarce already.

Yaroslavsky should have done the due diligence in conducting research, investigation and impact studies on building a homeless shelter in the middle of a business and residential sector of the city. She fails to be transparent and makes decisions without informing the public. Seems like she is trying to force a square peg into a round hole.

Yaroslavsky needs to learn to listen to the business owners and residents of the city she represents, develop goals together and then work effectively and efficiently with community leaders to achieve the community's objectives. Our community leaders have been met with resistance to have substantive conversations in face-to-face meetings with Yaroslavsky to discuss important and essential aspects of situating a homeless housing facility/shelter in this location and to explore alternative locations.

The opening of the \$484 million dollar office complex where our newest neighbor Google will open their campus occupying the 584,000 sq ft building for the next 14 years will present us with a fantastically unique opportunity for the surrounding neighborhood to support this mega giant with retail and restaurant businesses to let them know that we want to embrace their presence! The transformative project to redevelop the former Westside Pavilion into a modern state of the art environment has completely changed the complexion of our Pico business corridor by bringing this corporate giant into our community! With that we want to offer a strong retail business presents to support the needs of this organization!

The Walk Pico project is a \$2.4 million dollar effort soon to be completed in April 2024. The purpose for this project is to beautify, remodel sidewalks and streets to promote a walkable environment for people to enjoy and experience a safe, clean, and beautiful surroundings in which they can patronize stores, restaurants and cultural venues along Pico Blvd. If parking their vehicles prove to be difficult, potential visitors/customers will choose to go elsewhere. Elimination of parking lot #707 is counterproductive to the objectives of this expensive project.

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Regards,
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Katy Yaroslavsky
Councilwoman

Los Angeles City Council, District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: 213.473.7005

Email: councilmember.yaroslavsky@lacity.org

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To: sloriba@yahoo.com
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 05 2023 14:23:26 GMT-0700 (PDT)
Subject: Re: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

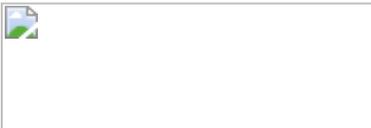
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Sincerely,

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cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

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Los Angeles, CA 90012

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 05 2023 14:24:18 GMT-0700 (PDT)
Subject: Re: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

Hi Katy,

I followed up with this constituent.

Thanks,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
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Cc: "info@stopmidvalepico.org" <info@stopmidvalepico.org>, "katy.yaroslavsky@lacity.org" <katy.yaroslavsky@lacity.org>, "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>
Date: Sun Sep 10 2023 12:41:45 GMT-0700 (PDT)
Subject: Fw: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

September 10, 2023

Mayor Bass,

Additionally, in your own words below, you seem to place great importance on supporting small businesses in the City of Los Angeles with your issuance of Executive Directive 4.

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Your commitment to help small businesses thrive and flourish will be tested. Put your words into action by keeping Parking Lot #707 intact so businesses will not be damaged or destroyed. Require that Councilmember Yaroslavsky work collaboratively with our community leaders to select an alternate site that will be in the best interest of both our homeless population and our businesses in the Pico business corridor.

Regards,

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To: "sloriba@yahoo.com" <sloriba@yahoo.com>
Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>
Sent: Tuesday, September 5, 2023 at 02:24:23 PM PDT
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CPRA-02-CD5-2-000824

On Tue, Sep 5, 2023 at 2:07 PM Katy Yaroslavsky <katy.yaroslavsky@lacity.org> wrote:

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Date: Mon, Sep 4, 2023 at 9:30 PM

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Katy Yaroslavsky
Councilwoman
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From: Shelly Oriba <sloriba@yahoo.com>
To: "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>
Date: Mon Sep 11 2023 09:57:40 GMT-0700 (PDT)
Subject: Re: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

Vanessa,
I'm available to discuss on Tues & Thurs 11am to 8pm @ 310-308-4335, thanks
Regards,
Shelly

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September 10, 2023

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Subject: Re: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

Hi Shelly,

CPRA-02-CD5-2-000828

Thank you for contacting the Office of Councilwoman Yaroslavsky.

I acknowledge your concerns, and I would appreciate it if we can discuss this over the phone. Please let me know what's the best number to reach you, and your availability.

Sincerely,

On Tue, Sep 5, 2023 at 2:07 PM Katy Yaroslavsky <katy.yaroslavsky@lacity.org> wrote:

----- Forwarded message -----

From: **Shelly Oriba** <sloriba@yahoo.com>

Date: Mon, Sep 4, 2023 at 9:30 PM

Subject: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

To: mayor.business@lacity.org <mayor.business@lacity.org>

CC: info@stopmidvalepico.org <info@stopmidvalepico.org>, katy.yaroslavsky@lacity.org <katy.yaroslavsky@lacity.org>

September 4, 2023

Mayor Bass,

We are all in agreement there is a homeless problem and providing housing and necessary support for these individuals is needed, however ...

an alternative site must be used for the Interim Homeless Housing project for Council District 5.

The [2377 Midvale Ave.](#) parking lot #707 is **NOT** the appropriate location due for the following reasons:

- 1) Parking lot #707 is a vital life-line for the business establishments and the Los Angeles Performing Arts Conservatory located on the Pico/Midvale business corridor for patrons and visitors to the area.
- 2) This parking lot is used extensively between 4pm-7pm when there is "No Parking" along Pico Blvd due to Rush Hour Restrictions.
- 3) 2-hour parking IS ONLY allowed on adjacent residential streets between 8am-6pm, after 6pm all visiting cars rely on parking lot #707 to patronize restaurants and retail stores along Pico.
- 4) If this very essential parking lot #707 is replaced by a homeless shelter site, the businesses in this district will suffer loss of customer traffic, resulting in loss of income, inability to be insured and forcing these businesses to fail. Business owners and their employees will lose their livelihoods and potentially risk homelessness. This will result in the destruction of the economic business sector as well as devastate the lives of people who work along the Pico business corridor.

Merchant businesses help neighborhoods by providing local jobs, generating revenue and taxes that support the local economy. It is imperative that Parking Lot #707 be "SAVED" in order for businesses to have a chance to survive.

Yaroslavsky is failing the people she was elected to represent. She does not choose to protect her constituents and the community's best interest. She violates rules and bypasses

established notification protocols and bylaws to communicate her actions to the community businesses and residents she is supposed to represent.

Yaroslavsky's tactics are questionable as she uses loopholes to evade typical planning commission and City Councils approvals using her background as a former Land Use Attorney to circumvent the system. She recently led the City Council's opposition to stop the luxury Bulgari Hotel development project where she was quoted as saying "It's a gorgeous oak studded canyon, not where a hotel goes". Yaroslavsky is a hypocrite if she supports and authorizes the approval to replace the essential parking lot #707 with a homeless shelter in the central heart of Pico's business corridor where parking spaces are limited and scarce already.

Yaroslavsky should have done the due diligence in conducting research, investigation and impact studies on building a homeless shelter in the middle of a business and residential sector of the city. She fails to be transparent and makes decisions without informing the public. Seems like she is trying to force a square peg into a round hole.

Yaroslavsky needs to learn to listen to the business owners and residents of the city she represents, develop goals together and then work effectively and efficiently with community leaders to achieve the community's objectives. Our community leaders have been met with resistance to have substantive conversations in face-to-face meetings with Yaroslavsky to discuss important and essential aspects of situating a homeless housing facility/shelter in this location and to explore alternative locations.

The opening of the \$484 million dollar office complex where our newest neighbor Google will open their campus occupying the 584,000 sq ft building for the next 14 years will present us with a fantastically unique opportunity for the surrounding neighborhood to support this mega giant with retail and restaurant businesses to let them know that we want to embrace their presence! The transformative project to redevelop the former Westside Pavilion into a modern state of the art environment has completely changed the complexion of our Pico business corridor by bringing this corporate giant into our community! With that we want to offer a strong retail business presents to support the needs of this organization!

The Walk Pico project is a \$2.4 million dollar effort soon to be completed in April 2024. The purpose for this project is to beautify, remodel sidewalks and streets to promote a walkable environment for people to enjoy and experience a safe, clean, and beautiful surroundings in which they can patronize stores, restaurants and cultural venues along Pico Blvd. If parking their vehicles prove to be difficult, potential visitors/customers will choose to go elsewhere. Elimination of parking lot #707 is counterproductive to the objectives of this expensive project.

The Olympics will also be arriving in Los Angeles in 2028. How impressive our city will look if our business districts are robust and vivacious. Visitors from around the world will come to personally familiarize themselves with the workings of our city and Los Angeles City leaders will want them to view it as a highly successful and positive place to be!

Even though the city owns this lot it DOES NOT mean it is the best location within the community to place this interim housing for the homeless.

Why would it make logical sense to spend millions and millions of dollars to redevelop facilities and improve and upgrade the exterior surroundings in the Pico-Midvale region of the city ONLY to have a careless and irresponsible Yaroslavsky-civil servant disrespectfully go against the will of the people and authorize the homeless housing project placed in a business/residential setting to happen? She must be removed and replaced with a councilmember who backs the constituents they are elected to serve!

Regards,
Shelly Oriba

--



Katy Yaroslavsky
Councilwoman
 Los Angeles City Council, District 5
 200 North Spring St., Room 440
 Los Angeles, CA 90012
 Tel: 213.473.7005
 Email: councilmember.yaroslavsky@lacity.org



Vanessa Saldana
Field Deputy, Palms & Westside
 O: (323) 866-1828
 Los Angeles City Hall
 200 North Spring St., Room 440
 Los Angeles, CA 90012



cd5.lacity.gov

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Shelly Oriba <sloriba@yahoo.com>
Date: Tue Sep 12 2023 14:57:51 GMT-0700 (PDT)
Subject: Re: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

Hi Shelly,

I will give you a call on Thursday at 2:30 p.m.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Shelly Oriba <sloriba@yahoo.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Sep 14 2023 10:39:32 GMT-0700 (PDT)
Subject: Re: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

Vanessa,
I just realized I did not respond back to your email. Yes, I'm available for a 2:30pm call today.

Regards,
Shelly

On Tuesday, September 12, 2023 at 02:57:57 PM PDT, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Shelly,

I will give you a call on Thursday at 2:30 p.m.

Sincerely,

On Mon, Sep 11, 2023 at 9:57AM Shelly Oriba <sloriba@yahoo.com> wrote:

Vanessa,
I'm available to discuss on Tues & Thurs 11am to 8pm @ 310-308-4335, thanks

Regards,
Shelly

On Sunday, September 10, 2023 at 12:41:45 PM PDT, Shelly Oriba <sloriba@yahoo.com> wrote:

September 10, 2023

Mayor Bass,

Additionally, in your own words below, you seem to place great importance on supporting small businesses in the City of Los Angeles with your issuance of Executive Directive 4.

“The success of our business community is key to the success of our city,” said Mayor Bass. “Our team will work to make sure the challenges our businesses face are prioritized as we work together to make it clear that Los Angeles is open for business.” “It’s past time to make it easier for small and minority businesses to do business in L.A., which is why Executive Directive 4 is an important first step in a series of initiatives that put City Hall on a path to being a partner to attracting and retaining small business instead of a barrier.” Recently at a press release for Mayor Bass’s Executive Directive 4; Brian Veskosky, owner of The Red Maple restaurant praised the Mayor stating “I want to see other businesses like ours thrive, despite rules and regulations that oftentimes make it hard for our small businesses to flourish. I cannot thank Mayor Bass enough for her dedication to this issue, and for helping lift up our business community.”

The Rancho Park and surrounding communities have supported social programs into our neighborhood for decades: L.A. County Welfare office-Sepulveda and Pico, Edelman Mental Health Center-Olympic and Sepulveda. The community surrounding the Pico Business District understands the need for homeless housing in our district but not at the cost of decimating small businesses on Pico.

Your commitment to help small businesses thrive and flourish will be tested. Put your words into action by keeping Parking Lot #707 intact so businesses will not be damaged or destroyed. Require that Councilmember Yaroslavsky work collaboratively with our community leaders to select an alternate site that will be in the best interest of both our homeless population and our businesses in the Pico business corridor.

Regards,

Shelly Oriba

----- Forwarded Message -----

From: Vanessa Saldana <vanessa.saldana@lacity.org>

To: "sloriba@yahoo.com" <sloriba@yahoo.com>

Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>

Sent: Tuesday, September 5, 2023 at 02:24:23 PM PDT

Subject: Re: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

Hi Shelly,

Thank you for contacting the Office of Councilwoman Yaroslavsky.

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Date: Mon, Sep 4, 2023 at 9:30 PM

Subject: LA Council District 5 Interim Homeless Housing project at Midvale/Pico

To: mayor.business@lacity.org <mayor.business@lacity.org>

CC: info@stopmidvalepico.org <info@stopmidvalepico.org>, katy.yaroslavsky@lacity.org <katy.yaroslavsky@lacity.org>

September 4, 2023

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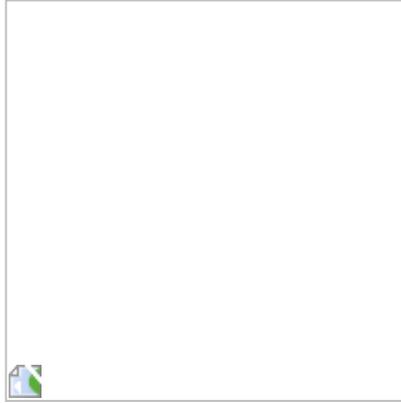
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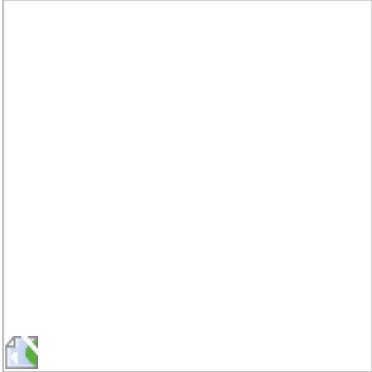
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Regards,
Shelly Oriba



Katy Yaroslavsky
Councilwoman
Los Angeles City Council, District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: 213.473.7005
Email: councilmember.yaroslavsky@lacity.org



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 31 2023 13:58:25 GMT-0700 (PDT)
Subject: Fwd: Midvale homeless project

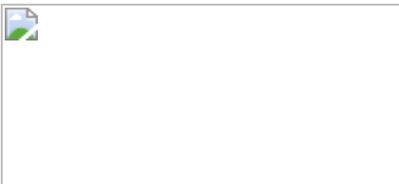
----- Forwarded message -----

From: **shila tadayon** <sabh8@yahoo.com>
Date: Thu, Aug 31, 2023 at 1:38 PM
Subject: Midvale homeless project
To: <katy.yaroslavsky@lacity.org>

We live close to the project site, and we are opposing this project.
We have enough crime going on and already feel unsafe.
We won't agree at all and will fight this project in our back yard.
We feel compassion for those homeless and we want them to have a normal kind of life, but not in that residential parking lot.
We worked very hard to buy a place here and pay high tax and our safety is the very first priority.
Historically it is proven that this kind of housing doesn't do any good to residents in this neighborhood and in order to house 30 people, hundred of others will suffer the outcome.
Please reconsider this decisions and there are plenty of land close to Sepulveda that can be suitable for even more than 30 people.
Thank you
Sheila Hodj

Sent from my iPhone

--



Katy Yaroslavsky
Councilwoman
Los Angeles City Council, District 5
200 North Spring St., Room 440
Los Angeles, CA 90012
Tel: 213.473.7005
Email: councilmember.yaroslavsky@lacity.org

From: George Hakopiants <george.hakopiants@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Sep 05 2023 12:54:59 GMT-0700 (PDT)
Subject: Re: Midvale homeless project

Hi Vanessa,

If you haven't already, please be sure to connect with the individual below.

Best,
George

--



[cd5.lacity.gov](https://www.cd5.lacity.gov)

George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 05 2023 13:29:47 GMT-0700 (PDT)
Subject: Re: Midvale homeless project

I will follow up shortly.

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: George Hakopiants <george.hakopiants@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Sep 05 2023 13:34:24 GMT-0700 (PDT)
Subject: Re: Midvale homeless project

Sounds good, thank you.

The constituent reached out to Katy directly.

Best,
George

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: sabh8@yahoo.com
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 05 2023 13:37:16 GMT-0700 (PDT)
Subject: Re: Midvale homeless project

Hi Sheila,

Thank you for contacting the Office of Councilwoman Yaroslavsky.

I acknowledge your concerns, and I would appreciate it if we can discuss this over the phone. Please let me know what's the best number to reach you, and your availability.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

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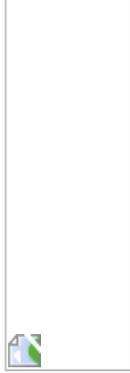
From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 05 2023 13:37:50 GMT-0700 (PDT)
Subject: Re: Midvale homeless project

Hi Katy,

I followed up with this constituent.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Fri Jun 30 2023 14:06:19 GMT-0700 (PDT)
Subject: Fwd: Midvale Prep - Next Week - Confidential

You were not included in this email, but I know you have strong ties with certain individuals and would appreciate any assistance you can provide.

----- Forwarded message -----

From: **Fernando Morales** <fernando.morales@lacity.org>
Date: Fri, Jun 30, 2023 at 12:25 PM
Subject: Midvale Prep - Next Week - Confidential
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Patricia Macias <patricia.macias@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Zachary Warma <zachary.warma@lacity.org>

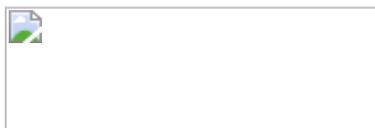
Good morning, Vanessa!

As we move forward with finalizing the community engagement plan for Midvale, could you work on the following items prior to COB Thursday of next week?

- Work with Jenelle, George, and Andrew to schedule time for KY to make 15 minute calls through the following community leaders on 7/17, 7/18, and 7/19 (make sure that KY has the best mobile number to reach them, general TPs and the FAQs in the notes from Leo) - I have asked for Jenelle to place an hour block on all three days (but it may have to be a longer block). Please track on the [midvale outreach document](#).
 - Sean McMillan
 - Margaret Gillespie
 - Mary Williams
 - + other appropriate members of the West LA Homeless Board
 - Terri Tippit
 - Lisa Morocco
 - + other appropriate members of the NC
 - HOA presidents from any HOAs within the 1,000ft of the site
 - Genevieve Riutort (Westside Foodbank)
 - Abundant Housing LA (Andrew connection)
 - Forward LA (Andrew connection)
 - St. Timothys/Temple Isaiah
- Confirm the location for the In Person Townhall on the night of 8/3 from 6-7:30pm (we can keep it general that it is a community meeting re: housing/homelessness)

I will be out next week, but I'll set up some time for all of us to check in on Friday to help bridge any contacts/help finalize the scheduling of these first engagement calls. Thank you!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

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--



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From: Allen Zipper <allen.zipper@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Jul 03 2023 10:48:09 GMT-0700 (PDT)
Subject: Re: Midvale Prep - Next Week - Confidential

Hi Vanessa,

Sure I am happy to help with this. I can also touch base with Temple Isaiah about setting a meeting there. Just let me know when we are ready to reach out.

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Nayeli De Leon <nayeli.deleon@lacity.org>
To: Leo Daube <leo.daube@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Thu Sep 14 2023 13:41:22 GMT-0700 (PDT)
Subject: Fwd: Midvale-Pico Interim Housing Project

----- Forwarded message -----

From: Trellis Huahn <trellis.huahn@gmail.com>
Date: Thursday, September 14, 2023 at 1:15:12 PM UTC-7
Subject: Re: Midvale-Pico Interim Housing Project
To: Councilmember.Yaroslavsky@lacity.org <Councilmember.Yaroslavsky@lacity.org>
Cc: mayor.business@lacity.org <mayor.business@lacity.org>

Dear Councilperson Yaroslavsky,

Seeing as how I have yet to receive a response from you or your office, I thought that I would re-send my email with some additional observations. I attended the August 31st Westside Neighborhood Council meeting, which unfortunately, you did not. Although I thought that your deputy chief-of-staff Fernando Morales handled himself well, I fear that he was hearing the community stakeholders but not listening. The overwhelming majority of the community speakers were against the Midvale-Pico interim housing project for many of the same reasons that I outlined below. The very first speaker stands out clearly in my mind and encapsulates the main point that I want to bring to your attention. This first speaker was an elderly gentleman who is the property owner of three buildings on Pico, including the one directly adjacent to the proposed site (ie where Starbucks was most recently a tenant). He and his wife have been property owners of these buildings for more than forty years, and converting this needed city parking lot into the proposed housing project will, in his words: "kill us". There are plenty of other potentially suitable sites to build such a housing project, but there is only one commercial corridor on Pico abutting family residences and providing a walkable neighborhood in this large urban sprawl. It is difficult to understand why one project should take precedence over existing businesses recovering from economic turmoil after covid. A commercial site at 1977 Sepulveda Blvd. was suggested by local realtor Marcie Baron. This looks to be a much larger lot, in a more suitable neighborhood and still close to transit and other social service facilities. I hope that your office took Ms. Baron up on her offer to facilitate discussions with this property owner who is apparently interested in leasing the property to the city for such purpose.

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Regards,

Trellis Huahn

From: Trellis Huahn <trellis.huahn@gmail.com>
Date: Thursday, August 17, 2023 at 2:04 PM
To: "Councilmember.Yaroslavsky@lacity.org" <Councilmember.Yaroslavsky@lacity.org>
Cc: "mayor.business@lacity.org" <mayor.business@lacity.org>
Subject: Midvale-Pico Interim Housing Project

Dear Councilperson Yaroslavsky:

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Best regards,

Trellis Huahn

From: Fernando Morales <fernando.morales@lacity.org>
To: Nayeli De Leon <nayeli.deleon@lacity.org>
Cc: Leo Daube <leo.daube@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Thu Sep 14 2023 13:57:50 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project

Thanks, Nayeli. Vanessa, I think a thank you for your comments ("they were shared with the Councilwoman") and sharing your info if they would like to discuss further makes sense.



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Thu, Sep 14, 2023 at 1:41 PM Nayeli De Leon <nayeli.deleon@lacity.org> wrote:

----- Forwarded message -----

From: Trellis Huahn <trellis.huahn@gmail.com>

Date: Thursday, September 14, 2023 at 1:15:12 PM UTC-7

Subject: Re: Midvale-Pico Interim Housing Project

To: Councilmember.Yaroslavsky@lacity.org <Councilmember.Yaroslavsky@lacity.org>

Cc: mayor.business@lacity.org <mayor.business@lacity.org>

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sprawl. It is difficult to understand why one project should take precedence over existing businesses recovering from economic turmoil after covid. A commercial site at 1977 Sepulveda Blvd. was suggested by local realtor Marcie Baron. This looks to be a much larger lot, in a more suitable neighborhood and still close to transit and other social service facilities. I hope that your office took Ms. Baron up on her offer to facilitate discussions with this property owner who is apparently interested in leasing the property to the city for such purpose.

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From: Trellis Huahn <trellis.huahn@gmail.com>
Date: Thursday, August 17, 2023 at 2:04 PM
To: "Councilmember.Yaroslavsky@lacity.org" <Councilmember.Yaroslavsky@lacity.org>
Cc: "mayor.business@lacity.org" <mayor.business@lacity.org>
Subject: Midvale-Pico Interim Housing Project

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Best regards,

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Nayeli De Leon <nayeli.deleon@lacity.org>, Leo Daube <leo.daube@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Thu Sep 14 2023 14:47:12 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project

I will follow up shortly with this individual.

On Thu, Sep 14, 2023 at 1:58 PM Fernando Morales <fernando.morales@lacity.org> wrote:
Thanks, Nayeli. Vanessa, I think a thank you for your comments (“they were shared with the Councilwoman”) and sharing your info if they would like to discuss further makes sense.



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Trellis Huahn <trellis.huahn@gmail.com>

Date: Thursday, September 14, 2023 at 1:15:12 PM UTC-7

Subject: Re: Midvale-Pico Interim Housing Project

To: Councilmember.Yaroslavsky@lacity.org <Councilmember.Yaroslavsky@lacity.org>

Cc: mayor.business@lacity.org <mayor.business@lacity.org>

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From: Trellis Huahn <trellis.huahn@gmail.com>

Date: Thursday, August 17, 2023 at 2:04 PM

To: "Councilmember.Yaroslavsky@lacity.org" <Councilmember.Yaroslavsky@lacity.org>

CPRA-02-CD5-2-000852

Cc: "mayor.business@lacity.org" <mayor.business@lacity.org>
Subject: Midvale-Pico Interim Housing Project

Dear Councilperson Yaroslavsky:

I'm writing to you as a long-time Los Angeles homeowner, USC graduate and native Californian who voted for both you and Mayor Bass in the last elections, to voice my dissent concerning the Midvale-Pico interim housing project. The people in the neighborhood where the proposed Midvale Interim Homeless housing project is planned to be built are angry. This project has been presented to our community as a *fait accompli*, yet the "informational" meeting held on August 3, 2023 was described as the first of many discussions. Contrary to what was implied, this community meeting was not a dialogue. It was a one-way discourse, and it appeared that when you and Mayor Bass didn't like what you heard, you threatened to end the meeting and then walked out.

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Best regards,

CPRA-02-CD5-2-000853

Trellis Huahn

--



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: trellis.huahn@gmail.com
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Sep 14 2023 14:52:43 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project

Hi Trellis,

Thank you for contacting the Office of Councilwoman Yaroslavsky. I apologize that your previous email went unanswered. I am the field deputy for the Westside area, and I will relay this message to the Councilwoman.

Please let me know if you would like to discuss further.

Sincerely,

On Thu, Sep 14, 2023 at 1:41 PM Nayeli De Leon <nayeli.deleon@lacity.org> wrote:

----- Forwarded message -----

From: Trellis Huahn <trellis.huahn@gmail.com>
Date: Thursday, September 14, 2023 at 1:15:12 PM UTC-7
Subject: Re: Midvale-Pico Interim Housing Project
To: Councilmember.Yaroslavsky@lacity.org <Councilmember.Yaroslavsky@lacity.org>
Cc: mayor.business@lacity.org <mayor.business@lacity.org>

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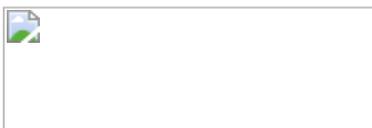
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From: Lisa Morocco <wncseat2@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 07 2023 16:56:34 GMT-0700 (PDT)
Subject: Fwd: MyLA311: Closed - Pothole - Small Asphalt Repair - 10761 W PICO BLVD, 90064

Hi Vanessa

I know you have bigger fish to fry these days..but any help on getting the alley between Malcolm and Glendon done..North side of Pico would be most helpful. It really is impassable now.

Thanks so much..see below

Lisa

----- Forwarded message -----

From: **David Chhan** <dchhan@mariaskitchen.com>
Date: Mon, Aug 7, 2023, 6:15 PM
Subject: Re: MyLA311: Closed - Pothole - Small Asphalt Repair - 10761 W PICO BLVD, 90064
To: ITA 311 <311@lacity.org>
Cc: Lisa Morocco <wncseat2@gmail.com>, Tracey Hom <traceyhom@yahoo.com>, Karen Bass <karen.bass@lacity.org>, Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, WestLA Managers <WestLAManagers@mariaskitchen.com>

I understand that. But how can the City or rather the work patch some and not the others. There are 3 more potholes behind 10761 W. Pico Blvd that needs to be filled, the work filled one that was in between addresses.

Theres potholes behind:

10745 West Pico Blvd (Closed Business)
10747 West Pico Blvd (Closed Business)
10749 West Pico Blvd (Closed Business)

10751 West Pico Blvd (Closed Business)
10753 West Pico Blvd
10755 West Pico Blvd
10757-10759 West Pico Blvd

Whats it going to take for them to clearly see the pothole for it to be filled? A car to be damaged or someone to trip and get injured? We have a lot of elderly people in the area. I don't see what the issue is here other than a semi-completed job. I just saw this morning the pothole repair truck come and repair a hole that was in between addresses a half block down from us, so it can't be the address thing.

All city services has to do is put 10745 West Pico Blvd-10761 West Pico Blvd and then they can fix every hole in that alley. A few of the businesses on the street are closed permanently and the others probably dont know what to do. The businesses along Pico are family so lets get this done.

-David

On 2023-08-07 14:59, ITA 311 wrote:
> Please contact the Bureau of Street Services directly at (800)
> 996-2489 for further assistance with this matter.
>

> On Mon, Aug 7, 2023 at 7:23AM David Chhan
> <dchhan@mariaskitchen.com> wrote:
>
>> Hello,
>>
>> The pothole is clearly behind the address of 10761 w. Pico Blvd.
>> there are medium size holes and the workers just skipped it.
>>
>> Sent from my iPhone
>>
>>> On Aug 5, 2023, at 3:36 PM, ITA 311 <311@lacity.org> wrote:
>>
>>
>> Hello David,
>>
>> Unfortunately, the city only fills potholes by address location
>> only. They will not canvas a whole alleyway. If there are potholes
>> in the alleyway at multiple locations, a separate request must be
>> submitted for each address location. Please submit a request for
>> each address location, so that we may fulfill those requests as soon
>> as possible.
>>
>> CH
>>
>> On Thu, Aug 3, 2023 at 1:38 PM David Chhan
>> <dchhan@mariaskitchen.com> wrote:
>> Hello,
>>
>> Just so you know the repair was not completed all the way. There are
>>
>> still multiple potholes up and down the alley behind this address
>> and
>> going east bound through the alley that were not patched up more
>> rather
>> they were skipped over. I saw the repair people just patch up a pot
>> hole
>> here and there and left the larger/ deeper holes.
>>
>> David Chhan
>> General Manager
>> Maria's Italian Kitchen West LA
>> 10761 West Pico Blvd
>> Los Angeles, CA 90064
>> 310.441.3663
>>
>> On 2023-08-03 14:33, 311@lacity.org wrote:
>>> Your Pothole - Small Asphalt Repair request was updated on
>> 08/03/2023
>>> 1:33 PM.
>>>
>>> Service Request # 1-4399880881
>>>
>>> Location: 10761 W PICO BLVD, 90064
>>>
>>> Status: Closed
>>>
>>> Asphalt repaired
CPRA-02-CD5-2-000859

>>>
>>> Recent comments:
>>>
>>> Thank you for submitting your request. If your request requires
>>> additional repairs. Streets LA will inspect the alley and
>> determine
>>> required repairs. We will be using data-driven analytics to
>> prioritize
>>> the work locations for resurfacing. We ask for your patience.
>>>
>>> You can check the status of your request by
>>>
>>> * Visiting <https://myla311.lacity.org> [1]
>>> * Using the mobile app from Google Play [2] or the Apple
>> Store [3]
>>> * Contacting Bureau of Street Services with your service
>> request
>>> number
>>>
>>> BSS Call center hours: M-F 7:00 am - 3:55 pm
>>> Hearing or Speech Impaired: dial 711
>>>
>>>
>>> Links:
>>> -----
>>> [1] <https://myla311.lacity.org>
>>> [2]
>>>
>>
> <https://play.google.com/store/apps/details?id=com.LA.MyLA311&hl=en>
>>> [3] <https://itunes.apple.com/us/app/myla311/id611079486>
>>
>> --
>> David Chhan
>> General Manager
>> Maria's Italian Kitchen
>> 10761 West Pico Blvd
>> Los Angeles, CA 90064
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General Manager
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Los Angeles, CA 90064
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dchhan@mariaskitchen.com

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Lisa Morocco <wncseat2@gmail.com>
Date: Mon Aug 07 2023 17:06:07 GMT-0700 (PDT)
Subject: Re: MyLA311: Closed - Pothole - Small Asphalt Repair - 10761 W PICO BLVD, 90064

Hi Lisa,

I've been pushing for the alley behind BOFA, and Maria's Italian restaurant to get repaired for a while now.

I will have to move up the chain in Street Services to see if this can get expedited.

On Monday, August 7, 2023, Lisa Morocco <wncseat2@gmail.com> wrote:

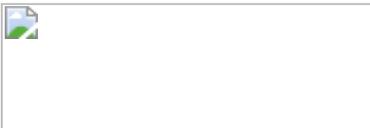
Hi Vanessa

I know you have bigger fish to fry these days..but any help on getting the alley between Malcolm and Glendon done..North side of Pico would be most helpful. It really is impassable now.

Thanks so much..see below

Lisa

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Lisa Morocco <wncseat2@gmail.com>

To: Vanessa Saldana <vanessa.saldana@lacity.org>

Date: Mon Aug 07 2023 17:08:35 GMT-0700 (PDT)

Subject: Re: MyLA311: Closed - Pothole - Small Asphalt Repair - 10761 W PICO BLVD, 90064

I appreciate any help you can give...this is a crazy bad section..and they have been getting pushed around a bit by 311

Thanks so much...also..do you have a PowerPoint or renderings you can share yet fir Midvale? Would help me reach out to businesses.

Lisa

From: Patricia Macias <patricia.macias@lacity.org>
To: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 09 2023 14:45:00 GMT-0700 (PDT)
Subject: Re: MyLA311: Closed - Pothole - Small Asphalt Repair - 10761 W PICO BLVD, 90064

Hi Katy,

Adding Vanessa since this is her area, and I know she has been working on getting these potholes addressed and may have an update.

--



Patricia Macias
Field Deputy - Westwood
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Patricia Macias <patricia.macias@lacity.org>
Cc: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 09 2023 14:46:55 GMT-0700 (PDT)
Subject: Re: MyLA311: Closed - Pothole - Small Asphalt Repair - 10761 W PICO BLVD, 90064

Hi all,

George and I have been working with BSS on the alley stretch behind BOFA, Wells Fargo, and Maria's Italian. If I am not mistaken, work starts later next week.

Sincerely,

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

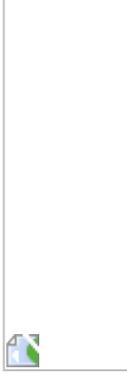
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From: George Hakopiants <george.hakopiants@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Patricia Macias <patricia.macias@lacity.org>, Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
Date: Wed Aug 09 2023 14:50:14 GMT-0700 (PDT)
Subject: Re: MyLA311: Closed - Pothole - Small Asphalt Repair - 10761 W PICO BLVD, 90064

The location is being prioritized.

I let BSS it's a priority from our office. They should be getting to them next week.

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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From: Leo Daube <leo.daube@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, Fernando Morales
<fernando.morales@lacity.org>
Date: Wed Aug 16 2023 14:26:50 GMT-0700 (PDT)
Subject: Fwd: No Midvale Pico

----- Forwarded message -----

From: **Carmel Lastra** <carmel104@gmail.com>
Date: Tue, Aug 15, 2023 at 6:47 PM
Subject: No Midvale Pico
To: <Leo.daube@lacity.org>

Hello,

I am a very concerned neighbor about the proposed midvale pico interim housing project. This should not be happening here and I am part a very angry community of people who voted for Katy and would never vote for her again. We are concerned about the impact it's going to have on small businesses and the people who live in the neighborhood. You need to find another option in the area. This is not the right location. The residents are going fight Katy and push you guys to find a more suitable location.

Thank you,
Carmel L
Kelton and Olympic

Sent from my iPhone

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: carmel104@gmail.com
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Fri Aug 18 2023 14:58:43 GMT-0700 (PDT)
Subject: Re: No Midvale Pico

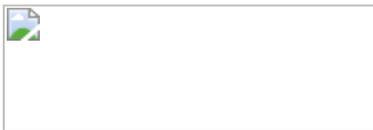
Hi Carmel,

I am confirming that I received your email. I am the field deputy for the Westside, and I have been engaging with the community of Midvale and surrounding areas.

I understand your concerns and frustrations, and I would like to schedule a phone call to discuss the project further. Please let me know if you are interested.

Sincerely,

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Carmel Lastra <carmel104@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Fri Aug 18 2023 16:53:24 GMT-0700 (PDT)
Subject: Re: No Midvale Pico

Hi Vanessa,

Yes please let's schedule a call. When were you thinking?

Thank you.
Carmel

Sent from my iPhone

On Aug 18, 2023, at 2:58 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Carmel,

I am confirming that I received your email. I am the field deputy for the Westside, and I have been engaging with the community of Midvale and surrounding areas.

I understand your concerns and frustrations, and I would like to schedule a phone call to discuss the project further. Please let me know if you are interested.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Carmel Lastra <carmel104@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Mon Sep 11 2023 14:09:41 GMT-0700 (PDT)
Subject: Re: No Midvale Pico

Hi Carmel,

I truly apologize for the late reply from my end. Your email got lost in my inbox, and I feel embarrassed to follow up this late.

If you are still interested in a phone call, please provide me with a few times that work for you this week.

Sincerely,

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Carmel Lastra <carmel104@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Mon Sep 11 2023 16:39:02 GMT-0700 (PDT)
Subject: Re: No Midvale Pico

Hi Vanessa,

At this point I'm not interested to talk to you as you guys don't prioritize your constituents. All I have to say is I think you guys have your hands full with fix the city. Rest assured we will not sit idly by either.

Carmel L

Sent from my iPhone

On Sep 11, 2023, at 2:10 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Carmel,

I truly apologize for the late reply from my end. Your email got lost in my inbox, and I feel embarrassed to follow up this late.

If you are still interested in a phone call, please provide me with a few times that work for you this week.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: MARGARET HEALY <thehealyfamily1@verizon.net>
To: vanessa.saldana@lacity.org
Date: Thu Aug 03 2023 12:21:56 GMT-0700 (PDT)
Subject: Fwd: Photos of Pico/Midvale lot

Good afternoon, Vanessa. >> >> Below are photos of the parking lot taken on Tuesday evening. Nearby restaurants do most of their business at night and that is when they depend on the lot for parking. Any temporary parking solutions in the area would be just that, temporary, and could change use at any time. This lot is owned by the city, was designated for needed parking by Zev Yaroslavsky . >> >> 3rd photo is of house directly across the street from my house. Note the wall between that property and the parking lot. The property owner and family would have just that wall to separate them from dwellings and activities that would take place in the lot. That part of the lot is in the R1 zone. To permit this would be unconscionable! >> >> >> >> >> >> >> >> >> >>

Attachments:

- IMG_1422.jpg
 - IMG_1424.jpg
 - IMG_1428.jpg
 - IMG_1421.jpg
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Cc: Jarrett Thompson <jarrett.thompson@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Aug 03 2023 12:34:13 GMT-0700 (PDT)
Subject: Fwd: Photos of Pico/Midvale lot

Hi team,

Can we check with LADOT if parking at this lot has increased this past week?

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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Attachments:

- IMG_1422.jpg
 - IMG_1424.jpg
 - IMG_1428.jpg
 - IMG_1421.jpg
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: MARGARET HEALY <thehealyfamily1@verizon.net>
Date: Thu Aug 03 2023 12:47:41 GMT-0700 (PDT)
Subject: Re: Photos of Pico/Midvale lot

Hi Margaret,

Thank you for contacting the office of Councilwoman Yaroslavsky.

Photos received.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 14:28:00 GMT-0700 (PDT)
Subject: Fwd: Pico & Midvale Proposed Interim Housing

Hi Vanessa,

Apologies - this one slipped through the cracks for me. Would it be possible to reach out and set up a time to check-in? Happy to be a part of it and I would include the website, answers doc, etc. Thanks!

Fernando



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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----- Forwarded message -----

From: **Katy Yaroslavsky** <katy.yaroslavsky@lacity.org>
Date: Fri, Aug 18, 2023 at 2:32 PM
Subject: Fwd: Pico & Midvale Proposed Interim Housing
To: Fernando Morales <fernando.morales@lacity.org>

not sure if you saw this one.

----- Forwarded message -----

From: **Jenethen** <jenethen@gmail.com>
Date: Fri, Aug 4, 2023 at 11:59 AM
Subject: Re: Pico & Midvale Proposed Interim Housing
To: <jocelyn.tabata@lacity.org>, <katy.yaroslavsky@lacity.org>

- > On Aug 4, 2023, at 10:51 AM, Jenethen <jenethen@gmail.com> wrote:
 - >
 - > Dear Council member Yaroslavsky and staff:
 - > I attended last night's meeting at Temple Isiah. The meeting was set up to fail and it did. All the neighborhood wanted from City Council and staff was answers to questions previously submitted by our community representatives. The community wanted answers - not food and photographic renderings of this proposal.
 - > The last neighborhood meeting held by the City was about revitalizing the Pico corridor. Since then - the City has permitted a \$.99 cent store - which has turned out to be a drug center for homeless, a 4 story cement block hot kitchen facility and next to it is supposed to be a WET LAB - in the middle of a high density neighborhood (Pico/Sepulveda). Again, the City failed to NOTIFY neighborhood residents of the proposed development. In doing so, the City allowed the demolition of 8 neighborhood serving single story businesses that previously bordered our

neighborhood on Sepulveda and Pico.

>

> As we have stated - our neighborhood is saturated with supportive social service facilities along with the low income housing on Veteran and Pico. We have Edelman Westside Mental Health Facility (Sepulveda/Olympic) LA County Social Services offices (Pico/Sepulveda) PATH (Cotner/Pico) LACares (Pico/Cotner). We can not support another.

>

> We cannot loose the Parking Lots on Pico and Midvale. Currently they are constantly in use. We are trying to attract new businesses to replace those that were lost during Covid. We lost neighborhood serving restaurants and retail. We want to attract more business.

>

> I am 76, female, frail and walk our neighborhood daily. My dog recently died and now I only feel safe when walking with other dog walkers. Currently on a daily walk I run into at least one unsheltered person who is mentally ill or high on drugs. They are not approachable because they are not in their right minds. Their behavior is unpredictable and frightening. Rotten food and drug paraphernalia have been thrown into my front garden on many occasions.

>

> Your proposal does nothing to ally the fears of the seniors and families with children. The City's plan to pluck those neighborhood unsheltered and choose them for interim housing makes zero sense. Our neighborhood homeless needs drug rehab (if they want it) and mental health services. If the City wants to be successful in their attempt to house people - they MUST screen for people who are ready and want to move into this facility. Geographic haphazard choosing is bound to fail.

>

> The neighborhood's bottom line is the Clty must find another suitable place for this interim housing. Our neighborhood has done its share in providing social services and as a result - probably have more unsheltered mentally ill or drug addicted people walking - screaming and throwing items - through our neighborhood. We cannot handle any more.

>

> We do not believe it will be possible for City services to protect our neighborhood from those who need specialized help. The City must find land that does not abut a densely populated neighborhood. A lot that is in an industrial zone. Midvale and Pico is not the place for this experiment.

>

> We do not wish to be part of the Clty's numbers game to get people off the street while completely ignoring the impact to the surrounding neighborhoods. I have worked in housing my entire life. This is not a well thought out choice. The City must do better for its citizens and for the unhoused population.

>

> Jenethen Angulo

> 2323 S. Bentley Blvd.

>

>

>

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: jenethen@gmail.com
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Tue Aug 22 2023 14:48:52 GMT-0700 (PDT)
Subject: Re: Pico & Midvale Proposed Interim Housing

Hi Jenethen,

Thank you for reaching out to the office of Councilwoman Yaroslavsky. I am the field deputy for the Westside, and I would like to schedule a check-in with you.

May you please list a few dates and times that work for you?

I am also including the HOA Questions that were submitted by Terri and Barbara for your review.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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Attachments:

- Midvale HOA Questions and Comments.pdf

From: Jenethen <jenethen@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 23 2023 14:15:40 GMT-0700 (PDT)
Subject: Re: Pico & Midvale Proposed Interim Housing

Hi Vanessa,

Thank you for contacting me.

I am available for a phone conversation this afternoon til 5:00
And Friday morning 9-noon.

If that is not convenient for you we can try for next week.
Thanks,
Jenethen

On Aug 22, 2023, at 2:49 PM, Vanessa Saldana <vanessa.saldana@lacity.org>
wrote:

Hi Jenethen,

Thank you for reaching out to the office of Councilwoman Yaroslavsky. I am the field
deputy for the Westside, and I would like to schedule a check-in with you.

May you please list a few dates and times that work for you?

I am also including the HOA Questions that were submitted by Terri and Barbara for
your review.

Sincerely,

--



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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<Midvale HOA Questions and Comments.pdf>

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Jenethen <jenethen@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Tue Sep 12 2023 15:04:54 GMT-0700 (PDT)
Subject: Re: Pico & Midvale Proposed Interim Housing

Hi Jenethen,

I apologize for not getting back to you sooner. Your email got lost in my inbox.

Are you available tomorrow for a call?

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Jenethen <jenethen@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Tue Sep 12 2023 15:20:37 GMT-0700 (PDT)
Subject: Re: Pico & Midvale Proposed Interim Housing

Hi Vanessa

I am so upset with Katy. Her taking bows and congrats for her victory in Benedict Canyon- for her wealthy backers while she single-handedly is trying to destroy our neighborhood with the City's completely ill advised site for this interim housing.

Unless you have any news that the City is seriously considering other Westside sites I don't see how a conversation will be beneficial to either of us.

Thanks.

Jenethen

On Sep 12, 2023, at 3:04 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Jenethen,

I apologize for not getting back to you sooner. Your email got lost in my inbox.

Are you available tomorrow for a call?

Sincerely,

--



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

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From: Leo Daube <leo.daube@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 23 2023 11:04:08 GMT-0700 (PDT)
Subject: Fwd: Pico and Midvale

----- Forwarded message -----

From: **Nayeli De Leon** <nayeli.deleon@lacity.org>
Date: Tue, Aug 22, 2023 at 4:01 PM
Subject: Fwd: Pico and Midvale
To: Leo Daube <leo.daube@lacity.org>

----- Forwarded message -----

From: Mike Stern <2mikestern@gmail.com>
Date: Monday, August 21, 2023 at 1:56:56 PM UTC-7
Subject: Pico and Midvale
To: councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>

Hello,

I have sent in questions to your website regarding this project and the effort to house the unhoused, and have gotten no responses.

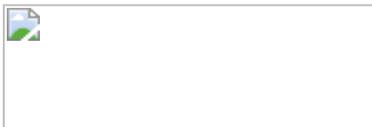
Who can I send my questions to directly to obtain a response?

Let me know if you lack the staff to respond to all of the communications you receive from constituents.

Thank you,

Mike Stern
Rancho Park, 90064

--



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Leo Daube

COMMUNICATIONS DIRECTOR

O: (213) 473-7005

C: (630) 460-3854

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Mike Stern <2mikestern@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 15:03:08 GMT-0700 (PDT)
Subject: Re: Pico and Midvale

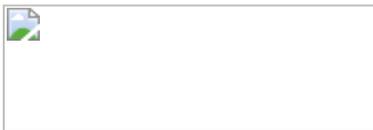
Hi Mike,

Thank you for contacting the Office of Councilwoman Yaroslavsky.

I am the field deputy for the Palms and Westside area. Please let me know what questions you have regarding the Midvale project.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 31 2023 16:42:24 GMT-0700 (PDT)
Subject: Fwd: Questions after yesterday's meeting

----- Forwarded message -----

From: **Alex Beech** <mabeech@gmail.com>
Date: Thu, Aug 31, 2023 at 12:44 PM
Subject: Questions after yesterday's meeting
To: <Katy.yaroslavsky@lacity.org>

Hi Katy,

I am a screenwriter. I live on Exposition Boulevard and teach at the Los Angeles Performing, Arts Conservatory, one block away from the proposed site for unsheltered people on Pico. The following are my questions after attending last evening's meeting:

- On average, what percentage of residents are addicted to drugs at existing facilities?
- What detox facility will the proposed project be affiliated with?
- Is the addiction recovery model Harm Reduction or total Abstinence (ie, 12 step)?
- Does the facility conduct regular drug and alcohol testing?
- Are there consequences for drug and alcohol use, on and off the premises?
- If so, if a resident relapses, how many strikes do they get before they're removed?
- Is there a change in crime statistics in the radius around existing facilities? What are those statistics?

Thank you for your time and service. I look forward to hearing from you.

Best regards,

Maria Alexandria Beech

--

Maria Alexandria Beech
Partner, Neighborhood Pictures

From: George Hakopiants <george.hakopiants@lacity.org>
To: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 31 2023 23:17:56 GMT-0700 (PDT)
Subject: Re: Questions after yesterday's meeting

Thanks Katy!

We'll get back to her and let you know once we've done so.

Best,
George

On Thu, Aug 31, 2023 at 4:42 PM Katy Yaroslavsky <katy.yaroslavsky@lacity.org> wrote:

----- Forwarded message -----

From: **Alex Beech** <mabeech@gmail.com>
Date: Thu, Aug 31, 2023 at 12:44 PM
Subject: Questions after yesterday's meeting
To: <Katy.yaroslavsky@lacity.org>

Hi Katy,

I am a screenwriter. I live on Exposition Boulevard and teach at the Los Angeles Performing Arts Conservatory, one block away from the proposed site for unsheltered people on Pico. The following are my questions after attending last evening's meeting:

- On average, what percentage of residents are addicted to drugs at existing facilities?
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- If so, if a resident relapses, how many strikes do they get before they're removed?
- Is there a change in crime statistics in the radius around existing facilities? What are those statistics?

Thank you for your time and service. I look forward to hearing from you.

Best regards,

Maria Alexandria Beech

--

Maria Alexandria Beech
Partner, Neighborhood Pictures

From: Fernando Morales <fernando.morales@lacity.org>
To: Kelsey Madigan <kmadigan@lafh.org>, Kimberly Roberts <kroberts@lafh.org>
Cc: Stephanie Klasky-Gamer <Stephanie@lafh.org>, Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Sep 01 2023 14:30:49 GMT-0700 (PDT)
Subject: Fwd: Questions after yesterday's meeting

Hi Kelsey and Kimberly!

Thank you again for all of your support and ongoing work on this project. We received some questions from a constituent that are a bit more in depth re: the service model for the site. We would love your guidance on how to best structure/consider a response to these questions - some are not exactly applicable based on current models of care provision, but that you may have encountered in the past.

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With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

----- Forwarded message -----

From: **Katy Yaroslavsky** <katy.yaroslavsky@lacity.org>

Date: Thu, Aug 31, 2023 at 4:42 PM

Subject: Fwd: Questions after yesterday's meeting

To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants

<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>

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Subject: Questions after yesterday's meeting

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Best regards,

Maria Alexandria Beech

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Maria Alexandria Beech
Partner, Neighborhood Pictures

From: Stephanie Klasky-Gamer <Stephanie@lafh.org>
To: Fernando Morales <fernando.morales@lacity.org>, Kelsey Madigan <KMadigan@lafh.org>, Kimberly Roberts <KRoberts@lafh.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Sep 01 2023 16:50:58 GMT-0700 (PDT)
Subject: RE: Questions after yesterday's meeting

Fernando,
I'm in meetings for another hour today and not able to respond. We will get you a response on 1
Thank you and hope you're able to enjoy some time off for the holiday weekend,
Stephanie

Stephanie Klasky-Gamer

She/Her/Hers

President and CEO | [LA Family Housing](#)

7843 Lankershim Blvd., N. Hollywood, CA 91605

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From: Fernando Morales <fernando.morales@lacity.org>
Sent: Friday, September 1, 2023 2:31 PM
To: Kelsey Madigan <kmadigan@lafh.org>; Kimberly Roberts <kroberts@lafh.org>
Cc: Stephanie Klasky-Gamer <Stephanie@lafh.org>; Zachary Warma <zachary.warma@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>
Subject: Fwd: Questions after yesterday's meeting

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Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

----- Forwarded message -----

From: **Katy Yaroslavsky** <katy.yaroslavsky@lacity.org>

Date: Thu, Aug 31, 2023 at 4:42 PM

Subject: Fwd: Questions after yesterday's meeting

To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>

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From: **Alex Beech** <mabeech@gmail.com>

Date: Thu, Aug 31, 2023 at 12:44 PM

Subject: Questions after yesterday's meeting

To: <Katy.yaroslavsky@lacity.org>

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Best regards,

Maria Alexandria Beech

--

Maria Alexandria Beech
Partner, Neighborhood Pictures

Attachments:

- image001.png

From: Fernando Morales <fernando.morales@lacity.org>
To: Stephanie Klasky-Gamer <Stephanie@lafh.org>
Cc: Kelsey Madigan <KMadigan@lafh.org>, Kimberly Roberts <KRoberts@lafh.org>, Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Sep 01 2023 16:55:35 GMT-0700 (PDT)
Subject: Re: Questions after yesterday's meeting

Thank you, Stephanie and team. Likewise!

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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On Fri, Sep 1, 2023 at 4:51 PM Stephanie Klasky-Gamer <Stephanie@lafh.org> wrote:

Fernando,
I'm in meetings for another hour today and not able to respond. We will get you a response on Tuesday.
Thank you and hope you're able to enjoy some time off for the holiday weekend,
Stephanie

Stephanie Klasky-Gamer

She/Her/Hers

President and CEO | [LA Family Housing](#)

7843 Lankershim Blvd., N. Hollywood, CA 91605

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From: Fernando Morales <fernando.morales@lacity.org>

Sent: Friday, September 1, 2023 2:31 PM

To: Kelsey Madigan <kmadigan@lafh.org>; Kimberly Roberts <kroberts@lafh.org>

Cc: Stephanie Klasky-Gamer <Stephanie@lafh.org>; Zachary Warma <zachary.warma@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>

Subject: Fwd: Questions after yesterday's meeting

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Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

----- Forwarded message -----

From: **Katy Yaroslavsky** <katy.yaroslavsky@lacity.org>

Date: Thu, Aug 31, 2023 at 4:42 PM

Subject: Fwd: Questions after yesterday's meeting

To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>

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From: **Alex Beech** <mabeech@gmail.com>

Date: Thu, Aug 31, 2023 at 12:44 PM

Subject: Questions after yesterday's meeting

To: <Katy.yaroslavsky@lacity.org>

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Thank you for your time and service. I look forward to hearing from you.

Best regards,

Maria Alexandria Beech

--

Maria Alexandria Beech
Partner, Neighborhood Pictures

Attachments:

- image001.png
 - image001.png
-

From: Kimberly Roberts <kroberts@lafh.org>

To: Fernando Morales <fernando.morales@lacity.org>, Kelsey Madigan <KMadigan@lafh.org>

Cc: Stephanie Klasky-Gamer <Stephanie@lafh.org>, Zachary Warma

<zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>

Date: Tue Sep 05 2023 09:11:03 GMT-0700 (PDT)

Subject: RE: Questions after yesterday's meeting

Hello,

Please see responses below in red. I don't recommend we send this level of detail to the comm there are a lot of nuances in substance use, SUD treatment and addiction recovery which could be misinterpreted. Please feel free to give me a call if you'd like to chat in more detail about any of

Kim

Kimberly Roberts, LCSW

Chief Programs Officer | [LA Family Housing](#)

c. 619-944-1125 | a. 7843 Lankershim Blvd. N. Hollywood, CA 91605

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From: Fernando Morales <fernando.morales@lacity.org>

Sent: Friday, September 1, 2023 2:31 PM

To: Kelsey Madigan <kmadigan@lafh.org>; Kimberly Roberts <kroberts@lafh.org>

Cc: Stephanie Klasky-Gamer <Stephanie@lafh.org>; Zachary Warma <zachary.warma@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; George Hakopian <george.hakopian@lacity.org>

Subject: Fwd: Questions after yesterday's meeting

Hi Kelsey and Kimberly!

Thank you again for all of your support and ongoing work on this project. We received some questions from a constituent that are a bit more in depth re: the service model for the site. We would love your guidance on how to best structure/consider a response to these questions - some are not exactly applicable based on current models of care provision, but that you may have encountered in the

- On average, what percentage of residents are addicted to drugs at existing facilities? **Depend on the day-to-day site population demographics which is related to the referrals we receive. Additionally, the term addiction refers to a medical diagnosis and we want to be careful not to overestimate someone who uses alcohol vs someone's chemical addiction to a specific substance. The LA CoC and its providers believe that housing is the first step in someone's recovery and stability journey and all of our programs are operationalized with this practice standard as a baseline.**
- What detox facility will the proposed project be affiliated with? **We would partner with LA County Dept Public Health SAP-C to refer to substance use treatment when needed.**
- Is the addiction recovery model Harm Reduction or total Abstinence (ie, 12 step)? **This project will operate along with all other Interim Housing Programs within the LA CoC operate from a trauma informed and harm reduction model. Harm reduction models have been proven most effective when assisting people to reach their treatment and housing goals.**
- Does the facility conduct regular drug and alcohol testing? **No.**
- Are there consequences for drug and alcohol use, on and off the premises? **This touches on site standards and how we implement trauma informed care. We should talk about how to address this concern.**
- If so, if a resident relapses, how many strikes do they get before they're removed? **We do not remove people for being under the influence, so relapse would not be a reason to discontinue interim housing services. This touches on our site standards and how we implement trauma informed care.**



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

----- Forwarded message -----

From: **Katy Yaroslavsky** <katy.yaroslavsky@lacity.org>

Date: Thu, Aug 31, 2023 at 4:42 PM

Subject: Fwd: Questions after yesterday's meeting

To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>

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From: **Alex Beech** <mabeech@gmail.com>

Date: Thu, Aug 31, 2023 at 12:44 PM

Subject: Questions after yesterday's meeting

To: <Katy.yaroslavsky@lacity.org>

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- Is there a change in crime statistics in the radius around existing facilities? What are those statistics?

Thank you for your time and service. I look forward to hearing from you.

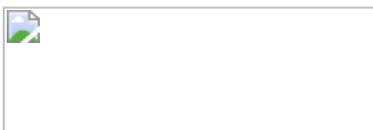
Best regards,

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Cc: Kelsey Madigan <KMadigan@lafh.org>, Stephanie Klasky-Gamer <Stephanie@lafh.org>, Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Sep 06 2023 09:34:17 GMT-0700 (PDT)
Subject: Re: Questions after yesterday's meeting

Thank you, Kim! It would be great to check-in about the best way to relay general information here in addition to discussing the best way to share information about the larger concern themes shared at last week's meeting. Let me know if there are dates/times that look good for your team. Friday morning at 9 or 9:30am looks good for our team, but we have some flexibility on that day.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Tue, Sep 5, 2023 at 9:12 AM Kimberly Roberts <kroberts@lafh.org> wrote:

Hello,

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Kim

Kimberly Roberts, LCSW

Chief Programs Officer | [LA Family Housing](#)

c. 619-944-1125 | a. 7843 Lankershim Blvd. N. Hollywood, CA 91605

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From: Fernando Morales <fernando.morales@lacity.org>

Sent: Friday, September 1, 2023 2:31 PM

To: Kelsey Madigan <kmadigan@lafh.org>; Kimberly Roberts <kroberts@lafh.org>

Cc: Stephanie Klasky-Gamer <Stephanie@lafh.org>; Zachary Warma <zachary.warma@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>

Subject: Fwd: Questions after yesterday's meeting

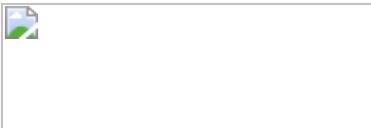
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- Is there a change in crime statistics in the radius around existing facilities? What are those statistics? **LAFH does not have this data.**

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

----- Forwarded message -----

From: **Katy Yaroslavsky** <katy.yaroslavsky@lacity.org>

Date: Thu, Aug 31, 2023 at 4:42 PM

Subject: Fwd: Questions after yesterday's meeting

To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>

----- Forwarded message -----

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Date: Thu, Aug 31, 2023 at 12:44 PM

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To: <Katy.yaroslavsky@lacity.org>

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Maria Alexandria Beech

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Maria Alexandria Beech
Partner, Neighborhood Pictures

From: Kimberly Roberts <kroberts@lafh.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Kelsey Madigan <KMadigan@lafh.org>, Stephanie Klasky-Gamer <Stephanie@lafh.org>, Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Sep 11 2023 13:49:44 GMT-0700 (PDT)
Subject: RE: Questions after yesterday's meeting

Hello,

Sorry we were not able to connect on messaging and next steps before today's meeting. Can we find time for this week? Please feel free to share a few options that work for your team.

Looking forward to tonight's meeting!

Kimberly Roberts, LCSW

Chief Programs Officer | [LA Family Housing](#)

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From: Fernando Morales <fernando.morales@lacity.org>

Sent: Wednesday, September 6, 2023 9:34 AM

To: Kimberly Roberts <kr Roberts@lafh.org>

Cc: Kelsey Madigan <KMadigan@lafh.org>; Stephanie Klasky-Gamer <Stephanie@lafh.org>; Zachary Warma <zachary.warma@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>

Subject: Re: Questions after yesterday's meeting

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From: Fernando Morales <fernando.morales@lacity.org>

Sent: Friday, September 1, 2023 2:31 PM

To: Kelsey Madigan <kmadigan@lafh.org>; Kimberly Roberts <kroberts@lafh.org>

Cc: Stephanie Klasky-Gamer <Stephanie@lafh.org>; Zachary Warma <zachary.warma@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>

Subject: Fwd: Questions after yesterday's meeting

Hi Kelsey and Kimberly!

Thank you again for all of your support and ongoing work on this project. We received some questions from a constituent that are a bit more in depth re: the service model for the site. We would love your guidance on how to best structure/consider a response to these questions - some are not exactly applicable based on current models of care provision, but that you may have encountered in

- On average, what percentage of residents are addicted to drugs at existing facilities? **On the day-to-day site population demographics which is related to the referrals we receive. Additionally, the term addiction refers to a medical diagnosis and we want to be careful not to overestimate someone who uses alcohol vs someone's chemical addiction to a specific substance. The LA CoC and its providers believe that housing is the first step in someone's recovery and stability journey and all of our programs are operationalized with this practice standard as a baseline.**
- What detox facility will the proposed project be affiliated with? **We would partner with L. Dept Public Health SAP-C to refer to substance use treatment when needed.**
- Is the addiction recovery model Harm Reduction or total Abstinence (ie, 12 step)? **This along with all other Interim Housing Programs within the LA CoC operate from a trauma-informed and harm reduction model. Harm reduction models have been proven most effective when assisting people to reach their treatment and housing goals.**
- Does the facility conduct regular drug and alcohol testing? **No.**
- Are there consequences for drug and alcohol use, on and off the premises? **This touches on our site standards and how we implement trauma-informed care. We should talk about how to address this concern.**
- If so, if a resident relapses, how many strikes do they get before they're removed? **We exit people for being under the influence, so relapse would not be a reason to discontinue interim housing services. This touches on our site standards and how we implement trauma-informed care. We should talk about how to address this concern.**
- Is there a change in crime statistics in the radius around existing facilities? What are the statistics? **LAFH does not have this data.**

With sincere appreciation,

Fernando



Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

----- Forwarded message -----

From: **Katy Yaroslavsky** <katy.yaroslavsky@lacity.org>
Date: Thu, Aug 31, 2023 at 4:42 PM
Subject: Fwd: Questions after yesterday's meeting
To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>

----- Forwarded message -----

From: **Alex Beech** <mabeech@gmail.com>
Date: Thu, Aug 31, 2023 at 12:44 PM
Subject: Questions after yesterday's meeting
To: <Katy.yaroslavsky@lacity.org>

Hi Katy,

I am a screenwriter. I live on Exposition Boulevard and teach at the Los Angeles Performing, Conservatory, one block away from the proposed site for unsheltered people on Pico. The following are my questions after attending last evening's meeting:

- On average, what percentage of residents are addicted to drugs at existing facilities?
- What detox facility will the proposed project be affiliated with?
- Is the addiction recovery model Harm Reduction or total Abstinence (ie, 12 step)?
- Does the facility conduct regular drug and alcohol testing?
- Are there consequences for drug and alcohol use, on and off the premises?
- If so, if a resident relapses, how many strikes do they get before they're removed?
- Is there a change in crime statistics in the radius around existing facilities? What are those statistics?

Thank you for your time and service. I look forward to hearing from you.

Best regards,

Maria Alexandria Beech

--

Maria Alexandria Beech
Partner, Neighborhood Pictures

From: Fernando Morales <fernando.morales@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Haley Martinez <haley.martinez@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Marley Powell <marley.powell@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sun Aug 20 2023 10:57:02 GMT-0700 (PDT)
Subject: Fwd: response to your questions

FYI

----- Forwarded message -----

From: **Gary Gero** <gary.gero@lacity.org>
Date: Sat, Aug 19, 2023 at 2:10 PM
Subject: response to your questions
To: Terri Tippit <tmtippit@ca.rr.com>, <wncluc@gmail.com>
CC: Councilmember Yaroslavsky <councilmember.yaroslavsky@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

Hi Terri and Barbara,

On behalf of Councilwoman Yaroslavsky, I am attaching our response to your questions about the Midvale interim housing site. Also, please see the message below from the Councilwoman.

Kindly, Gary

Dear Terri and Barbara,

Thank you for your thoughtful and comprehensive set of questions regarding the interim housing site proposed for [2377 Midvale Avenue](#), and for your patience as our team finalized responses with LA Family Housing and LifeArk.

I want to make it unequivocally clear that I am committed to ensuring that this site is successful in bringing value to the community by reducing street homelessness, increasing public safety and cleanliness, and helping bring our neighbors indoors to rebuild their lives. Mayor Bass, LAPD Chief Moore, and all City departments share this vision and will be working collaboratively for our community. Our commitment to you is that we will enforce the City's anti-camping laws within 1,000 feet of this facility and that if this facility creates a nuisance, we will take immediate corrective action, up to and including closing it down.

We are very mindful that the announcement of this facility brought a significant amount of concern to some members of the community. We also understand that people are fearful given news reporting on how other sites have not had adequate public safety and sanitation resources. We are committed to taking lessons learned from other sites and ensuring that best practices are followed at this facility so that it is an exemplary model. We also note that the vast majority of interim sites are well managed and the surrounding neighborhoods are maintained free of tents. We appreciate the opportunity to respond to the questions, and bring clarity to potential gaps in information or misinformation.

As I have stated, we are at the beginning of the process for this project. These questions and answers are part of that process and we will continue to meet with community members to discuss this project over the weeks and months ahead. We are also committed to creating a community advisory committee

to establish a formal process for engaging the community as this project moves forward to construction and operation.

You will notice in some of our responses in the attached Q&Q that we have already incorporated some of the feedback that we have heard into the project. We will work with you to develop guidelines on how to assess CD 5 success at this site around public safety and cleanliness, and look forward to a continued conversation, in good faith, and in accordance with the bylaws and rules set forth by the neighborhood councils, local HOAs, and the City of Los Angeles.

Councilwoman Katy Yaroslavsky
Fifth City Council District



Gary Gero
CHIEF OF STAFF
O: (213) 473-7005
C: (213) 473-7005



Los Angeles City Hall
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)

cd5.lacity.gov

Attachments:

- Midvale Questions and Answers.pdf
-

From: George Hakopiants <george.hakopiants@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Haley Martinez <haley.martinez@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Marley Powell <marley.powell@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sun Aug 20 2023 16:55:15 GMT-0700 (PDT)
Subject: Re: response to your questions

Thank you!

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

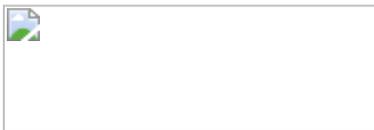


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From: Allen Zipper <allen.zipper@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Haley Martinez <haley.martinez@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Marley Powell <marley.powell@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sun Aug 20 2023 18:38:03 GMT-0700 (PDT)
Subject: Re: response to your questions

Thanks, Fernando.

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Fernando Morales <fernando.morales@lacity.org>
To: Ilene Simon Solomon <ileness@me.com>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 21 2023 12:28:44 GMT-0700 (PDT)
Subject: Fwd: response to your questions

Attachments:

- Midvale Questions and Answers.pdf
-

From: Ilene Simon Solomon <ileness@me.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 09:03:39 GMT-0700 (PDT)
Subject: Re: response to your questions

I am really anxious to get info to you, and any time change to my group..

How are things coming on your side?

Ilene Simon , PhD
134 South Lasky Drive
Beverly Hills, CA 90212
310.470.7957 /LCS. #14111

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On Aug 21, 2023, at 12:28 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

<Midvale Questions and Answers.pdf>

From: Allen Zipper <allen.zipper@lacity.org>
To: Ilene Simon Solomon <ileness@me.com>
Date: Tue Aug 22 2023 09:23:01 GMT-0700 (PDT)
Subject: Re: response to your questions

Hi Ilene,
I am speaking with Deb Moses this morning to confirm changing the time to 6:15 PM this Thursday. I will email as soon as it is confirmed.

--

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Ilene Simon Solomon <ileness@me.com>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Tue Aug 22 2023 09:29:03 GMT-0700 (PDT)
Subject: Re: response to your questions

thank you allen

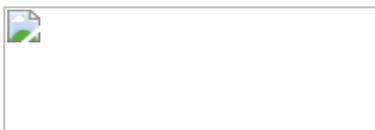
Sent from my iPhone

On Aug 22, 2023, at 9:23 AM, Allen Zipper <allen.zipper@lacity.org> wrote:

Hi Ilene,
I am speaking with Deb Moses this morning to confirm changing the time to 6:15 PM this Thursday. I will email as soon as it is confirmed.

--

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

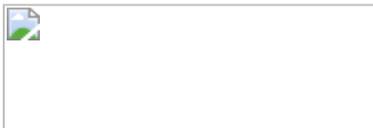
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From: Fernando Morales <fernando.morales@lacity.org>
To: Ilene Simon Solomon <ileness@me.com>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 09:38:51 GMT-0700 (PDT)
Subject: Re: response to your questions

Hi Ilene,

6:15pm works for the Councilwoman, we're just waiting to confirm the room, but I would say we're good to go with the time change! Thanks!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Ilene Simon Solomon <ileness@me.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 10:58:52 GMT-0700 (PDT)
Subject: Re: response to your questions

Ok, I am going to invite officially now.

Ilene Simon , PhD
134 South Lasky Drive
Beverly Hills, CA 90212
310.470.7957 /LCS. #14111

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On Aug 22, 2023, at 9:38 AM, Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Ilene,

6:15pm works for the Councilwoman, we're just waiting to confirm the room, but I would say we're good to go with the time change! Thanks!

Fernando



cd5.lacity.gov

Fernando Morales
Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Ilene Simon Solomon <ileness@me.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 10:59:23 GMT-0700 (PDT)
Subject: Re: response to your questions

Truth is we are ten or so people.. there are so many spaces that work I that building.

Ilene Simon , PhD
134 South Lasky Drive
Beverly Hills, CA 90212
310.470.7957 /LCS. #14111

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On Aug 22, 2023, at 9:38 AM, Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Ilene,

6:15pm works for the Councilwoman, we're just waiting to confirm the room, but I would say we're good to go with the time change! Thanks!

Fernando



cd5.lacity.gov

Fernando Morales
Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Leo Daube <leo.daube@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 16 2023 14:26:38 GMT-0700 (PDT)
Subject: Fwd: Thank you +

----- Forwarded message -----

From: **Kevin Sullivan** <kevinsullivan09@gmail.com>
Date: Wed, Aug 16, 2023 at 10:33AM
Subject: Re: Thank you +
To: <Councilmember.Yaroslavsky@lacity.org>
Cc: leo.daube@lacity.org <leo.daube@lacity.org>, mayor.business@lacity.org <mayor.business@lacity.org>, <karen.bass@lacity.org>

Councilwoman Yaroslavsky–

It has now been 10 days since the August 6 "informational" meeting, and I still have not received any answers to my questions posed at that meeting despite your representation that [your] team will be reaching out directly to [us] with a response in the coming days." As I understand it, dozens of questions posed by my fellow residents – including but not limited to those questions posed in advance by Barbara Broide, President of the Westwood South of Santa Monica Blvd. Homeowners Association – remain answered.

This proposed project was announced with no prior engagement with the residents or business owners surrounding 2377 Midvale Ave., and I have not heard from a single local resident or business owner who supports this project as proposed. Are you able to identify anyone? If so, who?

When will our questions be answered? And will those questions and answers be posted and made publicly available? If not, why not?

On Wed, Aug 9, 2023 at 8:01AM Councilwoman Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org> wrote:

Email not displaying correctly? [View it](#) in your browser.

 Off Grid Adventures

Thank you to everyone who joined our virtual informational session on the interim housing project at 2377 Midvale this past Sunday. I know there were a lot of other places you could have been on a Sunday morning, but I am grateful that you chose to come and hear about this critical project.

If you asked a question during the meeting that wasn't answered, my team will be reaching out directly to you with a response in the coming days.

For those that were not able to join, a recording of the meeting can be found here: [Midvale Virtual Community Meeting](#).

We have also posted renderings and answers to some Frequently Asked Questions on our website. You can access them by [visiting our website](#).

As I've mentioned, this is the beginning of the process. My team and I will be setting up additional community meetings in the weeks ahead to ensure everyone has an opportunity to provide input and have their questions answered. We will keep you posted with any updates.

All my best,
Katy

councildistrict5.lacity.gov

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Councilwoman Katy Yaroslavsky

200 N. Spring St., Room 440, Los Angeles, CA 90012

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--
Kevin Sullivan
kevinsullivan09@gmail.com
c: (310) 613-6366
2203 Midvale Ave.
Los Angeles, CA 90064

From: Fernando Morales <fernando.morales@lacity.org>
To: Leo Daube <leo.daube@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 17:39:05 GMT-0700 (PDT)
Subject: Re: Thank you +

Thanks, Leo - Vanessa, I would recommend to first acknowledge the message, and ask if there is a good time to talk. Additionally, that we appreciate the patience as we ensure that each of the 200+ questions from WSSM and WNC are addressed and that these are shared as soon as possible. We have scheduled some and are scheduling meetings with each community neighborhood group leadership, and public presentations will be occurring at the WNC at next month's meeting. Thanks!

Fernando



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: keinsullivan09@gmail.com
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Fri Aug 18 2023 14:56:12 GMT-0700 (PDT)
Subject: Re: Thank you +

Hi Kevin,

I am confirming that I received your email. I am the field deputy for the Westside, and I have been engaging with the community of Midvale and surrounding areas.

We appreciate your patience as we are ensuring that each of the 200+ questions from WSSM and WNC are addressed and that these are shared as soon as possible. We have scheduled some and are scheduling meetings with each community neighborhood group leadership, and public presentations will be occurring at the WNC at next month's meeting.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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From: Leo Daube <leo.daube@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Wed Sep 13 2023 08:50:59 GMT-0700 (PDT)
Subject: Fwd: Timely from Los Angeles Magazine

----- Forwarded message -----

From: **Leo Daube** <leo.daube@lacity.org>
Date: Mon, Sep 11, 2023 at 4:59 PM
Subject: Re: Timely from Los Angeles Magazine
To: Jason McGahan <jmcgahan@lamag.com>

“Zachary Warma was not involved in the decision making process for the selection of LA Family Housing as the service provider on the 2377 Midvale interim housing project. The Council Office initially contacted both PATH and The People Concern about serving as the project’s service provider, but both declined. When making the decision on whether to move forward with LA Family Housing, Councilwoman Yaroslavsky and her Chief of Staff deliberately left Zack out of the decision making process because he had been recently employed there.

The selection of LA Family Housing as the service provider was based entirely on their experience and track record of excellence. They are one of the largest providers of interim housing in Los Angeles, and have a strong reputation for successfully transitioning their participants into permanent housing.

While no formal agreement has been made with LA Family Housing yet, we welcome any questions that the Ethics Commission may have, and hope that we can move forward expeditiously to bring the first interim housing project for general population adults to Council District 5.” - Leo Daube, Spokesperson

Call me if you have any follow up questions.

On Mon, Sep 11, 2023 at 4:44 PM Jason McGahan <jmcgahan@lamag.com> wrote:
Duly noted, thank you.

From: Leo Daube <leo.daube@lacity.org>
Sent: Monday, September 11, 2023 4:40 PM
To: Jason McGahan <jmcgahan@lamag.com>
Subject: Re: Timely from Los Angeles Magazine

Hi Jason,

We are working on a statement that we will send in the next 20 minutes. But in the meantime, I wanted to correct two factual claims you made in your email:

"The fact that Zachary Warma is the person who initiated the 2237 Midvale-Pico interim housing project"

This is not accurate. The person who initiated the 2237 Midvale-Pico interim housing project was Councilwoman Yaroslavsky.

"[Mr. Warma] was involved in the decision to award the project to LA Family Housing"

This is not accurate. The decision to award the project to LA Family Housing was made by Councilwoman Yaroslavsky after reaching out to two other service providers who declined to work on the project.

On Mon, Sep 11, 2023 at 3:23 PM Jason McGahan <jmcgahan@lamag.com> wrote:
Hi Leo,

Circling back with some new info. The fact that Zachary Warma is the person who initiated the 2237 Midvale-Pico interim housing project, and that Mr. Warma attended various meetings about the project and was involved in the decision to award the project to LA Family Housing, the entity for which (as of at least October 2022) he was employed as "Associate Director of Policy" has indeed raised a red flag with Ethics. Any comment from the CM? My story will be going live within the next two hours.

Thanks,
Jason

From: Jason McGahan <jmcgahan@lamag.com>
Sent: Monday, September 11, 2023 12:25 PM
To: leo.daube@lacity.org <leo.daube@lacity.org>
Subject: Timely from Los Angeles Magazine

Hi Leo,

We're doing a story on the Ethics Committee investigation of Midvale-Pico. Would it be possible to get a statement from CM Yaroslavsky?

Thanks,

Jason McGahan
Staff writer, *Los Angeles* & LAMag.com
(213) 259-3104

ROM Estimate

9/5/23

City of Los Angeles - Department of Public Works - Bureau of Engineering

CD 5 West LA Midvale Ave Tiny Home Village

2377 Midvale Ave (33 Beds)



ITEM DESCRIPTION		ITEM TOTAL
ALLOWANCES		
1	MOBILIZATION per the General Requirements, Sections 01292 and 01721	\$ 100,000
2	ALLOWANCE for Plan Check & Permit Fees per the General Requirements, Section 01292	\$ 40,000
3	Allowance for Differing Site Conditions per General Requirements, Section 01253	\$ 100,000.00
4	ALLOWANCE for Geotechnical Services per the General Requirements, Section 01253	\$ 10,000
5	Allowance for Utilities / Utility Company Fees per the General Requirements, Section 01253	\$ 200,000
CONSTRUCTION		
6	Designer Fee	\$ 181,000
7	Demolition- Concrete islands, trees, parking bumpers and light poles, low walls	\$ 120,000
9	Composite Deck, ramps, stairs, temporary footings	\$ 227,000
10	Fencing & Privacy Screens	\$ 90,000
11	Site Furnishings	\$ 12,000
12	Misc. Site Improvements, ADA Lift, Landscaping	\$ 218,700
13	On-Site Underground Utilities: Sewer, Domestic Water, Fire, Meters and POC	\$ 186,000
14	Internet & Security Conduits	\$ 23,100
15	Smoke & Fire Alarm Monitoring System	\$ 49,500
16	Site Lighting	\$ 50,000
17	Electrical - Main Switchboard to Local Power Panels	\$ 150,000
18	Electrical - All other	\$ 33,000
19	Construction Contingency	\$ 170,460
TOTAL ESTIMATED CONSTRUCTION COST:		\$ 1,960,760
20	LifeArk Products- 33 Sleeping units, Office and Community Units, delivery and installation	\$ 2,432,133
21	Sewer- Connection (ESR), Sewer fees per bed	\$ 34,000
22	City's PM/PA/CM/BCA Permits	\$ 170,460
SUB-TOTAL CITY COST:		\$ 2,636,593
TOTAL PROJECT COST:		\$ 4,597,353
Unit abbreviation: CY=cubic yard, EA=each, LF=linear foot, LS=lump sum, SF=square foot, SY=square yard		
NOTES		
		\$0



Gary Gero <gary.gero@lacity.org>

Fwd: CD 5 Midvale: Tiny Home Village

1 message

Gary Gero <gary.gero@lacity.org>
To: Edwin Gipson <edwin.gipson@lacity.org>

Thu, Sep 14, 2023 at 6:31 PM

----- Forwarded message -----

From: **Marina Quinonez** <marina.quinonez@lacity.org>
Date: Wed, Sep 13, 2023 at 10:32 AM
Subject: CD 5 Midvale: Tiny Home Village
To: Annabelle Gonzales <annabelle.gonzales@lacity.org>, Gary Gero <gary.gero@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Nathan Ho <nathan.ho@lacity.org>, Erik Villanueva <Erik.Villanueva@lacity.org>, Edwin Gipson <edwin.gipson@lacity.org>

Hi Annabelle and Gary,

I am sending you the ROM for the proposed project, as I know that you will engage in conversation regarding moving forward.

The BOE staff has confirmed that the proposed installation is acceptable, we have yet to receive concurrence from LASAN. We will keep reaching out but I caution you in proceeding without hearing from them in writing.

Thank you

Marina Quiñónez, AIA
Architectural Division | Senior Architect
Bureau of Engineering | Department of Public Works
1149 S. Broadway St., suite 830
Los Angeles, CA 90015
O:(213) 485-4378 | F: (213) 485-4836
marina.quinonez@lacity.org



 **ROM_CD 5 Midvale LADOT 9-5-23.pdf**
81K



Gary Gero <gary.gero@lacity.org>

Fwd: Culver City / LA Housing

1 message

Gary Gero <gary.gero@lacity.org>

Thu, Mar 2, 2023 at 11:07 AM

To: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Katy Yaroslavsky <katy.yaroslavsky@lacity.org>

----- Forwarded message -----

From: **Mays, Jesse** <Jesse.Mays@culvercity.org>

Date: Thu, Mar 2, 2023 at 11:04 AM

Subject: Culver City / LA Housing

To: Gary Gero <gary.gero@lacity.org>

Gary,

Would either of the following times work for you for a virtual meeting with you, your staff, me, and Tevis Barnes, our Housing and Human Services Director? Let me know and I'll send out an invite.

Monday 3/13 1-2:30

Tuesday 3/14 2:30 – 3:30

Here's the most recent work that Culver City has done conceptualizing a plan for what we call the "Venice Parking Lot" (9415-9425 Venice, in between Cardiff Ave and Bagley Ave, a City of Culver City owned site in City of LA). I've attached a staff report from May 2022 where housing opportunities were presented at a City Council meeting. This included information that United Dwelling did for us for a modular housing concept for the site. I've attached these concepts (Concept 1 and Concept 2). I've also attached the Shelter Sites Presentation, which puts the site in context of other sites we have looked at in Culver City.

There are other housing options and programs staff has begun to review and research but have not yet funded or implemented, including:

- Modular Housing Project: Modular housing vendor, United Dwellings was asked to prepare preliminary concept plans for the Venice and Virginia parking lots for repurposing as modular interim and/or permanent supportive housing sites in order to determine the feasibility of modular housing on the properties. United Dwellings manufactures modular housing units and distributes them throughout the region. Each of the project sites would include one administration/services/food service building for client intake and services and one separate ADA compliant bathroom trailer located adjacent to a proposed common area, consistent with the "reasonable accommodations" provisions of the California Building Code, and a common area of up to 2,500 square feet...

Venice Lot: Per the preliminary plans for the Venice lot, up to 12 residential units could be provided and all of the units would be one-bedroom and 315

CPRA-02-CD5-2-000920

square feet in area. Some of the units could be designed as duplexes for site efficiency. Each unit is served by its own solar panels for water heating and contains its own bathroom. A laundry area may also be provided for each unit or there may be a common laundry area. The project for the Venice lot is located in the City of Los Angeles and would require interest and cooperation by Los Angeles to entitle and construct the modular units. The Venice project would not contribute to the City's Regional Housing Needs Assessment (RHNA) requirement but would contribute toward addressing homelessness solutions in the area. The preliminary project cost estimate for the Venice lot would be approximately \$2,650,000. The cost per unit is estimated at \$175,000 for 12 residential units plus one unit for client intake, which totals approximately \$2,275,000 plus the cost for utilities that are estimated at \$375,000. The project is also subject to prevailing wage.

Finally, notes from United Dwelling include the following:

Venice Parking Lot

- **½ Acre +:** site is not a half an acre (12,500 sq. ft.)
- **Vacant:** site is currently being used as a parking lot for nearby businesses.
- **Sensitive Receptor:** site is within 2 blocks of Angeles Workshop School, within 1 block of Butterfly Garden Preschool, within 2 blocks of commercial zoning (City of Los Angeles Zoning).
- **Multi-Jurisdiction:** site shares jurisdictions with City of Los Angeles.
- **Alternative Use (8):** site is thought to be a good fit for Manufactured and Modular mixed-used housing as the site is paved, connected to utilities, and near high-quality transit.
- **Alternative Use (9):** site is thought to be a good fit for Permanent Supportive Housing as the site is paved, connected to utilities, and near high-quality transit.

Best,

Jesse

Jesse Mays | Assistant City Manager | City of Culver City | he / him / his | ✉ jesse.mays@culvercity.org | ☎ 310-253-6009

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4 attachments

 **9415-25 Venice Blvd.-Sketch Concept 2 08.09.21.pdf**
354K

 **9415-25 Venice Blvd.-Sketch Concept 1 - 08.09.21.pdf**
315K

 **220503 Staff Report Housing Options.pdf**
262K



220503 Shelter Sites Presentation to City Council.pdf
2448K



Gary Gero <gary.gero@lacity.org>

Fwd: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

1 message

Gary Gero <gary.gero@lacity.org>

Tue, Feb 28, 2023 at 9:45 AM

To: Zachary Warma <zachary.warma@lacity.org>

fyi

----- Forwarded message -----

From: maia [motorassociation.org](mailto:maia@motorassociation.org) <maia@motorassociation.org>

Date: Tue, Feb 28, 2023 at 3:28 AM

Subject: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

To: Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Gary Gero <Gary.Gero@lacity.org>, allen.zipper@lacity.org <allen.zipper@lacity.org>, George Hakopiants <George.Hakopiants@lacity.org>, Fernando Morales <Fernando.Morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Michael Applegate <34613@lapd.online>, Kay Hartman <kay.hartman@palmsnc.la>, Natasia Gascon <natasia.gascon@palmsnc.la>, Randell Erving <randell.erving@palmsnc.la>

Councilperson Yarovslovki,

Culver City is putting a Homeless Safe Parking and Camping location in Palms, Los Angeles. We would like your assistance.

While we are searching for locations in Palms for safe parking and camping, and completely supportive of Palms doing our share in this area, we are concerned for a number of reasons. We feel a number of issues must be addressed.

Our understanding is that Culver City leases this property for parking from the City of Los Angeles. We would like to see the terms of this lease to become more educated about the possibilities and appropriate usage for this property. Currently the Niehborhood Council has expressed interest in locating a needed park for our park poor community at this location.

We must reach out to neighboring businesses and residents who live and work adjacent to this location every day to check in on concerns and suggestions. They are there every day. Culver City has not done this and has just sent a notice that it is happening to the neighboring businesses and restaurants who use the parking to let them know. (See document below). Transparency and process seem to be lacking. Impacting Palms businesses and residents alone and they are very concerned.

Councilman Koretz had identified this location for the same use for the homeless members of the Palms community but was told by the CAO that it was not appropriate. Why can it now be used by Culver City? The location is owned by and in the boundaries of Palms and the City of Los Angeles.

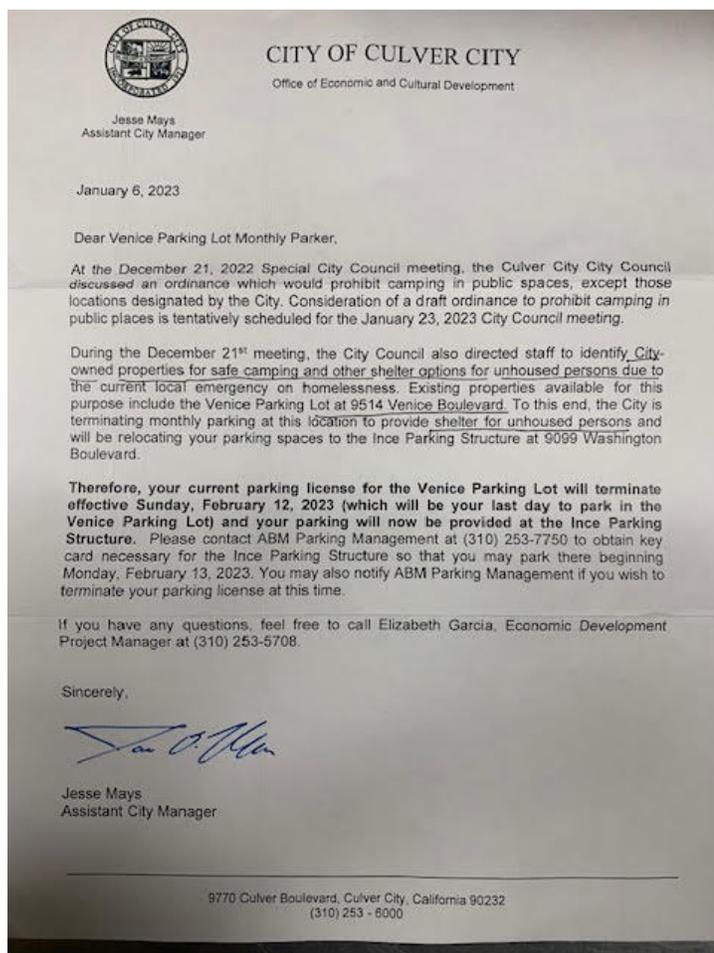
Is this a use that is appropriate and outlined in the lease to Culver City?

This location is in Los Angeles. City Services including the Council Office, LAPD, LAFD, Sanitation, etc, would possibly be liable and financially responsible for this new safe encampment. For example currently Culver City Police Department will not respond to this address or any in a one block area.

We would like the Council Office, City Attourney and other Los Angeles City departments to immediately analyze and address this new policy with the City of Culver City, the Palms Niehborhood Council and the Motor Avenue Improvement Association as soon as possible. It would seem this program is ramping up quickly and our community would like many answers to these and other questions and concerns prior to any change of use by the tennant.

We understand the human, delicate and difficult nature of this issue and thank you for addressing it. Thank you all in advance.

Lee



Lee H Wallach
Motor Avenue Improvement Association
SERVING AS A VOICE FOR SMART GROWTH IN OUR COMMUNITY
3751 Motor Avenue # 341248, Los Angeles, CA 90034
Phone: 310.202.9002 || Fax: 310.202.0433
motorassociation.org || maia@motorassociation.org
facebook.com/motoravenue

On Feb 28, 2023, at 2:12 AM, maia motorassociation.org <maia@motorassociation.org> wrote:

All,

I need to schedule some time to tour our development projects and land use issues with Dylan and Allen. We will meet with some owners who need help, and learn about other planning issues in Palms. The last Council member ignored these issues, made promises and dropped the ball, and we hope for much more advocacy and action with our new member and the staff.

This tour will include mostly driving by specific sites, speaking to business owners and building owners. I really need time with them both on the street in Palms. There is a dozen or more projects that we need to discuss. Many of the issues are to big and I don't wish them to come back and bite the council member.

We have issues that are quite time sensitive and issues that are easy. Housing issues where we have a hearing officer and city Attorney waiting, a criminal filing against a developer by the City Attorney, a dangerous development next to a preschool, building and safety issues with a 50 year old Palms restaurant (owner spoke the the council member), new exciting new restaurants opening, DWP and infrastructure issues with a few developments, encroachment issues, a thousand plus new apartments on Overland, Restaurant Beverage Program Applications, Revocable Permits, Al Fresco, Building and Safety Development Issues and more. Even a little completely permitted Redevelopment Project (Livable Boulevards), all approved by city council and has the local congressman dedicated to funding. A big win for the Council member.

Many many projects and opportunities but very manageable if focused on. We will continue to do much of the heavy lifting but need your partnership. Please give me some time and come see the projects and speak to a number of owners. I will keep it quick and easy. They need to be heard, the projects and issues need to be seen and in most cases the action is easy.

I look forward to time with Dylan and Allen. Thanks so much.

Lee

Lee H Wallach
Motor Avenue Improvement Association
SERVING AS A VOICE FOR SMART GROWTH IN OUR COMMUNITY
CPRA-02-CD5-2-000924

3751 Motor Avenue # 341248, Los Angeles, CA 90034

Phone: 310.202.9002 || Fax: 310.202.0433

motorassociation.org || maia@motorassociation.org

facebook.com/motoravenue

On Feb 27, 2023, at 11:43 PM, maia motorassociation.org <maia@motorassociation.org> wrote:

Katy, Gary and all,

Councilwoman it was wonderful having you at the Farmers Market! Thank you so much for coming and thank you Allen for your organizing. Glad we were able to touch on a few specifics that now need follow through. It was good to give you a sense of what we are working on and quite frankly what has been languishing for years.

So we wanted to give you time to get organized and get your sea legs. Now time to move. Allen is already overwhelmed but now is the time for a broader conversation to flush out the policy and community action agenda with a number of staff including transportation, homeless, planning and other staff. **We are requesting a date for a comprehensive meeting with you and staff.** As you know much was ignored in Palms for some time. Stuff that just needed a letter or a call. No real staff time, money, or heavy lifting. We are excited. Let's get the easy low hanging fruit done and start working on some of the other larger stuff.

We have Sidewalks (walkable and ADA instead of dirt path and other tree destroyed sidewalks), Livable Boulevards (See pics, Congressman Lieu's has toured and ready to continue Mayors Bass's effort to fund), Metro's unfinished Bike Path and more, all City APPROVED, but stuck. Encampments right next to schools (see next email, LoL), Safe Parking and Shelter (see second following email, LoL), (we just provided Allen with room suggestion opportunities in Palms and have more), Sidewalk ramps, School Parking Zones, Developments (some emergencies, some wonderful and some in City Attourney criminal proceedings), Permit Parking, Tree Trimming, Murals, Adopt a Medians (see picture), AI Fresco, Restaurant Beverage Programs, LAPD (no CD5 rep has been to a CPAB meeting in years), fun stuff like regular "Coffee with Katy" , regular "Messages from the Councilwoman" in our newsletter to over 2000 Palms residents and more.

You have a easy opportunity to change Palms for the better and for decades to come with implementing stuff that's already approved or on the books. It seems like a long list but we have done much of the heavy lifting. We need your support. Let's get stuff done.

Some stuff is moving fast, is critical or time sensitive so you will start being cc'd as we reach out to staff on these items beginning today.

Looking forward. Send me some times and dates and I will gladly come downtown or to the district office. We will send you a list before so you can give staff a heads up, do research, get everyone we can in a room and get this stuff moving.

Looking forward.

Lee

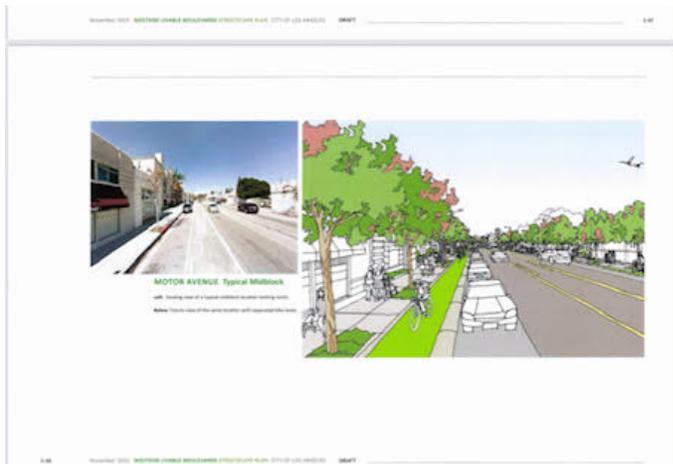
COFFEE *with Katy*

Come meet
Katy Yaroslavsky
Councilwoman for Palms and CD5

Xxxxxxxx 00 • 10 am – 12 pm
Motor Avenue Farmers Market
(Motor and National)

Motor Ave. Farmers Market





Done Livable Boulevards Mot... 🔍 📍

MOTOR AVENUE STREET CROSS SECTIONS

MOTOR AVENUE Typical Midblock location

EXISTING

Proposed in the Short Term

MOTOR AVENUE Typical Midblock location

PROPOSED in the Short Term

Proposed in the Long Term

PROPOSED in the Long Term

Lee H Wallach
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Zachary Warma <zachary.warma@lacity.org>

Fwd: Culver City Venice Parking Lot

2 messages

Gary Gero <gary.gero@lacity.org>

Fri, Apr 28, 2023 at 10:20 AM

To: Zachary Warma <zachary.warma@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

fyi - let's discuss later today, thanks

----- Forwarded message -----

From: **Mays, Jesse** <Jesse.Mays@culvercity.org>

Date: Fri, Apr 28, 2023 at 10:19 AM

Subject: Culver City Venice Parking Lot

To: Gary Gero <gary.gero@lacity.org>

Hi Gary,

Thanks for your patience! I have received direction from the City Council to negotiate an agreement with LA to use Culver City's Venice Parking Lot as a site for the Governor's Small Homes Initiative.

Suggested Terms:

- L.A. leases CC's property at minimal cost (\$1/year, etc.)
- State pays for Capital Costs through the Governor's Small Homes Initiative (as you have described)
- L.A. pays for all ongoing operating costs for the site (repair, upkeep, service provision).
- CC has shared control with L.A. over service provider (such as through third party agreement) to ensure say in how the units will be administered.
- CC guaranteed half of units for CC unhoused (this may be able to be accomplished through the third party agreement with service provider)
- Agreement Term: 3 years with two additional one year mutual options.

Culver City City Council does not want to sell the property. However, we are interested in a land/lease swap for Media Park. Culver City currently maintains Media park through a lease that has 15 more years left on it. We'd love to invest in the park, but are reluctant to do so on a property where we only have 15 years left.

Would you like to setup a phone call to discuss further?

Jesse

Jesse Mays | Assistant City Manager | City of Culver City | he / him / his | ✉ jesse.mays@culvercity.org | ☎ 310-253-6009

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Fernando Morales <fernando.morales@lacity.org>
To: Gary Gero <gary.gero@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>

Fri, Apr 28, 2023 at 10:32 AM

Thanks, Gary! Anytime that works for you works on my end!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff - Operations

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

[Quoted text hidden]

From: Gary Gero <gary.gero@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Fri Apr 28 2023 10:20:21 GMT-0700 (PDT)
Subject: Fwd: Culver City Venice Parking Lot

fyi - let's discuss later today, thanks

----- Forwarded message -----

From: **Mays, Jesse** <Jesse.Mays@culvercity.org>
Date: Fri, Apr 28, 2023 at 10:19AM
Subject: Culver City Venice Parking Lot
To: Gary Gero <gary.gero@lacity.org>

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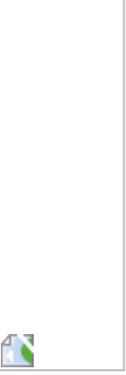
Jesse Mays | Assistant City Manager | City of Culver City | he / him / his | * jesse.mays@culvercity.org | (310-253-6009

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From: Fernando Morales <fernando.morales@lacity.org>
To: Gary Gero <gary.gero@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>
Date: Fri Apr 28 2023 10:32:48 GMT-0700 (PDT)
Subject: Re: Culver City Venice Parking Lot

Thanks, Gary! Anytime that works for you works on my end!

Fernando



Fernando Morales

Deputy Chief of Staff - Operations

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

cd5.lacity.gov



Gary Gero <gary.gero@lacity.org>

Fwd: Culver City Venice Parking Lot

1 message

Gary Gero <gary.gero@lacity.org>

Fri, Apr 28, 2023 at 10:20 AM

To: Zachary Warma <zachary.warma@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

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Would you like to setup a phone call to discuss further?

Jesse

Jesse Mays | Assistant City Manager | City of Culver City | he / him / his | ✉ jesse.mays@culvercity.org | ☎ 310-253-6009

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From: Allen Zipper <allen.zipper@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>
Cc: Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Mon Feb 27 2023 16:00:17 GMT-0800 (PST)
Subject: Fwd: following up on our conversation: 900 Hilgard Avenue

Attached is information on a 20,000-square-foot building that might be a good prospect for a master lease. This came out of a recent meeting that Matthew and I had with Aaron Green, President of The Afriat Consulting Group. As this comes from a member of the Jewish Community, I am happy to reach out to start the discussion.

Let me know.

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



On Fri, Feb 10, 2023 at 6:21 PM Aaron Green <aaron@afriat.com> wrote:

Hi Allen and Matthew –

It was a pleasure meeting you both earlier.

We talked about properties that might be available for lease by the City for using for temporary housing, rapid rehousing, etc. by the City to help with getting unhoused residents off the streets. One of the properties we spoke about was 900 Hilgard Ave. in Westwood.

I spoke with the owner of the property. He told me that all three floors of the building are currently vacant and he would be open to considering a lease with the City for the building. The building is approximately 20,000sf spread over three floors, with a fair amount of parking available onsite.

The owner of the building is Dr. Eraj Basseri. His cell phone number is 310.801.3181. Please feel free to give him a call to discuss the details. He is a surgeon, so calling him in the afternoon is best as he is in surgery during most mornings. He is expecting your call.

My best.

Aaron

Aaron Green
President

CPRA-02-CD5-2-000936

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com



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Attachments:

- image001.png
- image002.png

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Mon Feb 27 2023 17:49:27 GMT-0800 (PST)
Subject: Re: following up on our conversation: 900 Hilgard Avenue

Hi,
Thank you Allen!
This site has a bit of a history to it.
<https://la.urbanize.city/tags/900-hilgard-avenue>
<https://new.dailybruin.com/post/university-religious-conference-to-sell-hilgard-avenue-property>

I added to our list of sites here: <https://docs.google.com/spreadsheets/d/1wV9mS5ojMChWAMs3cqDgIByGxZ16U97M/edit#gid=1140646797>

Best,
Dylan

On Mon, Feb 27, 2023 at 4:00 PM Allen Zipper <allen.zipper@lacity.org> wrote:

Attached is information on a 20,000-square-foot building that might be a good prospect for a master lease. This came out of a recent meeting that Matthew and I had with Aaron Green, President of The Afriat Consulting Group. As this comes from a member of the Jewish Community, I am happy to reach out to start the discussion.

Let me know.

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440

Los Angeles, CA 90012



On Fri, Feb 10, 2023 at 6:21 PM Aaron Green <aaron@afriat.com> wrote:

Hi Allen and Matthew –

It was a pleasure meeting you both earlier.

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I spoke with the owner of the property. He told me that all three floors of the building are currently vacant and he would be open to considering a lease with the City for the building. The building is approximately 20,000sf spread over three floors, with a fair amount of parking available onsite.

The owner of the building is Dr. Eraj Basseri. His cell phone number is 310.801.3181. Please feel free to give him a call to discuss the details. He is a surgeon, so calling him in the afternoon is best as he is in surgery during most mornings. He is expecting your call.

My best.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com



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CPRA-02-CD5-2-000938



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

200 North Spring Street, Room 440, Los Angeles,

CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

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Attachments:

- image001.png
- image002.png

From: Allen Zipper <allen.zipper@lacity.org>

To: Dylan Sittig <dylan.sittig@lacity.org>

Cc: Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Zachary Warma <zachary.warma@lacity.org>

Date: Mon Feb 27 2023 17:54:30 GMT-0800 (PST)

Subject: Re: following up on our conversation: 900 Hilgard Avenue

Interesting. Let me know if you think I should follow up with the property owner Dr. Basseri to get you more Information.

On Mon, Feb 27, 2023 at 5:49 PM Dylan Sittig <dylan.sittig@lacity.org> wrote:

Hi,

Thank you Allen!

This site has a bit of a history to it.

<https://la.urbanize.city/tags/900-hilgard-avenue>

<https://new.dailybruin.com/post/university-religious-conference-to-sell-hilgard-avenue-property>

I added to our list of

sites here: <https://docs.google.com/spreadsheets/d/1wV9mS5ojMChWAMs3cqDglByGxZ16U97M/edit#gid=1140646797>

Best,

Dylan

On Mon, Feb 27, 2023 at 4:00 PM Allen Zipper <allen.zipper@lacity.org> wrote:

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Let me know.

Yours,

Allen Zipper

Director of Community Engagement

SORO/PALMS Deputy

Councilwoman Katy Yaroslavsky

Council District 5

(213) 473-7005

allen.zipper@lacity.org

Los Angeles City Hall Office

[200 North Spring St., Room 440](#)

[Los Angeles, CA 90012](#)



On Fri, Feb 10, 2023 at 6:21 PM Aaron Green <aaron@afriat.com> wrote:

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Councilwoman Katy Yaroslavsky, Fifth District

[200 North Spring Street, Room 440, Los Angeles, CA 90012](#)

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SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



Attachments:

- image002.png
- image001.png

From: Fernando Morales <fernando.morales@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Dylan Sittig <dylan.sittig@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Date: Tue Feb 28 2023 09:49:32 GMT-0800 (PST)
Subject: Re: following up on our conversation: 900 Hilgard Avenue

Thanks, Allen! Definitely - could you and Patty follow up with the property owner to get a bit more information?

Fernando



Fernando Morales

Deputy Chief of Staff - District Operations

Councilwoman Katy Yaroslavsky, Council District 5

200 North Spring St., Room 440

Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: fernando.morales@lacity.org

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My best.

Aaron

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Yours,

Allen Zipper

Director of Community Engagement

SORO/PALMS Deputy

Councilwoman Katy Yaroslavsky

Council District 5

[\(213\) 473-7005](tel:(213)473-7005)

allen.zipper@lacity.org

Los Angeles City Hall Office

200 North Spring St., Room 440

Los Angeles, CA 90012



Attachments:

- image002.png
 - image001.png
-



Zachary Warma <zachary.warma@lacity.org>

Fwd: New Homelessness Emergency Declaration under the new code section 8.33

1 message

Gary Gero <gary.gero@lacity.org>

To: Zachary Warma <zachary.warma@lacity.org>

fyi

----- Forwarded message -----

From: **Krista Kline** <krista.kline@lacity.org>

Date: Fri, Jul 7, 2023 at 1:34 PM

Subject: New Homelessness Emergency Declaration under the new code section 8.33

To: Ivette Serna <ivette.serna@lacity.org>, Karo Torossian <Karo.Torossian@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, Gary Gero <gary.gero@lacity.org>, Alexis Wesson <alexis.wesson@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, Curtis Earnest <curtis.earnest@lacity.org>, Kimani Black <kimani.black@lacity.org>, Star Parsamyan <star.parsamyan@lacity.org>, Patricia Castellanos <patricia.castellanos@lacity.org>, Jennifer Barraza <jennifer.barraza@lacity.org>, Jeanne Min <jeanne.min@lacity.org>, Joanne Kim <Joanne.Kim@lacity.org>

Cc: Solomon Rivera <solomon.rivera@lacity.org>

Hello Chiefs!

I'm pinging you all to let you know that the Mayor will be issuing a Homelessness Emergency Declaration under the new Admin Code section 8.33. I understand she'll issue the declaration with a homelessness emergency declaration expiring on Sunday, July 9.

I've attached a fact sheet about the new emergency declaration here. If you have any questions or need additional clarification, please ping me!

Thanks so much-

-Krista

**Krista Kline**

Senior Director of Legislative Affairs

She/Her

Office of Mayor Karen Bass

[Sign up for updates from the Mayor here](#)

 Housing and Homeless Emergency Fact Sheet (LAMC Section 8.33) - Google Docs.pdf

58K

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Attachments:

- IMG_1422.jpg
 - IMG_1424.jpg
 - IMG_1428.jpg
 - IMG_1421.jpg
-

From: Fernando Morales <fernando.morales@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Haley Martinez <haley.martinez@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Marley Powell <marley.powell@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sun Aug 20 2023 10:57:02 GMT-0700 (PDT)
Subject: Fwd: response to your questions

FYI

----- Forwarded message -----

From: **Gary Gero** <gary.gero@lacity.org>
Date: Sat, Aug 19, 2023 at 2:10 PM
Subject: response to your questions
To: Terri Tippit <tmtippit@ca.rr.com>, <wncluc@gmail.com>
CC: Councilmember Yaroslavsky <councilmember.yaroslavsky@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

Hi Terri and Barbara,

On behalf of Councilwoman Yaroslavsky, I am attaching our response to your questions about the Midvale interim housing site. Also, please see the message below from the Councilwoman.

Kindly, Gary

Dear Terri and Barbara,

Thank you for your thoughtful and comprehensive set of questions regarding the interim housing site proposed for [2377 Midvale Avenue](#), and for your patience as our team finalized responses with LA Family Housing and LifeArk.

I want to make it unequivocally clear that I am committed to ensuring that this site is successful in bringing value to the community by reducing street homelessness, increasing public safety and cleanliness, and helping bring our neighbors indoors to rebuild their lives. Mayor Bass, LAPD Chief Moore, and all City departments share this vision and will be working collaboratively for our community. Our commitment to you is that we will enforce the City's anti-camping laws within 1,000 feet of this facility and that if this facility creates a nuisance, we will take immediate corrective action, up to and including closing it down.

We are very mindful that the announcement of this facility brought a significant amount of concern to some members of the community. We also understand that people are fearful given news reporting on how other sites have not had adequate public safety and sanitation resources. We are committed to taking lessons learned from other sites and ensuring that best practices are followed at this facility so that it is an exemplary model. We also note that the vast majority of interim sites are well managed and the surrounding neighborhoods are maintained free of tents. We appreciate the opportunity to respond to the questions, and bring clarity to potential gaps in information or misinformation.

As I have stated, we are at the beginning of the process for this project. These questions and answers are part of that process and we will continue to meet with community members to discuss this project over the weeks and months ahead. We are also committed to creating a community advisory committee

to establish a formal process for engaging the community as this project moves forward to construction and operation.

You will notice in some of our responses in the attached Q&Q that we have already incorporated some of the feedback that we have heard into the project. We will work with you to develop guidelines on how to assess CD 5 success at this site around public safety and cleanliness, and look forward to a continued conversation, in good faith, and in accordance with the bylaws and rules set forth by the neighborhood councils, local HOAs, and the City of Los Angeles.

Councilwoman Katy Yaroslavsky
Fifth City Council District



Gary Gero
CHIEF OF STAFF
O: (213) 473-7005
C: (213) 473-7005



Los Angeles City Hall
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)

cd5.lacity.gov

Attachments:

- Midvale Questions and Answers.pdf
-

From: George Hakopiants <george.hakopiants@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Haley Martinez <haley.martinez@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Marley Powell <marley.powell@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Thao Tran <thao.tran@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sun Aug 20 2023 16:55:15 GMT-0700 (PDT)
Subject: Re: response to your questions

Thank you!

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

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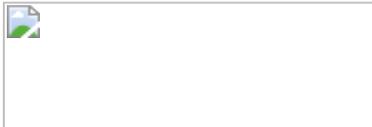


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Date: Sun Aug 20 2023 18:38:03 GMT-0700 (PDT)
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Thanks, Fernando.

Yours,
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cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

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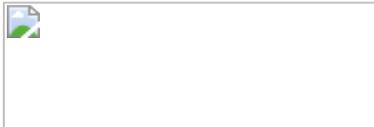


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Gary Gero <gary.gero@lacity.org>

Fwd: Venice Parking Lot

1 message

Gary Gero <gary.gero@lacity.org> Fri, Mar 3, 2023 at 10:34 AM
To: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>

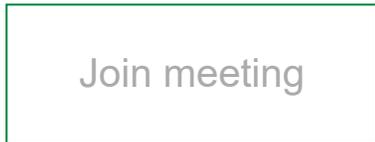
----- Forwarded message -----

From: **Mays, Jesse** <Jesse.Mays@culvercity.org>
Date: Fri, Mar 3, 2023 at 9:33 AM
Subject: Venice Parking Lot
To: Gary Gero <gary.gero@lacity.org>, Barnes, Tevis <tevis.barnes@culvercity.org>, White, Arames <arames.white@culvercity.org>, Muenzer, Mark <Mark.Muenzer@culvercity.org>

Meeting to discuss the parking lot at 9415-9425 Venice.

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.



More ways to join:

Join from the meeting link

<https://culvercity.webex.com/culvercity/j.php?MTID=mfe33fd96871019e9b0dad396ee5ac968>

CPRA-02-CD5-2-000955

Join by meeting number

Meeting number (access code): 2482 697 2200

Meeting password: QxmmECKM368

Tap to join from a mobile device (attendees only)

+1-408-418-9388,,24826972200## United States Toll

Join by phone

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

Join from a video system or application

Dial [24826972200@culvercity.webex.com](tel:24826972200)

You can also dial 173.243.2.68 and enter your meeting number.

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CPRA-02-CD5-2-000956



Zachary Warma <zachary.warma@lacity.org>

Updated invitation: GSD x CD-5 re: contracting, State of Emergency @ Wed Jun 14, 2023 2pm - 2:30pm (PDT) (connie.espinoza@lacity.org)

1 message

Zachary Warma <zachary.warma@lacity.org>
Reply-To: Zachary Warma <zachary.warma@lacity.org>
To: connie.espinoza@lacity.org, gary.gero@lacity.org

Tue, Jun 13, 2023 at 4:01 PM

This event has been updated
Changed: time

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Meeting link

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When CHANGED

Wednesday Jun 14, 2023 · 2pm – 2:30pm (Pacific Time - Los Angeles)

~~Tuesday Jun 13, 2023 · 4:15pm – 4:45pm (Pacific Time - Los Angeles)~~

Guests

zachary.warma@lacity.org - organizer

gary.gero@lacity.org

connie.espinoza@lacity.org

[View all guest info](#)

Reply for connie.espinoza@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

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HHH & Midvale Interim Site

Created by: Chris Espinosa · Your response: ✓ Yes, I'm going

Time

11am - 12pm (Pacific Time - Los Angeles)

Guests

- ✓ Chris Espinosa
- ✓ Michael Heinrichs
- ✓ Zachary Warma

Date

Thu Aug 31, 2023

Description

A few references:

<https://councildistrict5.lacity.gov/councilwoman-katy-yaroslavsky-announces-new-interim-housing-project-2377-midvale-ave>

<https://lifeark.net/about>

My Notes

fWOWHOA Questions and Comments

A. Process, Consultation, Feedback (including future)

- 1. What was/were the reason(s) for this proposed project not being discussed prior to the July 24 announcement with: (a) affected HOAs; (b) Westside Neighborhood Council and (c) the nearby businesses?**

A: We shared the project proposal the moment it was ready to be talked about with the community. To do so earlier would have been premature, as there were several feasibility questions that needed to be addressed. It was important to all partners that we presented the community with a plan that was well thought through so we could be prepared to answer questions that would arise, and have fruitful discussions.

As part of our announcement of the project, Councilwoman Yaroslavsky called leaders from the local HOAs, Neighborhood Council, and the broader community on the 23rd of July. On the morning of the 24th, our office hand-delivered physical letters to 160 residents in the immediate vicinity of the project site, we emailed the announcement to 2,400 individuals living within 1 mile of the project site, and we shared the project with our email list of 10,000 individuals. This is the beginning of the process, not the end, and all feasible modifications to the project and its operations will be incorporated into the final proposal.

- 2. What other city-owned parcels were identified for consideration? What was the evaluation process as to availability and suitability?**

A: We began looking at locations suitable for interim housing last winter, and assessed over 100 sites, including properties owned by LADWP, CalTrans, Metro, and other public agencies. These included locations identified by former Councilmember Koretz, Controller Ron Galperin, community organizations, and City departments. The criteria we used to screen sites included, but were not limited to: the current or future use of the site, restrictions imposed by local or state statutes, financial and technical feasibility, access to transit and services, and whether there were existing homeless encampments in the vicinity that the site could help clear. After our extensive search, only a handful of sites remained suitable for consideration and this was the first that was ready to move forward. Because it is a City-owned property, there are no acquisition costs and no delays related to undertaking a commercial real estate transaction. Council District 5 has more than 1,000 unhoused individuals who need housing options, so while this site is the first to be ready to break ground, other sites are continuing to be actively evaluated.

- 3. How many other areas within Council District 5 are being similarly developed? If so, what are those locations? What has been the discussion process with those residences/businesses nearby?**

A: We are exploring a number of other sites that went through our screening process and that can serve homeless populations in other areas of the district. We are also working with the Mayor's office to identify existing buildings that can be purchased or leased to be used for housing. There are more than 1,000 Council District 5 residents who are unhoused, and they will remain on the streets until we are able to make beds available to them. We all want clean and safe streets in our communities and this cannot be achieved unless and until we are able to house homeless individuals.

- 4. What, if any, consultation occurred prior to July 24 with either or both: (a) LAPD; and/or (b) LAFD -- particularly the Senior Lead Officers in this neighborhood (not just leadership located downtown)?**

A: Our office briefed the LAPD West LA Captain and the LAPD Homeless Coordinator's Office. LAPD is supportive of this project, because they know firsthand that when housing is coupled with wrap-around services and neighborhood enforcement of anti-camping laws, crime goes down. LAFD has been intimately involved in the feasibility process to ensure the site meets fire safety standards.

- 5. What statistical information is available for review that led to the conclusion of this City-owned parking lot being under-utilized?**

A: When this site was first being considered, our office requested a parking utilization analysis of the parking lot from LADOT. That analysis was conducted earlier this year and it indicated that the utilization rate was roughly 40%, and it also noted that additional, convenient nearby street and surface lot parking would be able to absorb any loss in parking capacity.

- 6. What will be the process for determining the eligibility of individuals to be offered housing?**

A: It is our firm commitment that those who participate will be individuals who are already living on the streets in the surrounding area. Once this standard is met, LA Family Housing, Council District 5 homeless outreach staff, and the Los Angeles Homeless Services Authority will determine if an individual is appropriate for this type of housing.

- 7. What would be the process by which nearby residents and businesses can provide feedback? Report problems?**

A: Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a regular

basis. The Council Office will also continue to provide support, answer questions, and respond to any quality of life concerns of nearby residents. Site staff will be reachable 24/7 for matters related directly to participants staying at the site - any community member will be able to reach out to the site at any hour of the day. Council District Five staff will also be available to address issues arising from the site or in the community by contacting our District Office.

B. Residents - Eligibility

- 1. Will there be a minimum age for an individual to be provided a housing unit? Maximum age?**

A: Participants must be 18 years and older to participate. There is no maximum age limit.

- 2. Will a housing unit be provided to an individual with either physical or mental disabilities?**

A: Yes. There will be ADA accessible interim housing units for those residents with physical disabilities. LA Family Housing staff will also provide onsite mental healthcare services. Individuals with high-acuity mental health needs will be eligible for this site. Should it become clear after admission that a participant needs a higher level of mental-health care including inpatient mental health services, detox/substance use services, skilled nursing facility etc., LA Family Housing will work with County and City partners to establish and transfer the participant to an appropriate level of care that meets the participant's needs.

- 3. What is the background check process for a potential occupant?**

A: Participants will be screened in the Megan's Law database.

- 4. Would a resident be allowed to have her/his children in this unit?**

A: No, this location and these housing units are meant to serve individual adults, not families.

- 5. Would each unit be restricted to one individual per unit?**

A: Yes, though couples could potentially share a unit if requested.

- 6. What would be the duration of the "lease" agreement for an individual desiring such housing?**

A: There is no lease agreement. LAFH works with participants until they are permanently housed, which could occur within weeks or a few months depending on whether the participant has the necessary paperwork and if permanent units are available. But the goal is to transition people into permanent housing as quickly as possible so that these interim units can be used to help move additional people off of the street.

7. Will occupation of a housing unit be deemed by the City/County, State and federal agencies as meeting the minimum requirements for residency; voting eligibility; library passes; school enrollment; delivery of U.S. mail.

A: State law stipulates that participation in publicly funded shelter and interim housing programs does not constitute tenancy. LAFH case managers will work with participants to ensure that participants receive all benefits to which they are entitled.

C. Operations - Site

1. What will be the City's plan for maintenance of the existing trees on the site? Would any trees be removed? Would trees be added?

A: It is our goal to retain all mature trees on the property and to incorporate them into the project design to the maximum extent feasible. Tree maintenance is conducted by the Department of Street Services and their role will not change as a result of this project. Additionally, there will be extensive landscaping and greenery added to the site during construction, including additional trees and plants in the setback areas along Pico Boulevard, Midvale Avenue, and on the northern border.

2. If an individual has a motor vehicle or an electric bicycle, where would such equipment be stored?

A: Based on past experience we would expect only about 10%-15% of participants to own vehicles (approximately 3-4). We are seeking privately-owned parking spaces to help mitigate potential impacts and if we are able to secure such parking, it could be used by staff and residents. Bike racks will also be included on site for participants' bikes.

3. What type of barrier, if any, will be installed for separation from the nearby residences? From the nearby businesses?

A: The site will be entirely fenced and gated, and will have 24-hour security on-site. Additionally, the site will include a 10-foot setback along the northern border and will include trees and landscaping to help provide a buffer. All communal outdoor activities will occur within the portion of the property to the south of the alley.

4. What do daytime and nighttime operations look like at an interim housing program - are participants expected to leave the facility during the day?

A: The project will be operated 24 hours a day, 7 days a week. Participants are not asked or expected to leave during the day time. Nighttime activity will be limited, with established quiet hours from 10pm to 8am. Staff and security will be on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a curfew in place, but quiet hours will be strictly enforced. Additionally, amplified music will not be permitted.

Participants will be provided with the following services by LAFH and most of these will be provided onsite. If transportation is needed to access offsite services, it will be provided.

- Case Management/Housing Navigation
- Mental Health Support
- Participant Coordinators: 24/7 crisis intervention/document ready support (IDs, social security, healthcare enrollment, etc.)
- Security 24/7 on site support
- Employment Services
- Pet Support Services
- Connection to Department of Mental Health, Substance Use Services, Physical Health Services
- Support for enrollment in programs such as Supplemental Security Income, Medi-Cal, CalFresh, etc.
- Community Enrichment Events: Yoga, Game Nights, Movie Nights, Art classes, Mental Health and Wellness Groups, etc.

D. Operations - Residents

1. What is the intended duration of how long the Pico-Midvale “village” would be at that location? What would be the quarterly/semi-annual/annual review. Process?

A: The use agreement for the site would be for 10 years. Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a monthly basis. We expect to create and begin convening the community advisory committee this Fall.

2. What is the process for removal of residents, particularly a resident who might violate establishing occupancy regulations?

A: Participants must follow the rules of the program. Participants who are unable to successfully follow site standards may need a higher level of care including inpatient mental health services, detox/substance use services, skilled nursing facility etc. In such situations, LA Family Housing will work with County and City partners to establish and transfer the participant to an appropriate level of care that meets the participant's needs.

3. What will be the City's liability to address any property damage that might occur at nearby residences or businesses, even if no video evidence is available to document an actual incident?

A: Our office is committed to undertaking a set of public safety enhancements in and around the project site to reduce public incidents, property damage or other issues. We look forward to working with the community to develop a list of actions that we can implement to ensure this site does not create a nuisance in the community.

4. Would residents of the facility be allowed to have visitors? Sleepovers?

A: No. Only participants of the Interim Housing project would be allowed onsite.

5. What would be the policy and enforcement mechanism regarding Sleepovers?

A: Only participants of the Interim Housing project would be allowed onsite. Onsite 24-hour security and LAFH staff will enforce the operating rules.

6. What would be the policy and enforcement mechanism regarding music/radios? Loud noises?

A: Large speakers and audio equipment are not permitted on site.

7. Would amplified sound be permitted? Amplified alarms?

A: No.

8. Would there be a curfew? If so, how would the curfew be enforced if a resident of a housing unit has an overnight job at some location?

A: The project will be operated 24 hours a day, 7 days a week. However, nighttime activity will be limited, with established quiet hours from 10pm to 8am. Staff and security will be on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a curfew in place.

9. Would residents of the facility be required to store bicycles only inside each housing unit?

A: Bike racks will be provided on site to appropriately store bikes.

10. Would residents of the facilities be allowed to have pets?

A: Yes.

E. Safety

1. Will LAPD and LAFD respond to incidents at any single housing unit?

A: Yes.

2. Will LAPD and LAFD respond to an incident of alleged harassment? Drug Use?

A: Yes.

3. Will the City provide on-site 24/7 security for the proposed housing village? If so, would such security be armed?

A: Yes – security is a key component in providing peace of mind for the surrounding community and interim housing participants. The project will have 24-hour security on site as well as security cameras. Security will undertake regular walks along the project’s perimeter. Security is not armed with a gun, but are trained in de-escalation.

4. If so, would such security be responsible for enforcement of drug-use and drug-selling laws?

A: Security and LAFH staff will be on site 24/7 to enforce standards/expectations of the program. If laws are broken, law enforcement will be called and individuals no longer appropriate for the site will be exited if they are in violation of the facility’s participation agreements and state and local guidelines.

F. Encampments (other)

1. What will be the correlation of: (a) the operation of this “village”; and (b) the ability of the City/County no longer to allow individuals from mounting tents or otherwise occupying space on other streets, such as elsewhere on Pico Blvd. and cross-streets? On Exposition Blvd, between Sawtelle and Sepulveda?

A: Camping within 1,000 feet of the site would be prohibited. Homeless outreach teams from CD5, LAFH, and others will regularly monitor the vicinity and seek voluntary compliance with anti-camping laws. Signs will also be installed to allow for enforcement of this law if voluntary compliance is not successful and our office will give LAPD full authority to enforce the anti-camping restrictions. Outside of this 1,000 foot perimeter, we

will also enforce Americans with Disabilities Act (ADA) requirements to ensure passable sidewalks. Additional sanitation, such as street and sidewalk cleaning, and enforcement services will guarantee the surrounding area remains clean and secure.

G. Businesses - Local Impact

1. What will be the location of disabled parking permit spaces for use by customers of the nearby businesses?

A: Based on LADOT records, less than 40% of this lot is being used during a given day. Additionally, there are two additional parking lots within a 10 minute walk of this location, and additional street parking on Pico and Westwood Boulevards that both have capacity to absorb parking needs. Even so, we are exploring options for access to nearby parking options, including directly across Pico Boulevard at the former Westside Pavilion lot.

2. To mitigate traffic congestion on Pico Blvd. (west direction), the northernmost lane is designated tow-away from 4:00pm to 7:00, Mon-Fri. Any suggestion to allow parking in that lane from 4:00 to 7:00pm to compensate for the loss of parking in the Pico-Midvale lot will have immediate, daily and very negative consequences for traffic congestion on Pico Blvd.....stretching to the east beyond Overland Avenue and perhaps even Beverly Glen Blvd.

A: Our office does not support changing the parking restrictions described above.

3. What will be the process by which the impact on customer traffic (both quantitative and qualitative) for local businesses might be impacted by this proposed "village"?'

A: While we don't expect any significant impact on customer traffic, we will continue to discuss this issue on a monthly basis with the community advisory group, which will include business representatives. Similar sites in other parts of LA have caused minimal impact to customer traffic. Our expectation is that with the removal of street encampments in the vicinity, customer traffic at the local businesses will improve.

We also note that unhoused individuals currently reside in the vicinity of this project. Our office continues to receive numerous calls from local businesses whose businesses are being impacted by unhoused individuals right now. The presence of 24-hour security, enforcement of the 1,000 feet no camping zone, and additional sidewalk cleaning and sanitation services should improve the businesses and neighborhoods environment from where it is now.

WSSM Questions and Comments

A. Location

- 1. When was the LADOT survey done that determined that the Pico lots were underutilized? May the community review the related study and findings? What criteria were used to make the determination that the site is underutilized?**

A: When this site was first being considered in early 2023, our office requested a parking utilization analysis of the parking lot from LADOT, which they conducted earlier this year. The study showed that the utilization rate was roughly 40% on any given day, and it also noted that additional, convenient nearby street and surface lot parking would be able to absorb any loss in parking capacity. We are working with LADOT to make the study available as soon as possible.

- 2. The targeted lots are the only City parking lots serving Pico Blvd. small businesses west of the City lot on Overland Avenue north of Pico Blvd. Were you aware that when the County Social Service building vacated its former premises on Pico between Veteran and Greenfield Avenues that the local small businesses lost the parking that was available there at night and on weekends?**

A: We believe that convenient nearby street and surface lot parking will be able to absorb any loss in parking capacity. We are also working with owners of private parking lots in the area to make those parking spaces available to the public. The City has converted a number of its parking lots to provide this type of housing across the city.

- 3. Are you aware that for some time the lot was a gas station operated by the family who lived on the lot behind it? Are there issues related to soil and site contamination that should be addressed if people are to live on the property? If any ground is to be broken for related construction activity, what safety measures might be needed to mitigate potential contamination from the former gas station? (What remediation was done in the past?)**

A: The Bureau of Engineering has conducted and will continue to conduct site assessments to determine any health concerns related to construction activity, and all health concerns that require mitigation will be mitigated.

- 4. May we see a rendering of the planned layout of the facility? What will separate the adjacent home from the facility? Height of fence or wall? Distance from nearest project structure to separating fence or wall? Landscape plan?**

A: Yes, renderings are available on our website at councildistrict5.LACity.org/Midvale. We are proposing a 10 foot setback from the adjacent residence to the north and there will be trees and landscaping throughout and surrounding the project site. Our goal is to

make this a model facility that improves the neighborhood and community feedback is important to our effort.

- 5. Does the property interface with any sensitive uses? Nearest sensitive uses? What rules apply to this type of facility in terms of proximity to sensitive uses, cannabis locations, etc.**

A: No.

- 6. Under Controller Galperin's analysis of available properties for housing projects, this property does not appear. What has changed to result in its consideration?**

A: This site was previously considered financially infeasible because the city was required to pay for replacement of all the parking spaces in any future development, pursuant to a 2019 Memorandum of Understanding (MOU) between LADOT and the Housing Department. This added millions of dollars to the cost of any project on a City-owned parking lot, including this one. However, earlier this year the Mayor and City Council recognized that homelessness is a crisis in our communities and therefore have been working to systematically remove impediments to building interim housing, permanent supportive housing, and affordable housing. As part of this work, the City Council nullified this MOU, thereby removing the requirement to replace every parking space.

- 7. The community would like to engage with you and the City to identify other larger and potentially more suitable locations for a Westside facility. Will you work with us to explore such locations? We have suggestions!**

A: We welcome the opportunity to work with the community to ensure that this facility is an asset that makes the neighborhood safer, and we also welcome all suggestions for other potential interim housing and permanent supportive housing solutions. In order to rehouse the hundreds of CD5 residents who have become homeless, we need to identify many locations that would be suitable for interim and permanent housing.

B. Client/Resident Selection

- 1. What exactly does it mean to give priority for beds to local individuals having priority for the beds? How will that be operationalized? What evidence will be used to identify local established homeless from the area? Eligibility to meet? How will proof of local residence be established? How long will one have to have been a Westside homeless in this part of CD 5?**

A: Because this is an entirely city-funded site, we have more discretion in how participants in the project are selected. It is our firm commitment that those who participate will be individuals who already live in the surrounding area. Other Council Districts have already opened buildings to provide housing specifically for local

residents. When unhoused participants are re-housed close to family, friends, doctors, employers, and others with whom they have existing ties, they are able to get back on their feet much more quickly. Once it has been determined that an unhoused individual is residing in the surrounding area, LA Family Housing, Council District 5 homeless outreach staff, and the Los Angeles Homeless Services Authority will determine if an individual meets the criteria for placement in this interim housing site, including the level of care someone may need. If they need a higher level of care than what the site provides, prospective participants will be directed to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc.

2. What is the plan for the selection and screening of residents? How are potential residents to be vetted? Who will be considered as residents?

A: Participants will be screened against the Megan's Law database. In order to keep this site lower-barrier and serve people in the immediate community, the site will not preclude those with a criminal record. The more barriers to entry that we impose on this project, the harder it will be to eliminate street encampments and homelessness in our neighborhoods. However, criminal activity will not be tolerated. If laws are broken, law enforcement will be called and individuals no longer appropriate for the site will be exited if they are in violation of the facility's participation agreements and state and local guidelines. If an individual cannot conform to the rules of the program and needs a higher level of care than what the site provides, they will be connected to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc.

3. From what list or lists will candidates be taken? What criteria will be used to determine who can and cannot live there?

A: The primary criteria for participation in this project will be whether or not someone is living in the surrounding area and that they meet the criteria detailed above in B1.

4. Who is responsible for doing the background checks on individuals staying in these units? Will Meagan's Law apply? Can individuals with petty crime and violent crime histories be prohibited? How can selection of individuals who live there be based upon criminal background and mental health status? There are some severely mentally ill individuals wandering our streets who need a higher level of servicing and who do not belong in tight living quarters. What assurances can be provided as to the screening process and level of those experiencing mental illness to be accepted and those to be Denied?

A: Participants will be screened against the Megan's Law database. In order to keep this site low-barrier and serve people in the immediate community, the site will not preclude those with a criminal record. However, criminal activity will not be tolerated onsite. If laws are broken, law enforcement will be called. If an individual cannot conform to the rules of the project and needs a higher level of care than what the site provides, they will be

directed to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc. Our office in partnership with LAPD will enforce the 1,000 feet no camping zone.

5. Can a community representative (with appropriate professional background) be included in any prospective resident review process?

A: No, however, we are committed to establishing a community advisory group to regularly interact with CD5 and LAFH regarding operations at the site. The catchment area and parameters for participation will be overseen by CD 5 and determined in coordination with LA Family Housing and People Assisting the Homeless (PATH) outreach teams already working in the area.

6. We have been told that this type of housing is focused on “stabilizing” the clients. What does that mean? Are these clients able to work?

A: Stabilizing includes addressing physical health, trauma, mental health, substance use, teaching life skills, job placement services, and connecting people to support programs such as health insurance (such as Medi-Cal) and income and food support programs (such as Supplemental Security Income and CalFresh), etc. A person who is wondering where they are going to sleep or eat every day is not able to manage other than very basic needs. By providing food and interim housing, we engage participants in services that would assist them in being successfully transitioned into permanent housing. Some participants may already have jobs and for those who do not, there will be job placement services available onsite.

C. Community Relations

1. Tell us about the 24/7 community liaison to be associated with the project. What are the expectations for this person and their job? How will it work?

A: On-site staff will be reachable 24/7 for matters related directly to participants living at the site. When questions are asked that are not related to participants, they will ensure that our office or appropriate public safety/emergency services contacts are shared. This staff will be able to respond to direct issues such as quiet hours, operations issues, etc. We will add more detail to ensure that it is clear that 24/7 availability will be a part of the contract for these inquiries. The CD5 office staff will also be available to assist with any issues that may arise.

2. Will any community members be able to contact the community liaison? What kind of response time can the community expect?

A: Community members will be able to directly contact Council District or LA Family Housing staff for matters related to the site, its operations, and its participants. We are committed to working with the community to implement a process for responding to all

such calls or emails within a reasonable timeframe. We will work with the community advisory committee to establish what is a reasonable timeframe for emergency and non-emergency communications.

3. What efforts will be employed to create connections with the community? With WLA Homeless organization?

A: Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a monthly basis. We are also happy to work with the West LA Homeless organization. The Council Office will also continue to provide support, answer questions, and respond to any quality of life concerns of nearby residents.

4. Are there examples of efforts to connect resident clients with community members? Are there plans for any voluntary programs that connect client residents with local nonprofit organizations or businesses to provide opportunities for community service (for example: dog walking at the Lange Foundation, weeding at the Westwood Greenway) or job training? Will program staff be available to accompany clients to these settings?

A: Definitely. We want the site and its participants to be integrated into the community since local residents can play a supportive role in helping participants stabilize their lives. LAFH has a volunteer team that connects volunteers with participants.

5. In terms of neighbors on the 2300 and 2200 blocks of Midvale and Kelton: Currently, neighbors can walk safely to and from businesses, transit (EXPO Line and Pico buses) and neighborhood homes in accord with the Community Plan's objective of a "walkable neighborhood." Will not the crowded, proposed facility with tiny private spaces for its residents spur them to congregate on Midvale and Kelton (and Pico), thereby obstructing walkers, and will not multiple trips to supply the facility and transport its residents, employees and service providers cause continued congestion?

A: No. The facility design includes ample on-site outdoor patio space within the gated project site to encourage congregating inside the facility, and LA Family Housing will provide activities for the participants such as job training, life skills, and social activities such as yoga, art classes, etc. Additionally, participants in the program will not be allowed to congregate on Midvale, Kelton or Pico Blvd. Working with service providers and security on site, as well as LA Sanitation and LAPD, the surrounding sidewalk will be kept clear of any debris or activity. Sanitation will provide regular cleaning of the street and sidewalk, and k. LA Family Housing works with their team to ensure that any deliveries to the site are done in a way that minimizes local impact to the surrounding community.

D. Security / Public Safety

- 1. Understanding that LAPD response time in our community is poor and may not be adequate to address issues arising in conjunction with any altercations or problems involving a program resident, or that take place at the location, what does “stepped up LAPD enforcement” actually mean? How will this enhanced enforcement to be implemented be any different from what we currently experience?**

A: CD5 staff have had extensive conversations with local LAPD leadership and Chief Moore about ensuring that the interim housing project enhances the community. In addition, there are funds in the City’s budget for increased LAPD overtime specifically for enhanced police services related to homelessness around housing sites. We will be directing that LAPD use these overtime funds to provide increased patrols and enforcement in the areas surrounding this site and the nearby community. The City Council has also approved an increase in funding for LAPD so that it can hire additional officers and offer bonuses and other incentives to both retain existing officers and bring back recently retired officers. We hope that this increased budget will lead to additional staffing across the department, such that when this facility opens, response times in this community will be reduced.

- 2. Describe specific duties and authority of the 24/7 security staff to be part of the Program.**

A: Security will be stationed at the entrance to the site, and walk the perimeter hourly. They will also search participants’ items upon entry, and support staff inside the site if necessary.

- 3. What is to happen if and when a resident who is having a drug-induced psychotic break and leaves the facility for the adjacent homes and vehicles in the residential area? Will the security guard be responsible for stopping that person?**

A: All participants will be assessed for their readiness to live in this setting. If an individual cannot conform to the rules of the program and needs a higher level of care than what the site provides, they will be directed to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc. Therefore, we think this is an unlikely scenario. However, were it to happen, the 24-hour onsite staff is specifically trained in monitoring participants to prevent these types of occurrences. LAFH utilizes the county’s PMRT (Psychiatric Mobile Response Team) to respond to acute episodes of mental health crises. If the person is an imminent danger to themselves or others, LAPD will be called to assist.

- 4. Is the security guard (or onsite staff) going to stop a client with a meth habit from leaving the facility and casing nearby homes and vehicles to find money or**

something to fence for his/her next fix? Can the guard leave the immediate premises?

A: Security does not leave the premises/block where the site is located but if they observe that laws are being broken, law enforcement will be called immediately.

5. If the security guard does need to follow a resident in crisis off the premises, what happens on site with the other residents then left without security?

A: Security does not leave the premises/block where the site is located, but if they observe a participant who is in crisis leaving the site, they will contact the appropriate LA Family Housing staff to intervene.

6. Can the private security be empowered to enforce required “no camping” rules?

A: LAFH staff and security will encourage and ask participants and anyone else near the facility not to loiter outside the facility. Should it be necessary, LAPD and CD5 staff will assist in enforcing no camping rules within 1,000 feet of the site.

7. Will there be a no tolerance policy for possession and/or use of alcohol and drugs on the property? Can that prohibition be extended to within 1,000 feet of the property?

A: Drugs and alcohol are considered contraband and not allowed on site. Existing laws that prohibit illegal drug use and open containers extend to areas surrounding the interim housing. These laws are enforced by LAPD, and LAPD is committed to stepping-up patrols to ensure that the building enhances the neighborhood and increases safety in the surrounding areas.

8. The establishment of a “no encampment zone” is illusory if there is no enforcement. Relying upon a call to the LAPD for enforcement does not provide the community with any measure of assurance that the zone can and will be enforced.

A: Council District 5 staff will work with LAPD to enforce the no-camping zone surrounding the site. In other parts of the district, CD5 staff has been very successful in maintaining compliance with no-camping zones in partnership with LAPD. There will also be posted signage that will allow LAPD to enforce these zones if needed.

9. Can the “no encampment zone” be expanded beyond the 1,000 feet radius to include a broader area?

A: City law allows for up to a 1,000 feet no camping zone from a specific site, and we are committed to implementing one and enforcing it.

- 10. As part of the project, will the City install security video cameras at the corners of the blocks adjacent to the project (2200 and 2300 blocks of Midvale and Kelton, 2300 block of Westwood, adjacent Pico blocks and where deemed necessary) (Ayres?)? Who will be responsible for maintaining and monitoring the videos if and as needed? Will residents and businesses have access to the videos should there be a crime committed in the area?**

A: Video camera placement will be determined as plans for the site continue to progress. We are open to discussing any suggestions for security camera placement and maintenance with the community and the community advisory committee.

E: Contract Term

- 1. While the lease term has been announced as a 10-year term, the community seeks your support for the inclusion of an escape clause and mechanism to implement it under whose terms the program could be terminated. This would be triggered in response to a failure to perform and meet standards established, for failure to deliver on promises made, and/or for unintended negative impacts not previously disclosed. Criteria for termination to be defined with input from the community.**

A: We are committed to working with the community on a set of operating standards and to reporting on compliance with those standards. We want and expect that this project will be a benefit to the community by reducing street homelessness in the area. But if the site itself becomes a nuisance, then we would implement corrective actions up to and including closing the facility if necessary.

- 2. Will you support the crafting of such terms with the community in order to address public safety concerns and to mitigate unintended/unforeseen negative impacts on the Community?**

A: Yes, absolutely. We are fully committed to operating this site safely and responsibly .

- 3. Will you agree to a formal review every six months for the first two years with annual reviews thereafter?**

A: Yes.

- 4. What kind of record of complaints or problems will be kept and by whom?**

A: Council District 5 staff, LAPD, and LAFH will keep a record of all complaints or problems associated with the site and we will work with the community advisory committee to resolve issues and concerns in a timely manner.

F: Program Characteristics / Services to improve resident client quality of life

- 1. What's the expected range of the length of client stay for these units? For how long will individuals be housed in the interim location, and what will they be doing while housed?**

A: Participants are able to stay on site until they are housed. Sometimes this takes a matter of a few weeks, and sometimes this takes several months depending on housing availability. While on site, participants will be working with service providers to be connected to permanent housing, receive mental health or substance use care, participate in group or community activities, job training, or participate in on-site activities. Some residents will have outside employment.

- 2. Describe the characteristics of the population to be housed at this program.**

A: People experiencing homelessness who are over the age of 18 and who meet the threshold suitability criteria as detailed in prior responses.

- 3. The project's immediate goal seems to be housing 30 persons. What are the intermediate objectives for the clients who reside on site?**

A: While there will be 30 units onsite at any given time, we expect the site to help many more people over the course of its operation. The number one objective while participating in this project is to transition people into more permanent housing as quickly as possible, thereby opening space to help move others off of the street. As noted, LAFH staff will support program participants so that they can begin rebuilding their lives by addressing physical health, trauma, mental health, substance use, teaching life skills, job placement services, and connecting people to support programs such as health insurance (such as Medi-Cal) and income and food support programs (such as Supplemental Security Income and CalFresh), etc.

- 4. Many view programs of this nature to be experimental with few measurable long-lasting impacts. What are the defined measures of success?**

A: We will define our success by the number of participants connected to housing from the site, the number of connections to employment, and providing mental health and/or substance use treatment to those participants who may need it.

- 5. What programming is to be required for residents? Is participation required?**

A: Participation in regularly scheduled programming is not required. However, participants are expected to work towards permanent housing during their stay, which may include applying for and receiving replacement identity documents and applying for any benefits for which they may be eligible. LA Family Housing will provide assistance services to ensure participants can move to permanent housing as quickly as possible.

6. What are residents going to be doing all day?

A: Many people who have become homeless have lost critical documents such as drivers licenses, social security cards, and other essential identification which is needed in order to obtain social services and benefits for which they are eligible. Participants' goals are to work toward securing everything they need in order to enroll in these programs and, most importantly, to secure and maintain permanent housing. There will also be job training, lifeskills training, mental and physical health care services, addiction treatment services, and a variety of social activities onsite and there are several spaces within the facility to congregate.

7. Please describe in detail how the delivery of services will be done. What is to be delivered onsite? What is to be delivered offsite? If offsite, how are residents expected to access the programming? Is transportation to be provided? Typical schedule of a resident at a similar facility operated by this social service agency?

A: Participants will be provided with the following services by LAFH and most of these will be provided onsite. If transportation is needed to access offsite services, it will be provided.

- Case Management/Housing Navigation
- Mental Health Support
- Participant Coordinators: 24/7 crisis intervention/doc readiness support
- Security 24/7 on site support
- Employment Services
- Pet Support Services
- Connection to Department of Mental Health, Substance Use Services, Physical Health Services
- Support for enrollment in programs such as Supplemental Security Income, Medi-Cal, CalFresh, etc.
- Community Enrichment Events: Yoga, Game Nights, Movie Nights, Art classes, Mental Health and Wellness Groups, etc.

8. It was reported that a team of mental health and substance use disorder specialists, permanent housing navigation support and employment assistance will be made available to help these Angelenos reestablish their lives. Where will those services be offered? Is any programming required? Is participation by

residents tracked? Is failure to participate in any programs grounds for removal? Who assesses and tracks the needs and progress of residents?

A: Services are offered on site and participation is tracked. LAFH's onsite teams assess the progress and ongoing needs of participants.

9. Would residents of the facility be capable/able to be volunteers to, for example, help keep the Pico corridor clear of trash, walk dogs for the Lange Foundation, weed at the Westwood Greenway, or other community service jobs? Would there be staff available to supervise off-site volunteer activities?

A:LAFH will be happy to work with the local community to identify potential volunteer and volunteer projects to benefit the local community and to help enrich the participants, based on their physical capacities and interest.

10. On some levels, this project appears to be a test of concept. What is the rationale for grouping 30 homeless people traumatized from homelessness with 29 other similarly traumatized persons into tiny modules while they are in off-site medical (includes mental health) or other treatments? A random selection of homeless persons will likely have at least 30% suffering addiction and 30% experiencing mental illness. Is there concern that some may harm or exploit others in the group?

A: There are approximately 16,000 units of interim housing across the city, many of which are in facilities that are very similar to this one so we are relying on the lessons learned and best practices from these operations to make this a model facility. All participants are evaluated before being placed in order to assess and ensure their readiness to live in interim housing. If a participant requires a higher level of care, they will be transferred to an appropriate facility that meets their needs. LAFH has four decades of experience working with people who have become homeless. They currently operate 13 interim housing sites, and are among the most experienced service providers in the country.

G: Social Service Provider Operations

1. How will staffing be done? Who will be onsite and what additional resources will be brought to the location (and when)?

A: Please see answer below (next question) for specific positions. Participants will be provided with the following services by LAFH and most of these will be provided onsite. If transportation is needed to access offsite services, it will be provided.

- Case Management/Housing Navigation
- Mental Health Support
- Participant Coordinators: 24/7 crisis intervention/doc readiness support

- Security 24/7 on site support
- Employment Services
- Pet Support Services
- Connection to Department of Mental Health, Substance Use Services, Physical Health Services
- Support for enrollment in programs such as Supplemental Security Income, Medi-Cal, CalFresh, etc.
- Community Enrichment Events: Yoga, Game Nights, Movie Nights, Art classes, Mental Health and Wellness Groups, etc.
- Outreach services completed by PATH

2. What is the typical onsite staffing pattern for a program location of this size?

A: On site there will be:

- 2 participant coordinators on site 24/7
- 1 security guard on site 24/7
- 1 Full-Time Mental Health Specialist
- 1 Full-Time Housing Navigator
- 1 Part-Time Housing Navigator
- 1 food services staff member on site per meal

3. Where will staff park?

A: Most staff will park onsite or in any replacement parking that we obtain.

4. What is the average longevity of field workers placed in locations such as this with the organization?

A: LAFH attracts passionate staff who have dedicated their lives to moving people experiencing homelessness into permanent housing. Many staff have been with LAFH for many years. Kelsey Madigan, who will lead the operation at Pico-Midvale, has been with the agency for nearly 7 years and worked in interim housing for 6 of the 7 years.

5. What is the level of education and training of on-site workers? Hiring salary and Range?

A: LAFH staff range from entry level with a desire and passion to serving people experiencing homelessness to licensed clinicians with decades of experience with this population. LAFH has committed to a minimum wage of \$20 per hour for all staff to be responsive to the cost of living in LA, with staff compensation commensurate with the role for which they are hired.

6. Who is going to provide the vocational and mental health counseling? Where are they going to conduct their sessions?

A: LAFH staff will provide these services on site.

7. How often will porta potty facilities be cleaned and serviced? How will the trucks access the site?

A: No porta potties will exist on site. All units have an ensuite private bathroom that is directly connected to the City sewer system.

8. If someone living at the facility breaks the rules and is removed, what is to keep them from camping/living nearby?

A: Once placed in interim housing, the vast majority of participants remain in housing. Occasionally, however, there are individuals who choose to leave or who violate the rules and are required to leave. While some of those individuals may return to the street, because we will be enforcing anti-camping laws in the area, they will not be permitted to set up a tent within 1,000 feet of the facility.

9. What is the policy on visitors to the facility and to residents' quarters?

A: No visitors will be allowed onsite.

10. Any curfews? Hours of outside use? Quiet hours? Outdoor activities? Communal spaces?

A: The project will be operated 24 hours a day, 7 days a week. Nighttime activity, however, will be limited, with established quiet hours from 10pm to 8am. There will be staff and security on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a strict curfew in place.

11. What data is gathered by the operator and what are the measures for success? After a client leaves interim housing, how is their future activity tracked? Success defined as...?

A: Data on the participants served at the facility and their eventual outcomes is collected and reported through the Homeless Management Information System, or HMIS, a shared homeless services system that is used throughout the county. The success of interim housing depends in part on having a sufficient number of permanent housing units. We are working to create these units in the district and across the city and support efforts to make it easier and faster to build more affordable and supportive housing units citywide.

- 12. What evidence will be gathered to evaluate whether the project is achieving its objectives and will an independent evaluator analyze and report the findings? If not reaching its objectives, will the project be terminated?**

A: We will define our success by the reduction of street homelessness in the vicinity of the site, the number of participants connected to housing from the site, the number of connections to services such as employment and mental health and/or substance use treatment to those participants who may need it.

- 13. Can restrictions on delivery hours by trucks be established? Can truck deliveries be required to use major arterials to access the site and not use the local residential Streets?**

A: Food and cleaning/linen supplies need to be delivered to the site regularly to support the needs of the site. Our Operations team works with vendors to utilize the most appropriate access point with the least impact on the community and participants/staff at the site. We will work with the community on the details for these operational issues to minimize these impacts.

H: Economics

- 1. What is the projected cost to prepare the site, purchase the units and supporting structures, and install them to be ready for operation? Project cost? Total cost per unit? Cost per square foot?**

A: The per unit cost is roughly \$60,000 per unit, though there will be additional site preparation and construction costs that are still being determined.

- 2. How is the opportunity cost of this project to be evaluated? How has the impact to the Pico business corridor been evaluated? Impact on commercial rental rates and property values?**

A: Right now, we receive numerous calls from area businesses and residents each week regarding existing unhoused individuals who are disrupting business operations. We expect this project to be a net positive for the community as it will reduce street homelessness in the area, especially as we will be enforcing anti-camping laws in the vicinity. In addition, the increased sanitation resources, 24-hour security, and enhanced LAPD patrols, and other public safety measures will create a more positive environment for pedestrians and residents.

- 3. What incentives will the City offer to existing small businesses to remain on the neighborhood business corridor if the project is having negative impacts on their Business?**

A: We will work closely with existing small businesses to address any negative impacts. However, we believe that the added 24-hour security, increased LAPD patrol, anti-camping enforcement, sanitation resources, greenery, and walkable sidewalks will all positively impact local businesses. We are also investigating if there are existing or new funding programs to assist small businesses near the site with grants and/or low interest loans.

4. What incentives will the City offer to potential small businesses to locate on the neighborhood business corridor to fill empty spaces created as a result of current tenants leaving in response to the project?

A: We will work closely with existing small businesses and will have business representation on the community advisory committee to address any issues or concerns related to the project. CD 5 will also commit to investigating opportunities to provide support for local businesses as noted above.

5. What analysis was done to determine the economic impact on nearby businesses from the loss of parking?

A: LADOT conducted an assessment of the parking lot and determined that it was underutilized and noted that street and surface lot parking was available in the vicinity. We believe that this nearby parking will be able to absorb any loss in parking capacity. Even so, we are committing to working with private parking lots in the area to make those parking spaces available to the public.

6. Economic impacts on businesses results not just from the loss of parking. In Portland and other cities, the mere presence of individuals loitering around businesses have driven customers away. How will loitering be monitored and can residents be prohibited from doing so?

A: Right now, we receive numerous calls from area businesses and residents each week regarding existing unhoused individuals who are disrupting business operations. In addition to the no camping zone that will be established within 1,000 feet of the site, LAFH staff will also ensure that participants are not loitering outside of the facility. Communal spaces located inside the facility will also help reduce any loitering by program participants. It is also important to note that part of the purpose of this facility is to reduce existing street homelessness in the area which is itself creating negative economic impacts. Our goal is to improve conditions for businesses by reducing street homelessness.

7. What economic analysis was done to determine the economic impact on nearby businesses, rents and property values based upon the presence of this facility with a concentration of former homeless at a single location in their vicinity?

Impact on sales tax and/or property tax revenues? Impact on jobs should businesses leave the area?

A: We believe this site will be a net benefit to the nearby businesses since it will reduce street homelessness in the vicinity and will include increased public safety features such as more LAPD patrols, security cameras, more frequent street/sidewalk cleaning, and enforcement of anti-camping laws. Our staff are taking best practices and lessons learned from similar facilities in other parts of the city and applying them to this facility as we are committed to having a safe, well-managed site. More than 100 interim sites are operating across the city and the vast majority operate in an orderly and responsible manner, and with enforcement of anti-camping laws in their vicinity these are assets to their community as they have reduced street homelessness in the area.

8. In terms of harm prevention, what data are being collected and analyzed now since the imminent closure of the two parking lots threatens to severely reduce afternoon and evening patronage of nearby businesses, especially restaurants? (The north side of Pico does not allow any parking from 4 to 7 pm on weekdays.)

A: We believe that convenient nearby street and surface lot parking will be able to absorb any loss in parking capacity. We are also working with private parking lots in the area to make those parking spaces available to the public.

9. Impacts vs. gain of a very small number of beds?

A: Given the low utilization rate of the parking lot, and the availability of nearby lots and street parking, we believe that the potential for this site to bring more people off the street and into housing is worth pursuing. The Mayor and City Council, along with Angelenos everywhere, recognize that homelessness is a crisis in our communities and that we need a large number of interim housing, permanent supportive housing, and affordable housing to address this crisis. While this site may have a relatively small number of beds, we expect that the units will turnover frequently, allowing a large number of people to be transitioned from the streets. The Pico-Midvale facility is just one additional housing site that CD 5, the Mayor, and the region will be moving forward in the coming months.

10. What is the expected cost of operation of the program. What are City expenses vs. social service provider expenses?

A: The city will also be entering into a contract with LA Family Housing as the onsite service provider and the cost of this contract is yet to be finalized.

11. How many and which operators passed on getting involved because the project was “too small?” Average size of City’s tiny home facilities and interim housing locations? Ideal size?

A: LAFH was chosen as the operator for this site because of its reputation as a national leader in helping people transition out of homelessness and poverty. There are a range of facilities of this type in the City and while there is no “ideal size” most are about this size or larger. Because we are not installing “tiny homes” but larger units with their own bathrooms, we will have a smaller number of total units, but we believe this is a fair trade-off for a better facility overall, where any impacts and concerns can be well managed.

12. What are the economies of scale that could be achieved with a larger facility? Ideal size?

A: There is no ideal size for such projects as each is unique to the size, shape, and topography of the parcel on which it is located and larger facilities do not necessarily result in economies of scale. We are looking forward to bringing more beds online at other locations, and we welcome any suggestions for additional sites that could accommodate more participants.

fWOWHOA Questions and Comments

A. Process, Consultation, Feedback (including future)

- 1. What was/were the reason(s) for this proposed project not being discussed prior to the July 24 announcement with: (a) affected HOAs; (b) Westside Neighborhood Council and (c) the nearby businesses?**

A: We shared the project proposal the moment it was ready to be talked about with the community. To do so earlier would have been premature, as there were several feasibility questions that needed to be addressed. It was important to all partners that we presented the community with a plan that was well thought through so we could be prepared to answer questions that would arise, and have fruitful discussions.

As part of our announcement of the project, Councilwoman Yaroslavsky called leaders from the local HOAs, Neighborhood Council, and the broader community on the 23rd of July. On the morning of the 24th, our office hand-delivered physical letters to 160 residents in the immediate vicinity of the project site, we emailed the announcement to 2,400 individuals living within 1 mile of the project site, and we shared the project with our email list of 10,000 individuals. This is the beginning of the process, not the end, and all feasible modifications to the project and its operations will be incorporated into the final proposal.

- 2. What other city-owned parcels were identified for consideration? What was the evaluation process as to availability and suitability?**

A: We began looking at locations suitable for interim housing last winter, and assessed over 100 sites, including properties owned by LADWP, CalTrans, Metro, and other public agencies. These included locations identified by former Councilmember Koretz, Controller Ron Galperin, community organizations, and City departments. The criteria we used to screen sites included, but were not limited to: the current or future use of the site, restrictions imposed by local or state statutes, financial and technical feasibility, access to transit and services, and whether there were existing homeless encampments in the vicinity that the site could help clear. After our extensive search, only a handful of sites remained suitable for consideration and this was the first that was ready to move forward. Because it is a City-owned property, there are no acquisition costs and no delays related to undertaking a commercial real estate transaction. Council District 5 has more than 1,000 unhoused individuals who need housing options, so while this site is the first to be ready to break ground, other sites are continuing to be actively evaluated.

- 3. How many other areas within Council District 5 are being similarly developed? If so, what are those locations? What has been the discussion process with those residences/businesses nearby?**

A: We are exploring a number of other sites that went through our screening process and that can serve homeless populations in other areas of the district. We are also working with the Mayor's office to identify existing buildings that can be purchased or leased to be used for housing. There are more than 1,000 Council District 5 residents who are unhoused, and they will remain on the streets until we are able to make beds available to them. We all want clean and safe streets in our communities and this cannot be achieved unless and until we are able to house homeless individuals.

- 4. What, if any, consultation occurred prior to July 24 with either or both: (a) LAPD; and/or (b) LAFD -- particularly the Senior Lead Officers in this neighborhood (not just leadership located downtown)?**

A: Our office briefed the LAPD West LA Captain and the LAPD Homeless Coordinator's Office. LAPD is supportive of this project, because they know firsthand that when housing is coupled with wrap-around services and neighborhood enforcement of anti-camping laws, crime goes down. LAFD has been intimately involved in the feasibility process to ensure the site meets fire safety standards.

- 5. What statistical information is available for review that led to the conclusion of this City-owned parking lot being under-utilized?**

A: When this site was first being considered, our office requested a parking utilization analysis of the parking lot from LADOT. That analysis was conducted earlier this year and it indicated that the utilization rate was roughly 40%, and it also noted that additional, convenient nearby street and surface lot parking would be able to absorb any loss in parking capacity.

- 6. What will be the process for determining the eligibility of individuals to be offered housing?**

A: It is our firm commitment that those who participate will be individuals who are already living on the streets in the surrounding area. Once this standard is met, LA Family Housing, Council District 5 homeless outreach staff, and the Los Angeles Homeless Services Authority will determine if an individual is appropriate for this type of housing.

- 7. What would be the process by which nearby residents and businesses can provide feedback? Report problems?**

A: Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a regular

basis. The Council Office will also continue to provide support, answer questions, and respond to any quality of life concerns of nearby residents. Site staff will be reachable 24/7 for matters related directly to participants staying at the site - any community member will be able to reach out to the site at any hour of the day. Council District Five staff will also be available to address issues arising from the site or in the community by contacting our District Office.

B. Residents - Eligibility

- 1. Will there be a minimum age for an individual to be provided a housing unit? Maximum age?**

A: Participants must be 18 years and older to participate. There is no maximum age limit.

- 2. Will a housing unit be provided to an individual with either physical or mental disabilities?**

A: Yes. There will be ADA accessible interim housing units for those residents with physical disabilities. LA Family Housing staff will also provide onsite mental healthcare services. Individuals with high-acuity mental health needs will be eligible for this site. Should it become clear after admission that a participant needs a higher level of mental-health care including inpatient mental health services, detox/substance use services, skilled nursing facility etc., LA Family Housing will work with County and City partners to establish and transfer the participant to an appropriate level of care that meets the participant's needs.

- 3. What is the background check process for a potential occupant?**

A: Participants will be screened in the Megan's Law database.

- 4. Would a resident be allowed to have her/his children in this unit?**

A: No, this location and these housing units are meant to serve individual adults, not families.

- 5. Would each unit be restricted to one individual per unit?**

A: Yes, though couples could potentially share a unit if requested.

- 6. What would be the duration of the "lease" agreement for an individual desiring such housing?**

A: There is no lease agreement. LAFH works with participants until they are permanently housed, which could occur within weeks or a few months depending on whether the participant has the necessary paperwork and if permanent units are available. But the goal is to transition people into permanent housing as quickly as possible so that these interim units can be used to help move additional people off of the street.

7. Will occupation of a housing unit be deemed by the City/County, State and federal agencies as meeting the minimum requirements for residency; voting eligibility; library passes; school enrollment; delivery of U.S. mail.

A: State law stipulates that participation in publicly funded shelter and interim housing programs does not constitute tenancy. LAFH case managers will work with participants to ensure that participants receive all benefits to which they are entitled.

C. Operations - Site

1. What will be the City's plan for maintenance of the existing trees on the site? Would any trees be removed? Would trees be added?

A: It is our goal to retain all mature trees on the property and to incorporate them into the project design to the maximum extent feasible. Tree maintenance is conducted by the Department of Street Services and their role will not change as a result of this project. Additionally, there will be extensive landscaping and greenery added to the site during construction, including additional trees and plants in the setback areas along Pico Boulevard, Midvale Avenue, and on the northern border.

2. If an individual has a motor vehicle or an electric bicycle, where would such equipment be stored?

A: Based on past experience we would expect only about 10%-15% of participants to own vehicles (approximately 3-4). We are seeking privately-owned parking spaces to help mitigate potential impacts and if we are able to secure such parking, it could be used by staff and residents. Bike racks will also be included on site for participants' bikes.

3. What type of barrier, if any, will be installed for separation from the nearby residences? From the nearby businesses?

A: The site will be entirely fenced and gated, and will have 24-hour security on-site. Additionally, the site will include a 10-foot setback along the northern border and will include trees and landscaping to help provide a buffer. All communal outdoor activities will occur within the portion of the property to the south of the alley.

4. What do daytime and nighttime operations look like at an interim housing program - are participants expected to leave the facility during the day?

A: The project will be operated 24 hours a day, 7 days a week. Participants are not asked or expected to leave during the day time. Nighttime activity will be limited, with established quiet hours from 10pm to 8am. Staff and security will be on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a curfew in place, but quiet hours will be strictly enforced. Additionally, amplified music will not be permitted.

Participants will be provided with the following services by LAFH and most of these will be provided onsite. If transportation is needed to access offsite services, it will be provided.

- Case Management/Housing Navigation
- Mental Health Support
- Participant Coordinators: 24/7 crisis intervention/document ready support (IDs, social security, healthcare enrollment, etc.)
- Security 24/7 on site support
- Employment Services
- Pet Support Services
- Connection to Department of Mental Health, Substance Use Services, Physical Health Services
- Support for enrollment in programs such as Supplemental Security Income, Medi-Cal, CalFresh, etc.
- Community Enrichment Events: Yoga, Game Nights, Movie Nights, Art classes, Mental Health and Wellness Groups, etc.

D. Operations - Residents

1. What is the intended duration of how long the Pico-Midvale “village” would be at that location? What would be the quarterly/semi-annual/annual review. Process?

A: The use agreement for the site would be for 10 years. Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a monthly basis. We expect to create and begin convening the community advisory committee this Fall.

2. What is the process for removal of residents, particularly a resident who might violate establishing occupancy regulations?

A: Participants must follow the rules of the program. Participants who are unable to successfully follow site standards may need a higher level of care including inpatient mental health services, detox/substance use services, skilled nursing facility etc. In such situations, LA Family Housing will work with County and City partners to establish and transfer the participant to an appropriate level of care that meets the participant's needs.

3. What will be the City's liability to address any property damage that might occur at nearby residences or businesses, even if no video evidence is available to document an actual incident?

A: Our office is committed to undertaking a set of public safety enhancements in and around the project site to reduce public incidents, property damage or other issues. We look forward to working with the community to develop a list of actions that we can implement to ensure this site does not create a nuisance in the community.

4. Would residents of the facility be allowed to have visitors? Sleepovers?

A: No. Only participants of the Interim Housing project would be allowed onsite.

5. What would be the policy and enforcement mechanism regarding Sleepovers?

A: Only participants of the Interim Housing project would be allowed onsite. Onsite 24-hour security and LAFH staff will enforce the operating rules.

6. What would be the policy and enforcement mechanism regarding music/radios? Loud noises?

A: Large speakers and audio equipment are not permitted on site.

7. Would amplified sound be permitted? Amplified alarms?

A: No.

8. Would there be a curfew? If so, how would the curfew be enforced if a resident of a housing unit has an overnight job at some location?

A: The project will be operated 24 hours a day, 7 days a week. However, nighttime activity will be limited, with established quiet hours from 10pm to 8am. Staff and security will be on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a curfew in place.

9. Would residents of the facility be required to store bicycles only inside each housing unit?

A: Bike racks will be provided on site to appropriately store bikes.

10. Would residents of the facilities be allowed to have pets?

A: Yes.

E. Safety

1. Will LAPD and LAFD respond to incidents at any single housing unit?

A: Yes.

2. Will LAPD and LAFD respond to an incident of alleged harassment? Drug Use?

A: Yes.

3. Will the City provide on-site 24/7 security for the proposed housing village? If so, would such security be armed?

A: Yes – security is a key component in providing peace of mind for the surrounding community and interim housing participants. The project will have 24-hour security on site as well as security cameras. Security will undertake regular walks along the project’s perimeter. Security is not armed with a gun, but are trained in de-escalation.

4. If so, would such security be responsible for enforcement of drug-use and drug-selling laws?

A: Security and LAFH staff will be on site 24/7 to enforce standards/expectations of the program. If laws are broken, law enforcement will be called and individuals no longer appropriate for the site will be exited if they are in violation of the facility’s participation agreements and state and local guidelines.

F. Encampments (other)

1. What will be the correlation of: (a) the operation of this “village”; and (b) the ability of the City/County no longer to allow individuals from mounting tents or otherwise occupying space on other streets, such as elsewhere on Pico Blvd. and cross-streets? On Exposition Blvd, between Sawtelle and Sepulveda?

A: Camping within 1,000 feet of the site would be prohibited. Homeless outreach teams from CD5, LAFH, and others will regularly monitor the vicinity and seek voluntary compliance with anti-camping laws. Signs will also be installed to allow for enforcement of this law if voluntary compliance is not successful and our office will give LAPD full authority to enforce the anti-camping restrictions. Outside of this 1,000 foot perimeter, we

will also enforce Americans with Disabilities Act (ADA) requirements to ensure passable sidewalks. Additional sanitation, such as street and sidewalk cleaning, and enforcement services will guarantee the surrounding area remains clean and secure.

G. Businesses - Local Impact

1. What will be the location of disabled parking permit spaces for use by customers of the nearby businesses?

A: Based on LADOT records, less than 40% of this lot is being used during a given day. Additionally, there are two additional parking lots within a 10 minute walk of this location, and additional street parking on Pico and Westwood Boulevards that both have capacity to absorb parking needs. Even so, we are exploring options for access to nearby parking options, including directly across Pico Boulevard at the former Westside Pavilion lot.

2. To mitigate traffic congestion on Pico Blvd. (west direction), the northernmost lane is designated tow-away from 4:00pm to 7:00, Mon-Fri. Any suggestion to allow parking in that lane from 4:00 to 7:00pm to compensate for the loss of parking in the Pico-Midvale lot will have immediate, daily and very negative consequences for traffic congestion on Pico Blvd.....stretching to the east beyond Overland Avenue and perhaps even Beverly Glen Blvd.

A: Our office does not support changing the parking restrictions described above.

3. What will be the process by which the impact on customer traffic (both quantitative and qualitative) for local businesses might be impacted by this proposed “village”?’

A: While we don't expect any significant impact on customer traffic, we will continue to discuss this issue on a monthly basis with the community advisory group, which will include business representatives. Similar sites in other parts of LA have caused minimal impact to customer traffic. Our expectation is that with the removal of street encampments in the vicinity, customer traffic at the local businesses will improve.

We also note that unhoused individuals currently reside in the vicinity of this project. Our office continues to receive numerous calls from local businesses whose businesses are being impacted by unhoused individuals right now. The presence of 24-hour security, enforcement of the 1,000 feet no camping zone, and additional sidewalk cleaning and sanitation services should improve the businesses and neighborhoods environment from where it is now.

WSSM Questions and Comments

A. Location

- 1. When was the LADOT survey done that determined that the Pico lots were underutilized? May the community review the related study and findings? What criteria were used to make the determination that the site is underutilized?**

A: When this site was first being considered in early 2023, our office requested a parking utilization analysis of the parking lot from LADOT, which they conducted earlier this year. The study showed that the utilization rate was roughly 40% on any given day, and it also noted that additional, convenient nearby street and surface lot parking would be able to absorb any loss in parking capacity. We are working with LADOT to make the study available as soon as possible.

- 2. The targeted lots are the only City parking lots serving Pico Blvd. small businesses west of the City lot on Overland Avenue north of Pico Blvd. Were you aware that when the County Social Service building vacated its former premises on Pico between Veteran and Greenfield Avenues that the local small businesses lost the parking that was available there at night and on weekends?**

A: We believe that convenient nearby street and surface lot parking will be able to absorb any loss in parking capacity. We are also working with owners of private parking lots in the area to make those parking spaces available to the public. The City has converted a number of its parking lots to provide this type of housing across the city.

- 3. Are you aware that for some time the lot was a gas station operated by the family who lived on the lot behind it? Are there issues related to soil and site contamination that should be addressed if people are to live on the property? If any ground is to be broken for related construction activity, what safety measures might be needed to mitigate potential contamination from the former gas station? (What remediation was done in the past?)**

A: The Bureau of Engineering has conducted and will continue to conduct site assessments to determine any health concerns related to construction activity, and all health concerns that require mitigation will be mitigated.

- 4. May we see a rendering of the planned layout of the facility? What will separate the adjacent home from the facility? Height of fence or wall? Distance from nearest project structure to separating fence or wall? Landscape plan?**

A: Yes, renderings are available on our website at councildistrict5.LACity.org/Midvale. We are proposing a 10 foot setback from the adjacent residence to the north and there will be trees and landscaping throughout and surrounding the project site. Our goal is to

make this a model facility that improves the neighborhood and community feedback is important to our effort.

- 5. Does the property interface with any sensitive uses? Nearest sensitive uses? What rules apply to this type of facility in terms of proximity to sensitive uses, cannabis locations, etc.**

A: No.

- 6. Under Controller Galperin's analysis of available properties for housing projects, this property does not appear. What has changed to result in its consideration?**

A: This site was previously considered financially infeasible because the city was required to pay for replacement of all the parking spaces in any future development, pursuant to a 2019 Memorandum of Understanding (MOU) between LADOT and the Housing Department. This added millions of dollars to the cost of any project on a City-owned parking lot, including this one. However, earlier this year the Mayor and City Council recognized that homelessness is a crisis in our communities and therefore have been working to systematically remove impediments to building interim housing, permanent supportive housing, and affordable housing. As part of this work, the City Council nullified this MOU, thereby removing the requirement to replace every parking space.

- 7. The community would like to engage with you and the City to identify other larger and potentially more suitable locations for a Westside facility. Will you work with us to explore such locations? We have suggestions!**

A: We welcome the opportunity to work with the community to ensure that this facility is an asset that makes the neighborhood safer, and we also welcome all suggestions for other potential interim housing and permanent supportive housing solutions. In order to rehouse the hundreds of CD5 residents who have become homeless, we need to identify many locations that would be suitable for interim and permanent housing.

B. Client/Resident Selection

- 1. What exactly does it mean to give priority for beds to local individuals having priority for the beds? How will that be operationalized? What evidence will be used to identify local established homeless from the area? Eligibility to meet? How will proof of local residence be established? How long will one have to have been a Westside homeless in this part of CD 5?**

A: Because this is an entirely city-funded site, we have more discretion in how participants in the project are selected. It is our firm commitment that those who participate will be individuals who already live in the surrounding area. Other Council Districts have already opened buildings to provide housing specifically for local

residents. When unhoused participants are re-housed close to family, friends, doctors, employers, and others with whom they have existing ties, they are able to get back on their feet much more quickly. Once it has been determined that an unhoused individual is residing in the surrounding area, LA Family Housing, Council District 5 homeless outreach staff, and the Los Angeles Homeless Services Authority will determine if an individual meets the criteria for placement in this interim housing site, including the level of care someone may need. If they need a higher level of care than what the site provides, prospective participants will be directed to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc.

2. What is the plan for the selection and screening of residents? How are potential residents to be vetted? Who will be considered as residents?

A: Participants will be screened against the Megan's Law database. In order to keep this site lower-barrier and serve people in the immediate community, the site will not preclude those with a criminal record. The more barriers to entry that we impose on this project, the harder it will be to eliminate street encampments and homelessness in our neighborhoods. However, criminal activity will not be tolerated. If laws are broken, law enforcement will be called and individuals no longer appropriate for the site will be exited if they are in violation of the facility's participation agreements and state and local guidelines. If an individual cannot conform to the rules of the program and needs a higher level of care than what the site provides, they will be connected to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc.

3. From what list or lists will candidates be taken? What criteria will be used to determine who can and cannot live there?

A: The primary criteria for participation in this project will be whether or not someone is living in the surrounding area and that they meet the criteria detailed above in B1.

4. Who is responsible for doing the background checks on individuals staying in these units? Will Megan's Law apply? Can individuals with petty crime and violent crime histories be prohibited? How can selection of individuals who live there be based upon criminal background and mental health status? There are some severely mentally ill individuals wandering our streets who need a higher level of servicing and who do not belong in tight living quarters. What assurances can be provided as to the screening process and level of those experiencing mental illness to be accepted and those to be Denied?

A: Participants will be screened against the Megan's Law database. In order to keep this site low-barrier and serve people in the immediate community, the site will not preclude those with a criminal record. However, criminal activity will not be tolerated onsite. If laws are broken, law enforcement will be called. If an individual cannot conform to the rules of the project and needs a higher level of care than what the site provides, they will be

directed to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc. Our office in partnership with LAPD will enforce the 1,000 feet no camping zone.

5. Can a community representative (with appropriate professional background) be included in any prospective resident review process?

A: No, however, we are committed to establishing a community advisory group to regularly interact with CD5 and LAFH regarding operations at the site. The catchment area and parameters for participation will be overseen by CD 5 and determined in coordination with LA Family Housing and People Assisting the Homeless (PATH) outreach teams already working in the area.

6. We have been told that this type of housing is focused on “stabilizing” the clients. What does that mean? Are these clients able to work?

A: Stabilizing includes addressing physical health, trauma, mental health, substance use, teaching life skills, job placement services, and connecting people to support programs such as health insurance (such as Medi-Cal) and income and food support programs (such as Supplemental Security Income and CalFresh), etc. A person who is wondering where they are going to sleep or eat every day is not able to manage other than very basic needs. By providing food and interim housing, we engage participants in services that would assist them in being successfully transitioned into permanent housing. Some participants may already have jobs and for those who do not, there will be job placement services available onsite.

C. Community Relations

1. Tell us about the 24/7 community liaison to be associated with the project. What are the expectations for this person and their job? How will it work?

A: On-site staff will be reachable 24/7 for matters related directly to participants living at the site. When questions are asked that are not related to participants, they will ensure that our office or appropriate public safety/emergency services contacts are shared. This staff will be able to respond to direct issues such as quiet hours, operations issues, etc. We will add more detail to ensure that it is clear that 24/7 availability will be a part of the contract for these inquiries. The CD5 office staff will also be available to assist with any issues that may arise.

2. Will any community members be able to contact the community liaison? What kind of response time can the community expect?

A: Community members will be able to directly contact Council District or LA Family Housing staff for matters related to the site, its operations, and its participants. We are committed to working with the community to implement a process for responding to all

such calls or emails within a reasonable timeframe. We will work with the community advisory committee to establish what is a reasonable timeframe for emergency and non-emergency communications.

3. What efforts will be employed to create connections with the community? With WLA Homeless organization?

A: Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a monthly basis. We are also happy to work with the West LA Homeless organization. The Council Office will also continue to provide support, answer questions, and respond to any quality of life concerns of nearby residents.

4. Are there examples of efforts to connect resident clients with community members? Are there plans for any voluntary programs that connect client residents with local nonprofit organizations or businesses to provide opportunities for community service (for example: dog walking at the Lange Foundation, weeding at the Westwood Greenway) or job training? Will program staff be available to accompany clients to these settings?

A: Definitely. We want the site and its participants to be integrated into the community since local residents can play a supportive role in helping participants stabilize their lives. LAFH has a volunteer team that connects volunteers with participants.

5. In terms of neighbors on the 2300 and 2200 blocks of Midvale and Kelton: Currently, neighbors can walk safely to and from businesses, transit (EXPO Line and Pico buses) and neighborhood homes in accord with the Community Plan's objective of a "walkable neighborhood." Will not the crowded, proposed facility with tiny private spaces for its residents spur them to congregate on Midvale and Kelton (and Pico), thereby obstructing walkers, and will not multiple trips to supply the facility and transport its residents, employees and service providers cause continued congestion?

A: No. The facility design includes ample on-site outdoor patio space within the gated project site to encourage congregating inside the facility, and LA Family Housing will provide activities for the participants such as job training, life skills, and social activities such as yoga, art classes, etc. Additionally, participants in the program will not be allowed to congregate on Midvale, Kelton or Pico Blvd. Working with service providers and security on site, as well as LA Sanitation and LAPD, the surrounding sidewalk will be kept clear of any debris or activity. Sanitation will provide regular cleaning of the street and sidewalk, and k. LA Family Housing works with their team to ensure that any deliveries to the site are done in a way that minimizes local impact to the surrounding community.

D. Security / Public Safety

- 1. Understanding that LAPD response time in our community is poor and may not be adequate to address issues arising in conjunction with any altercations or problems involving a program resident, or that take place at the location, what does “stepped up LAPD enforcement” actually mean? How will this enhanced enforcement to be implemented be any different from what we currently experience?**

A: CD5 staff have had extensive conversations with local LAPD leadership and Chief Moore about ensuring that the interim housing project enhances the community. In addition, there are funds in the City’s budget for increased LAPD overtime specifically for enhanced police services related to homelessness around housing sites. We will be directing that LAPD use these overtime funds to provide increased patrols and enforcement in the areas surrounding this site and the nearby community. The City Council has also approved an increase in funding for LAPD so that it can hire additional officers and offer bonuses and other incentives to both retain existing officers and bring back recently retired officers. We hope that this increased budget will lead to additional staffing across the department, such that when this facility opens, response times in this community will be reduced.

- 2. Describe specific duties and authority of the 24/7 security staff to be part of the Program.**

A: Security will be stationed at the entrance to the site, and walk the perimeter hourly. They will also search participants’ items upon entry, and support staff inside the site if necessary.

- 3. What is to happen if and when a resident who is having a drug-induced psychotic break and leaves the facility for the adjacent homes and vehicles in the residential area? Will the security guard be responsible for stopping that person?**

A: All participants will be assessed for their readiness to live in this setting. If an individual cannot conform to the rules of the program and needs a higher level of care than what the site provides, they will be directed to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc. Therefore, we think this is an unlikely scenario. However, were it to happen, the 24-hour onsite staff is specifically trained in monitoring participants to prevent these types of occurrences. LAFH utilizes the county’s PMRT (Psychiatric Mobile Response Team) to respond to acute episodes of mental health crises. If the person is an imminent danger to themselves or others, LAPD will be called to assist.

- 4. Is the security guard (or onsite staff) going to stop a client with a meth habit from leaving the facility and casing nearby homes and vehicles to find money or**

something to fence for his/her next fix? Can the guard leave the immediate premises?

A: Security does not leave the premises/block where the site is located but if they observe that laws are being broken, law enforcement will be called immediately.

5. If the security guard does need to follow a resident in crisis off the premises, what happens on site with the other residents then left without security?

A: Security does not leave the premises/block where the site is located, but if they observe a participant who is in crisis leaving the site, they will contact the appropriate LA Family Housing staff to intervene.

6. Can the private security be empowered to enforce required “no camping” rules?

A: LAFH staff and security will encourage and ask participants and anyone else near the facility not to loiter outside the facility. Should it be necessary, LAPD and CD5 staff will assist in enforcing no camping rules within 1,000 feet of the site.

7. Will there be a no tolerance policy for possession and/or use of alcohol and drugs on the property? Can that prohibition be extended to within 1,000 feet of the property?

A: Drugs and alcohol are considered contraband and not allowed on site. Existing laws that prohibit illegal drug use and open containers extend to areas surrounding the interim housing. These laws are enforced by LAPD, and LAPD is committed to stepping-up patrols to ensure that the building enhances the neighborhood and increases safety in the surrounding areas.

8. The establishment of a “no encampment zone” is illusory if there is no enforcement. Relying upon a call to the LAPD for enforcement does not provide the community with any measure of assurance that the zone can and will be enforced.

A: Council District 5 staff will work with LAPD to enforce the no-camping zone surrounding the site. In other parts of the district, CD5 staff has been very successful in maintaining compliance with no-camping zones in partnership with LAPD. There will also be posted signage that will allow LAPD to enforce these zones if needed.

9. Can the “no encampment zone” be expanded beyond the 1,000 feet radius to include a broader area?

A: City law allows for up to a 1,000 feet no camping zone from a specific site, and we are committed to implementing one and enforcing it.

- 10. As part of the project, will the City install security video cameras at the corners of the blocks adjacent to the project (2200 and 2300 blocks of Midvale and Kelton, 2300 block of Westwood, adjacent Pico blocks and where deemed necessary) (Ayres?)? Who will be responsible for maintaining and monitoring the videos if and as needed? Will residents and businesses have access to the videos should there be a crime committed in the area?**

A: Video camera placement will be determined as plans for the site continue to progress. We are open to discussing any suggestions for security camera placement and maintenance with the community and the community advisory committee.

E: Contract Term

- 1. While the lease term has been announced as a 10-year term, the community seeks your support for the inclusion of an escape clause and mechanism to implement it under whose terms the program could be terminated. This would be triggered in response to a failure to perform and meet standards established, for failure to deliver on promises made, and/or for unintended negative impacts not previously disclosed. Criteria for termination to be defined with input from the community.**

A: We are committed to working with the community on a set of operating standards and to reporting on compliance with those standards. We want and expect that this project will be a benefit to the community by reducing street homelessness in the area. But if the site itself becomes a nuisance, then we would implement corrective actions up to and including closing the facility if necessary.

- 2. Will you support the crafting of such terms with the community in order to address public safety concerns and to mitigate unintended/unforeseen negative impacts on the Community?**

A: Yes, absolutely. We are fully committed to operating this site safely and responsibly .

- 3. Will you agree to a formal review every six months for the first two years with annual reviews thereafter?**

A: Yes.

- 4. What kind of record of complaints or problems will be kept and by whom?**

A: Council District 5 staff, LAPD, and LAFH will keep a record of all complaints or problems associated with the site and we will work with the community advisory committee to resolve issues and concerns in a timely manner.

F: Program Characteristics / Services to improve resident client quality of life

- 1. What's the expected range of the length of client stay for these units? For how long will individuals be housed in the interim location, and what will they be doing while housed?**

A: Participants are able to stay on site until they are housed. Sometimes this takes a matter of a few weeks, and sometimes this takes several months depending on housing availability. While on site, participants will be working with service providers to be connected to permanent housing, receive mental health or substance use care, participate in group or community activities, job training, or participate in on-site activities. Some residents will have outside employment.

- 2. Describe the characteristics of the population to be housed at this program.**

A: People experiencing homelessness who are over the age of 18 and who meet the threshold suitability criteria as detailed in prior responses.

- 3. The project's immediate goal seems to be housing 30 persons. What are the intermediate objectives for the clients who reside on site?**

A: While there will be 30 units onsite at any given time, we expect the site to help many more people over the course of its operation. The number one objective while participating in this project is to transition people into more permanent housing as quickly as possible, thereby opening space to help move others off of the street. As noted, LAFH staff will support program participants so that they can begin rebuilding their lives by addressing physical health, trauma, mental health, substance use, teaching life skills, job placement services, and connecting people to support programs such as health insurance (such as Medi-Cal) and income and food support programs (such as Supplemental Security Income and CalFresh), etc.

- 4. Many view programs of this nature to be experimental with few measurable long-lasting impacts. What are the defined measures of success?**

A: We will define our success by the number of participants connected to housing from the site, the number of connections to employment, and providing mental health and/or substance use treatment to those participants who may need it.

- 5. What programming is to be required for residents? Is participation required?**

A: Participation in regularly scheduled programming is not required. However, participants are expected to work towards permanent housing during their stay, which may include applying for and receiving replacement identity documents and applying for any benefits for which they may be eligible. LA Family Housing will provide assistance services to ensure participants can move to permanent housing as quickly as possible.

6. What are residents going to be doing all day?

A: Many people who have become homeless have lost critical documents such as drivers licenses, social security cards, and other essential identification which is needed in order to obtain social services and benefits for which they are eligible. Participants' goals are to work toward securing everything they need in order to enroll in these programs and, most importantly, to secure and maintain permanent housing. There will also be job training, lifeskills training, mental and physical health care services, addiction treatment services, and a variety of social activities onsite and there are several spaces within the facility to congregate.

7. Please describe in detail how the delivery of services will be done. What is to be delivered onsite? What is to be delivered offsite? If offsite, how are residents expected to access the programming? Is transportation to be provided? Typical schedule of a resident at a similar facility operated by this social service agency?

A: Participants will be provided with the following services by LAFH and most of these will be provided onsite. If transportation is needed to access offsite services, it will be provided.

- Case Management/Housing Navigation
- Mental Health Support
- Participant Coordinators: 24/7 crisis intervention/doc readiness support
- Security 24/7 on site support
- Employment Services
- Pet Support Services
- Connection to Department of Mental Health, Substance Use Services, Physical Health Services
- Support for enrollment in programs such as Supplemental Security Income, Medi-Cal, CalFresh, etc.
- Community Enrichment Events: Yoga, Game Nights, Movie Nights, Art classes, Mental Health and Wellness Groups, etc.

8. It was reported that a team of mental health and substance use disorder specialists, permanent housing navigation support and employment assistance will be made available to help these Angelenos reestablish their lives. Where will those services be offered? Is any programming required? Is participation by

residents tracked? Is failure to participate in any programs grounds for removal? Who assesses and tracks the needs and progress of residents?

A: Services are offered on site and participation is tracked. LAFH's onsite teams assess the progress and ongoing needs of participants.

9. Would residents of the facility be capable/able to be volunteers to, for example, help keep the Pico corridor clear of trash, walk dogs for the Lange Foundation, weed at the Westwood Greenway, or other community service jobs? Would there be staff available to supervise off-site volunteer activities?

A:LAFH will be happy to work with the local community to identify potential volunteer and volunteer projects to benefit the local community and to help enrich the participants, based on their physical capacities and interest.

10. On some levels, this project appears to be a test of concept. What is the rationale for grouping 30 homeless people traumatized from homelessness with 29 other similarly traumatized persons into tiny modules while they are in off-site medical (includes mental health) or other treatments? A random selection of homeless persons will likely have at least 30% suffering addiction and 30% experiencing mental illness. Is there concern that some may harm or exploit others in the group?

A: There are approximately 16,000 units of interim housing across the city, many of which are in facilities that are very similar to this one so we are relying on the lessons learned and best practices from these operations to make this a model facility. All participants are evaluated before being placed in order to assess and ensure their readiness to live in interim housing. If a participant requires a higher level of care, they will be transferred to an appropriate facility that meets their needs. LAFH has four decades of experience working with people who have become homeless. They currently operate 13 interim housing sites, and are among the most experienced service providers in the country.

G: Social Service Provider Operations

1. How will staffing be done? Who will be onsite and what additional resources will be brought to the location (and when)?

A: Please see answer below (next question) for specific positions. Participants will be provided with the following services by LAFH and most of these will be provided onsite. If transportation is needed to access offsite services, it will be provided.

- Case Management/Housing Navigation
- Mental Health Support
- Participant Coordinators: 24/7 crisis intervention/doc readiness support

- Security 24/7 on site support
- Employment Services
- Pet Support Services
- Connection to Department of Mental Health, Substance Use Services, Physical Health Services
- Support for enrollment in programs such as Supplemental Security Income, Medi-Cal, CalFresh, etc.
- Community Enrichment Events: Yoga, Game Nights, Movie Nights, Art classes, Mental Health and Wellness Groups, etc.
- Outreach services completed by PATH

2. What is the typical onsite staffing pattern for a program location of this size?

A: On site there will be:

- 2 participant coordinators on site 24/7
- 1 security guard on site 24/7
- 1 Full-Time Mental Health Specialist
- 1 Full-Time Housing Navigator
- 1 Part-Time Housing Navigator
- 1 food services staff member on site per meal

3. Where will staff park?

A: Most staff will park onsite or in any replacement parking that we obtain.

4. What is the average longevity of field workers placed in locations such as this with the organization?

A: LAFH attracts passionate staff who have dedicated their lives to moving people experiencing homelessness into permanent housing. Many staff have been with LAFH for many years. Kelsey Madigan, who will lead the operation at Pico-Midvale, has been with the agency for nearly 7 years and worked in interim housing for 6 of the 7 years.

5. What is the level of education and training of on-site workers? Hiring salary and Range?

A: LAFH staff range from entry level with a desire and passion to serving people experiencing homelessness to licensed clinicians with decades of experience with this population. LAFH has committed to a minimum wage of \$20 per hour for all staff to be responsive to the cost of living in LA, with staff compensation commensurate with the role for which they are hired.

6. Who is going to provide the vocational and mental health counseling? Where are they going to conduct their sessions?

A: LAFH staff will provide these services on site.

7. How often will porta potty facilities be cleaned and serviced? How will the trucks access the site?

A: No porta potties will exist on site. All units have an ensuite private bathroom that is directly connected to the City sewer system.

8. If someone living at the facility breaks the rules and is removed, what is to keep them from camping/living nearby?

A: Once placed in interim housing, the vast majority of participants remain in housing. Occasionally, however, there are individuals who choose to leave or who violate the rules and are required to leave. While some of those individuals may return to the street, because we will be enforcing anti-camping laws in the area, they will not be permitted to set up a tent within 1,000 feet of the facility.

9. What is the policy on visitors to the facility and to residents' quarters?

A: No visitors will be allowed onsite.

10. Any curfews? Hours of outside use? Quiet hours? Outdoor activities? Communal spaces?

A: The project will be operated 24 hours a day, 7 days a week. Nighttime activity, however, will be limited, with established quiet hours from 10pm to 8am. There will be staff and security on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a strict curfew in place.

11. What data is gathered by the operator and what are the measures for success? After a client leaves interim housing, how is their future activity tracked? Success defined as...?

A: Data on the participants served at the facility and their eventual outcomes is collected and reported through the Homeless Management Information System, or HMIS, a shared homeless services system that is used throughout the county. The success of interim housing depends in part on having a sufficient number of permanent housing units. We are working to create these units in the district and across the city and support efforts to make it easier and faster to build more affordable and supportive housing units citywide.

- 12. What evidence will be gathered to evaluate whether the project is achieving its objectives and will an independent evaluator analyze and report the findings? If not reaching its objectives, will the project be terminated?**

A: We will define our success by the reduction of street homelessness in the vicinity of the site, the number of participants connected to housing from the site, the number of connections to services such as employment and mental health and/or substance use treatment to those participants who may need it.

- 13. Can restrictions on delivery hours by trucks be established? Can truck deliveries be required to use major arterials to access the site and not use the local residential Streets?**

A: Food and cleaning/linen supplies need to be delivered to the site regularly to support the needs of the site. Our Operations team works with vendors to utilize the most appropriate access point with the least impact on the community and participants/staff at the site. We will work with the community on the details for these operational issues to minimize these impacts.

H: Economics

- 1. What is the projected cost to prepare the site, purchase the units and supporting structures, and install them to be ready for operation? Project cost? Total cost per unit? Cost per square foot?**

A: The per unit cost is roughly \$60,000 per unit, though there will be additional site preparation and construction costs that are still being determined.

- 2. How is the opportunity cost of this project to be evaluated? How has the impact to the Pico business corridor been evaluated? Impact on commercial rental rates and property values?**

A: Right now, we receive numerous calls from area businesses and residents each week regarding existing unhoused individuals who are disrupting business operations. We expect this project to be a net positive for the community as it will reduce street homelessness in the area, especially as we will be enforcing anti-camping laws in the vicinity. In addition, the increased sanitation resources, 24-hour security, and enhanced LAPD patrols, and other public safety measures will create a more positive environment for pedestrians and residents.

- 3. What incentives will the City offer to existing small businesses to remain on the neighborhood business corridor if the project is having negative impacts on their Business?**

A: We will work closely with existing small businesses to address any negative impacts. However, we believe that the added 24-hour security, increased LAPD patrol, anti-camping enforcement, sanitation resources, greenery, and walkable sidewalks will all positively impact local businesses. We are also investigating if there are existing or new funding programs to assist small businesses near the site with grants and/or low interest loans.

4. What incentives will the City offer to potential small businesses to locate on the neighborhood business corridor to fill empty spaces created as a result of current tenants leaving in response to the project?

A: We will work closely with existing small businesses and will have business representation on the community advisory committee to address any issues or concerns related to the project. CD 5 will also commit to investigating opportunities to provide support for local businesses as noted above.

5. What analysis was done to determine the economic impact on nearby businesses from the loss of parking?

A: LADOT conducted an assessment of the parking lot and determined that it was underutilized and noted that street and surface lot parking was available in the vicinity. We believe that this nearby parking will be able to absorb any loss in parking capacity. Even so, we are committing to working with private parking lots in the area to make those parking spaces available to the public.

6. Economic impacts on businesses results not just from the loss of parking. In Portland and other cities, the mere presence of individuals loitering around businesses have driven customers away. How will loitering be monitored and can residents be prohibited from doing so?

A: Right now, we receive numerous calls from area businesses and residents each week regarding existing unhoused individuals who are disrupting business operations. In addition to the no camping zone that will be established within 1,000 feet of the site, LAFH staff will also ensure that participants are not loitering outside of the facility. Communal spaces located inside the facility will also help reduce any loitering by program participants. It is also important to note that part of the purpose of this facility is to reduce existing street homelessness in the area which is itself creating negative economic impacts. Our goal is to improve conditions for businesses by reducing street homelessness.

7. What economic analysis was done to determine the economic impact on nearby businesses, rents and property values based upon the presence of this facility with a concentration of former homeless at a single location in their vicinity?

Impact on sales tax and/or property tax revenues? Impact on jobs should businesses leave the area?

A: We believe this site will be a net benefit to the nearby businesses since it will reduce street homelessness in the vicinity and will include increased public safety features such as more LAPD patrols, security cameras, more frequent street/sidewalk cleaning, and enforcement of anti-camping laws. Our staff are taking best practices and lessons learned from similar facilities in other parts of the city and applying them to this facility as we are committed to having a safe, well-managed site. More than 100 interim sites are operating across the city and the vast majority operate in an orderly and responsible manner, and with enforcement of anti-camping laws in their vicinity these are assets to their community as they have reduced street homelessness in the area.

8. In terms of harm prevention, what data are being collected and analyzed now since the imminent closure of the two parking lots threatens to severely reduce afternoon and evening patronage of nearby businesses, especially restaurants? (The north side of Pico does not allow any parking from 4 to 7 pm on weekdays.)

A: We believe that convenient nearby street and surface lot parking will be able to absorb any loss in parking capacity. We are also working with private parking lots in the area to make those parking spaces available to the public.

9. Impacts vs. gain of a very small number of beds?

A: Given the low utilization rate of the parking lot, and the availability of nearby lots and street parking, we believe that the potential for this site to bring more people off the street and into housing is worth pursuing. The Mayor and City Council, along with Angelenos everywhere, recognize that homelessness is a crisis in our communities and that we need a large number of interim housing, permanent supportive housing, and affordable housing to address this crisis. While this site may have a relatively small number of beds, we expect that the units will turnover frequently, allowing a large number of people to be transitioned from the streets. The Pico-Midvale facility is just one additional housing site that CD 5, the Mayor, and the region will be moving forward in the coming months.

10. What is the expected cost of operation of the program. What are City expenses vs. social service provider expenses?

A: The city will also be entering into a contract with LA Family Housing as the onsite service provider and the cost of this contract is yet to be finalized.

11. How many and which operators passed on getting involved because the project was “too small?” Average size of City’s tiny home facilities and interim housing locations? Ideal size?

A: LAFH was chosen as the operator for this site because of its reputation as a national leader in helping people transition out of homelessness and poverty. There are a range of facilities of this type in the City and while there is no “ideal size” most are about this size or larger. Because we are not installing “tiny homes” but larger units with their own bathrooms, we will have a smaller number of total units, but we believe this is a fair trade-off for a better facility overall, where any impacts and concerns can be well managed.

12. What are the economies of scale that could be achieved with a larger facility? Ideal size?

A: There is no ideal size for such projects as each is unique to the size, shape, and topography of the parcel on which it is located and larger facilities do not necessarily result in economies of scale. We are looking forward to bringing more beds online at other locations, and we welcome any suggestions for additional sites that could accommodate more participants.

From: Terri Tippit <tmtippit@ca.rr.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 17:11:23 GMT-0700 (PDT)
Subject: homeless girl on Greenfield

Vanessa-what is your team's take on the young woman?

From: Lizzy Chapman <lizzy.chapman@gmail.com>
Sent: Wednesday, August 16, 2023 5:00 PM
To: Terri Tippit <tmtippit@ca.rr.com>
Subject: Re: goats

Matthew Tenachavez and Vanessa Saldana. They were responsive to our emails and have visit several times, but 4 weeks later she is still there and still in desperate need of help. We have a meeting with Vanessa on the 28th (because we all expect her to still be here in 12 days).

Also, I agree with you— my kids and I would LOVE a goat petting zoo on the corner!

On Wed, Aug 16, 2023 at 4:54 PM Terri Tippit <tmtippit@ca.rr.com> wrote:

How sad I am sorry to hear that CD5 isn't helping with the young lady.
Who did you speak with maybe I can nudge them a bit more.
I think a goat petting zoo for the local kids might be fun 😊

From: Lizzy Chapman <lizzy.chapman@gmail.com>
Sent: Wednesday, August 16, 2023 11:02 AM
To: Terri <tmtippit@ca.rr.com>
Subject: Re: goats

oh boy. The goats don't bother me at all (obviously the knife is concerning though!). I think the neighborhood is more concerned about the young woman who has been camped behind the optometry office for the past month. This is a 41.18 zone, though that seems to mean nothing. Neighbors have called the police several times, and have also met with CD5 countless times at the corner, and this young woman specifically. We think she is being sex trafficked, or at least taking advantage of because she is mentally ill and unable to consent, and there are men "visiting" 12 hours. A youth outreach program came and told me she might be an ex-gang member because they see gang members spying on her. The young woman (we don't even know if she is underage) is clearly in desperate need of help. But the city is just letting her languish. So, we were all a bit surprised when the police came yesterday to question the man with goats, when nothing is being done to help this young woman (or to enforce the 41.18 zone). It is also why we highly doubt that the 41.18 zone will be effective around the new housing shelter proposed for Midvale. CD5 says that they will not enforce the 41.18 zone there, even if there are no beds available. then why aren't they enforcing it now?

On Wed, Aug 16, 2023 at 10:52 AM Terri <tmtippit@ca.rr.com> wrote:

yes complaining rick just left site. neighbor approached him yesterday and shouldn't guy pulled bc neighbor trespassing.
Too many years to do eminent domain so no homeless housing

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On Aug 16, 2023, at 10:37 AM, Lizzy Chapman <lizzy.chapman@gmail.com> wrote:

were people complaining about the goats? is that why the police were there yesterday? is anything going on with that land? is it still being developed into an apartment building? (I hope it goes into something-- even a goat petting zoo!-- quick, before Katy somehow turns it into another homeless shelter.

Don't know how long allowed to be there-till no brush??

T

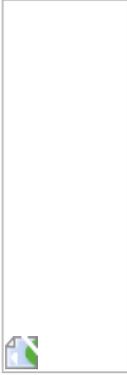
From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Date: Wed Aug 16 2023 17:40:24 GMT-0700 (PDT)
Subject: Re: homeless girl on Greenfield

Hi Terri,

Matthew requested an LAPD SMART assessment for this individual, and we are waiting for SLO Ballesteros to go on-site. Matthew also reached out to LAHSA, and they couldn't locate this young girl. I can forward you the email.

Regarding the norm's lot, I reached out to Building and Safety and they have issued a NOCV.

--



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

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From: Terri Tippit <tmtippit@ca.rr.com>
To: "'Vanessa Saldana'" <vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 20:24:56 GMT-0700 (PDT)
Subject: RE: homeless girl on Greenfield

NOCV-is that to let goat be a petting zoo 😊

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Wednesday, August 16, 2023 5:40 PM
To: Terri Tippit <tmtippit@ca.rr.com>
Subject: Re: homeless girl on Greenfield

Hi Terri,

Matthew requested an LAPD SMART assessment for this individual, and we are waiting for SLC Ballesteros to go on-site. Matthew also reached out to LAHSA, and they couldn't locate this you can forward you the email.

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Subject: Re: goats

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were people complaining about the goats? is that why the police were there yesterday? what is going on with that land? is it still being developed into an apartment building? (it turns into something-- even a goat petting zoo!-- quick, before Katy somehow turns it into another homeless shelter.

thanks, Terri.

On Wed, Aug 16, 2023 at 10:27AM Terri Tippit <tmtippit@ca.rr.com> wrote:

It is believed that the owner of the old Norms property allows or hired the guy to be tending goats which he is allowed to do if it is to clear brush so no fire.

There are cameras on the brick bldg.

I know people in Bell Canyon and other places that have property do that instead of hiring to clear it.

Don't know how long allowed to be there-till no brush??

T

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Terri Tippit <tmtippit@ca.rr.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, <Zachary.Warma@lacity.org>, "Ricardo Ballesteros" <33652@lapd.online>, "George Hakopiants" <george.hakopiants@lacity.org>, Lisa Waltz <waltzworld@gmail.com>
Cc: "Monica Zuniga" <monikazuniga1@yahoo.com>
Date: Sun Jul 30 2023 13:17:47 GMT-0700 (PDT)
Subject: Homeless

Must we wait until someone is injured or worse. Hi Terri, Need your help as you know I have a family child care in my home and I need to send out and email to the mayors office and I would like to you to share and email address to her office. Last week my daughter went out for bike ride to the train tracks and unfortunately a man with a knife started to follow her, scare her and threatened her. Today we have a new neighbor in our area and need help. I called the police and there's nothing they can about it because he's allowed to sleep in his car. When we have people living in their car we have no idea who they are and we don't feel safe. Any suggestions that can help me out with this issue. He's currently on 2900 Kelton Ave and 10800 Sproul Ave.
Regards Monica Zuniga

Attachments:

- image0.jpeg
 - image1.jpeg
 - image2.jpeg
 - Untitled attachment 00014.txt
-

From: Fernando Morales <fernando.morales@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Ricardo Ballesteros <33652@lapd.online>, George Hakopiants <george.hakopiants@lacity.org>, Lisa Waltz <waltzworld@gmail.com>, Monica Zuniga <monikazuniga1@yahoo.com>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Mon Jul 31 2023 07:44:58 GMT-0700 (PDT)
Subject: Re: Homeless

Hi Terri,

Thank you for reaching out about this - someone sleeping in their car does not mean there is any exemption from them having to follow the law or give any carte blanche for anyone to use weapons to threaten and intimidate physically. My understanding as with any crime, is that if LAPD was able to identify the person/there was matching identifiable information, that there would be follow-up. Is this correct, SLO Ballesteros? I defer to Vanessa and George re: a follow up conversation with SLO Ballesteros and following up with this constituent directly to get additional information, but I just wanted to clarify that part. I have also added Matthew for his awareness and homelessness team follow up to this area.

All the best,

Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Terri Tippit <tmtippit@ca.rr.com>, George Hakopiants <george.hakopiants@lacity.org>, Lisa Waltz <waltzworld@gmail.com>, Monica Zuniga <monikazuniga1@yahoo.com>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Adrian Acosta <37285@lapd.online>, Ricardo Ballesteros <33652@lapd.online>, 34613@lapd.online
Date: Mon Jul 31 2023 13:40:36 GMT-0700 (PDT)
Subject: Re: Homeless

Hi all,

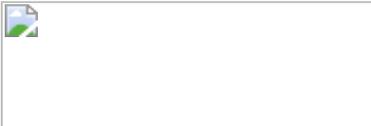
I am looping in SLO Acosta to this email. The boundaries get confusing at times due to the close proximity of the 10 freeway. However, SLO Acosta covers this area.

SLO Acosta, please read the email below. At 2900 Kelton Ave and 10800 Sproul Ave, there is an individual using weapons to threaten and intimidate physically young children. As you can see on the photos attached, this individual is showing his genitals.

May we get LAPD onsite?

Sincerely,

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

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Los Angeles, CA 90012

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Attachments:

- image1 (2).jpeg
 - image0 (12).jpeg
-

From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Terri Tippit <tmtippit@ca.rr.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Ricardo Ballesteros <33652@lapd.online>, George Hakopiants <george.hakopiants@lacity.org>, Lisa Waltz <waltzworld@gmail.com>, Monica Zuniga <monikazuniga1@yahoo.com>
Date: Mon Jul 31 2023 14:20:45 GMT-0700 (PDT)
Subject: Re: Homeless

Hello Fernando,

Thank you for sharing. I will have Loren and Perla visit this location tomorrow.
Thanks for sharing the photos.

--



cd5.lacity.gov

Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Monica Zuniga <monikazuniga1@yahoo.com>
To: Matthew Tenchavez <matthew.tenchavez@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Ricardo Ballesteros <33652@lapd.online>, George Hakopiants <george.hakopiants@lacity.org>, Lisa Waltz <waltzworld@gmail.com>
Date: Mon Jul 31 2023 16:36:10 GMT-0700 (PDT)
Subject: Re: Homeless

FYI:

The individual from the car also hangs around the encampment on Exposition Blvd. under the freeway next to the post office 11270 Exposition Blvd between Sepulveda & Sawtelle Blvd.



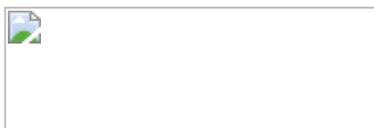
Sent from my iPhone

On Jul 31, 2023, at 2:20 PM, Matthew Tenchavez <matthew.tenchavez@lacity.org> wrote:

Hello Fernando,

Thank you for sharing. I will have Loren and Perla visit this location tomorrow.
Thanks for sharing the photos.

--



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Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA

90012

Attachments:

- image0.jpeg
-

From: ADRIAN ACOSTA <37285@lapd.online>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Cc: Terri Tippit <tmtippit@ca.rr.com>, George Hakopiants <george.hakopiants@lacity.org>, Lisa Waltz <waltzworld@gmail.com>, Monica Zuniga <monikazuniga1@yahoo.com>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, RICARDO BALLESTEROS <33652@lapd.online>, MICHAEL APPLGATE <34613@lapd.online>
Date: Tue Aug 01 2023 06:23:52 GMT-0700 (PDT)
Subject: Re: Homeless

Good morning and thank you for the email. I will work on this issue during the week.

Adrian

Adrian D. Acosta, #37285
Pacific Area Senior Lead Officer
Los Angeles Police Department
310.622.3970

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Monday, July 31, 2023 1:40 PM
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Terri Tippit <tmtippit@ca.rr.com>; George Hakopiants <george.hakopiants@lacity.org>; Lisa Waltz <waltzworld@gmail.com>; Monica Zuniga <monikazuniga1@yahoo.com>; Matthew Tenchavez <matthew.tenchavez@lacity.org>; ADRIAN ACOSTA <37285@lapd.online>; RICARDO BALLESTEROS <33652@lapd.online>; MICHAEL APPLGATE <34613@lapd.online>
Subject: Re: Homeless

ATTENTION: This email originated outside of LAPD. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi all,

I am looping in SLO Acosta to this email. The boundaries get confusing at times due to the close proximity of the 10 freeway. However, SLO Acosta covers this area.

SLO Acosta, please read the email below. At 2900 Kelton Ave and 10800 Sproul Ave, there is an individual using weapons to threaten and intimidate physically young children. As you can see on the photos attached, this individual is showing his genitals.

May we get LAPD onsite?

Sincerely,

On Mon, Jul 31, 2023 at 7:45AM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Terri,

Thank you for reaching out about this - someone sleeping in their car does not mean there is any exemption from them having to follow the law or give any carte blanche for anyone to use weapons to threaten and intimidate physically. My understanding as with any crime, is that if LAPD was able to identify the person/there was matching identifiable information, that there would be follow-up. Is this correct, SLO Ballesteros? I defer to Vanessa and George re: a follow up conversation with SLO Ballesteros and following up with this constituent directly to get additional information, but I just wanted to clarify that part. I have also added Matthew for his awareness and homelessness team follow up to this area.

All the best,

Fernando



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects

City Hall:

(213) 473-7005

District:

(323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov



On Sun, Jul 30, 2023 at 1:17 PM Terri Tippit <tmtippit@ca.rr.com> wrote:
Must we wait until someone is injured or worse.

Hi Terri,

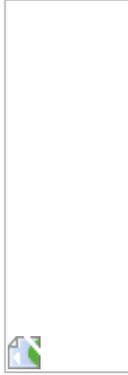
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He's currently on 2900 Kelton Ave and 10800 Sproul Ave.

Regards
Monica Zuniga



Vanessa Saldana

Field Deputy, Palms & Westside

O:

(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov



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From: Perla Urzua <perla.urzua@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: monikazuniga1@yahoo.com, "waltzworld@gmail.com" <waltzworld@gmail.com>
Date: Tue Aug 01 2023 13:31:04 GMT-0700 (PDT)
Subject: Re: Homeless

Good Afternoon everyone just wanted to give you an update in regards to this location 2900 Kelton Ave. Loren and I visited and saw the vehicle parked. We approached the van hoping participant was there. Unfortunately the PEH was not there. The vans windows were down and we were able to see the inside of the vehicle. There was a very bad smell coming out from it. Here I am adding pictures of the vehicle. We also noticed the vehicle plates are expired.



We were notified that the individual who owns this vehicle has a tent located on Exposition and Sepulveda. We drove to the encampment and we were able to talk to the owner of the van. He stated he will be moving van shortly. We provided him with fresh waters and offered him services. We also gave him our business cards. He refused to give us his name.

We will come back again this week to follow up and make sure PEH moved his van.

Please let me know if you have any questions or concerns.

Respectfully,
Perla Urzua

On Mon, Jul 31, 2023 at 4:14 PM Matthew Tenchavez <matthew.tenchavez@lacity.org> wrote:

Thank you Perla!

--



cd5.lacity.gov

Matthew Tenchavez

Director of Homelessness Strategies

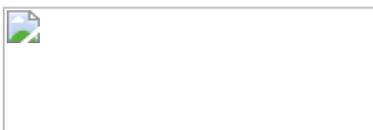
O: (323) 866-1828

Los Angeles City Hall

[200 North Spring St., Room 440](#)

[Los Angeles, CA 90012](#)

--



cd5.lacity.gov

Perla Urzua

Homeless Liaison Deputy

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- image_67212801.JPG
 - image_67213569.JPG
 - image_67163905.JPG
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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Perla Urzua <perla.urzua@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, monikazuniga1@yahoo.com, "waltzworld@gmail.com" <waltzworld@gmail.com>
Date: Tue Aug 01 2023 14:36:35 GMT-0700 (PDT)
Subject: Re: Homeless

Thank you Perla and Loren for the update!

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

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Los Angeles, CA 90012

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 - image_67213569.JPG
 - image_67163905.JPG
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To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Perla Urzua <perla.urzua@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, monikazuniga1@yahoo.com, "waltzworld@gmail.com" <waltzworld@gmail.com>
Date: Tue Aug 01 2023 14:39:02 GMT-0700 (PDT)
Subject: Re: Homeless

Thank you Perla and Loren.
Please keep us updated on this.

--



cd5.lacity.gov

Matthew Tenchavez
Director of Homelessness Strategies
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

Attachments:

- image_67212801.JPG
 - image_67213569.JPG
 - image_67163905.JPG
-

From: Perla Urzua <perla.urzua@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, monikazuniga1@yahoo.com, "waltzworld@gmail.com" <waltzworld@gmail.com>
Date: Tue Aug 01 2023 14:42:12 GMT-0700 (PDT)
Subject: Re: Homeless

You welcome Vanessa we will visit PEH again later this week to follow up. Will be sending a follow up email once the next visit is made.

--



cd5.lacity.gov

Perla Urzua

Homeless Liaison Deputy

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- image_67213569.JPG
 - image_67212801.JPG
 - image_67163905.JPG
-

From: Monica Zuniga <monikazuniga1@yahoo.com>
To: Perla Urzua <perla.urzua@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, waltzworld@gmail.com
Date: Wed Aug 02 2023 08:35:10 GMT-0700 (PDT)
Subject: Re: Homeless

- I appreciate your fast response to this issue. When I emailed wowhoa I didn't expect Terri to email all of you and get the help I needed; and I'm very thankful she did. Our community has been dealing with so many homeless encampment and RV encampments in our neighborhood. As Ms. Urzua and Ms. Jackson visited the encampment on Exposition & Sawtelle they were able to see that is a very big encampment that needs to be clean up. People can't even walk on the side walk. The encampment is so big it has so many tents, trash, bicycles, huge fence and lots of broken furniture. Around the corner from that encampment on Pico & Sawtelle there is also an encampment with made out of wood structure.

There is also the Sepulveda encampment under the 10 freeway there is small encampment full of trash and and RV encampment with dangerous situation for example they have electrical cords running from one Rv to another and huge propane tank. Another RV encampment on 3010 Sepulveda blvd.

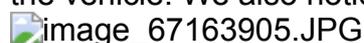
After the terrifying incident that my daughter went through during a bike ride to the tracks I feel that something needs to be done to clean up and move all the homeless encampments and RV encampments from my neighborhood. Please help my community by sending the help these homeless need, they need to be relocate, finding them a place where they can get the help they need. I want my community to have safe streets, open and clean sidewalks
I'm just afraid how easy it's for a homeless encampment to grow so fast and as you know it starts with one person to set up a tent and soon after you have so many all around the block.

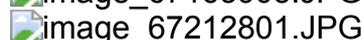
I have pictures of all the encampments if you like to see them. I also think pacific police station needs to be added to this thread.

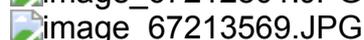
Regards
Monica Zuniga

On Aug 1, 2023, at 1:31 PM, Perla Urzua <perla.urzua@lacity.org> wrote:

Good Afternoon everyone just wanted to give you an update in regards to this location 2900 Kelton Ave. Loren and I visited and saw the vehicle parked. We approached the van hoping participant was there. Unfortunately the PEH was not there. The vans windows were down and we were able to see the inside of the vehicle. There was a very bad smell coming out from it. Here I am adding pictures of the vehicle. We also noticed the vehicle plates are expired.

image_67163905.JPG

image_67212801.JPG

image_67213569.JPG

We were notified that the individual who owns this vehicle has a tent located on Exposition and Sepulveda. We drove to the encampment and we were able to talk to the owner of the van. He stated he will be moving van shortly. We provided him with fresh waters and offered him services. We also gave him our business cards. He refused to give us his name.

We will come back again this week to follow up and make sure PEH moved his van.

Please let me know if you have any questions or concerns.

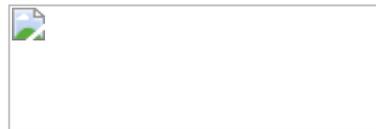
Respectfully,
Perla Urzua

On Mon, Jul 31, 2023 at 4:14 PM Matthew Tenchavez

<matthew.tenchavez@lacity.org> wrote:

Thank you Perla!

--



cd5.lacity.gov

Matthew Tenchavez

**Director of Homelessness
Strategies**

O: (323) 866-1828

Los Angeles City Hall

[200 North Spring St., Room 440](#)

[Los Angeles, CA](#)

[90012](#)

--



cd5.lacity.gov

Perla Urzua

Homeless Liaison Deputy

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- image_67163905.JPG
 - image_67212801.JPG
 - image_67213569.JPG
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Monica Zuniga <monikazuniga1@yahoo.com>
Cc: Perla Urzua <perla.urzua@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, waltzworld@gmail.com
Date: Wed Aug 02 2023 10:19:38 GMT-0700 (PDT)
Subject: Re: Homeless

Hi Monica,

Within the first 8 months in office, Councilwoman Yaroslavsky has made homelessness a priority. In the Fifth Council District, we have seen a dramatic increase in the number of people living on the streets in recent years. If we are to make meaningful progress on homelessness, we need to bring more beds online quickly.

That's why we are proud to announce a new interim housing project for Council District 5. Located on an underutilized city-owned parking lot at the intersection of Pico Blvd. and Midvale Ave, this project will add desperately needed interim beds to the Fifth Council District's homeless housing supply.

This interim housing project will prioritize the homeless encampments surrounding the area. Sepulveda and the underpass of Exposition has been a hotspot for encampments, and this housing project will bring folks in while providing them with mental health specialists and case managers.

We completely understand your concerns regarding the homeless encampments at Sepulveda and Exposition, and encourage you to attend the in person and/or virtual information session on the project.

In-Person Information Session

7:00-8:30 pm
Thursday, August 3, 2023
Temple Isaiah Community Room
10345 W Pico Blvd

Virtual Information Session

10:00-11:00 am
Sunday, August 6, 2023

To RSVP, go to councildistrict5.lacity.gov/midvale.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

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Attachments:

- image_67163905.JPG
- image_67212801.JPG
- image_67213569.JPG

From: Barbara Osborn <barbara.at.sk@gmail.com>
To: Zach Warma <zachary.warma@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Thu Jan 26 2023 17:48:44 GMT-0800 (PST)
Subject: Homelessness talking points - v. 2 - take another look?

Zach/Fernando-

Here is the next iteration of the homelessness talking points for field staff. Take a look and see whether I've addressed the things we discussed on yesterday's call. I really appreciate your patience as I get up to speed on city homelessness services. Thank you!

<https://docs.google.com/document/d/1DnwR3tzbhAgDZh2c2oB54woxGhhTOL2C0YAOQbqnrU/edit?usp=sharing>

Barbara Osborn, Ph.D.

Transition Staff

Office of Supervisor Lindsey P. Horvath

 image001.png

Attachments:

- image001.png
-



Hope Pavilion Site Plan Layout/Design

Created by: Zachary Warma · Your response: ✓Yes, I'm going

Time

2pm - 3pm (Pacific Time - Los Angeles)

Date

Wed Jul 26, 2023

Guests

- ✓ Zachary Warma
- cwee@lifeark.net
- emendez@lafh.org
- Gary Gero
- jdilworth@lifeark.net
- kmadigan@lafh.org
- pcho@lifeark.net
- stephanie@lafh.org
- jonathon@c-dpartners.com

Where

<https://us06web.zoom.us/j/85245694657?from=addon>

Description

[https://us06st2.zoom.us/static/6.3.14133/image/new/ZoomLogo_110_25.png]

Hi there,

Kimberly Roberts is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

One tap mobile:

US: +16699006833,,85245694657# or
+16694449171,,85245694657#

Meeting URL:

[https://us06web.zoom.us/j/85245694657?](https://us06web.zoom.us/j/85245694657?from=addon)

[from=addon](https://us06web.zoom.us/j/85245694657?from=addon)

Meeting ID:

852 4569 4657

Join by Telephone

For higher quality, dial a number based on your current location.

Dial:

+1 669 900 6833 US (San Jose)

+1 669 444 9171 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)
+1 689 278 1000 US
+1 929 436 2866 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 931 3860 US

Meeting ID:

852 4569 4657

International numbers

My Notes

Housing and Homelessness Emergency Declaration Fact Sheet (LAMC Section 8.33)

From: David Michaelson, Counsel to the Mayor

What: Mayor Bass has declared a local emergency on housing and homelessness pursuant to a new City ordinance recently enacted by City Council and signed by the Mayor (Los Angeles Municipal Code Section 8.33).

Why: The current emergency on homelessness will expire on July 9, 2023. Although the City has made significant progress in tackling the homelessness crisis, including the implementation of the Mayor's Inside Safe program, the City is still in the grips of the crisis. The City's enactment of this new Section 8.33 authorizes the Mayor to continue the state of emergency with this most recent declaration. As with the original homelessness emergency declared by the Mayor on December 12, 2022, this emergency will allow the City to continue to respond aggressively to the crisis, including expedited contracting and streamlined processing of affordable housing and permanent supportive housing projects.

How: The homelessness emergency declared by the Mayor this past December was authorized by LAMC Section 8.27, which is the generic local emergency proclamation process used for natural disasters such as earthquakes, wildfires, and more recently for the COVID19 pandemic and the homelessness crisis. The City Council and Mayor recently enacted Section 8.33, which is legislation expressly targeted at the twin crises of homelessness and lack of affordable housing. Section 8.33 affords the Mayor with most of the same extraordinary powers that she currently possess in declaring emergencies under Section 8.27. But Section 8.33 also provides the City Council with additional powers not in Section 8.27 that better enable the Council to play its role in addressing the crisis.

Triggers: The Mayor is authorized to declare a Section 8.33 emergency on housing and homelessness if any one of three triggers are present: 1. housing supply is projected to be at least 40 percent below its annual housing production goals as established in the City's Housing Element; 2. there exists more than twice the number of unhoused people in the City of LA than the number of interim beds; or 3. a citywide increase in unhoused individuals by more than 20% in a single year as reported in the annual point in time count (PIT). The first and second triggers currently exist and thus support the Mayor's declaration of the emergency. According to the Planning Department, the City is 60.3% below the annual production goal. LAHSA reports that 16,521 interim beds exist and the recently released PIT count was 46,260 unhoused individuals in the City, well more than 2x the number of interim beds.

Council termination: Within 30 days from the Mayor's declaration, the City Council may consider the declaration and terminate it. Thereafter, the declaration expires unless the City Council votes to renew it every 90 days. This is different from a traditional emergency declared under Section 8.27, which requires Council review within seven days and thereafter Council action every 30 days.

Mayor coordinates and issues rules: Similar to Section 8.27, the Mayor coordinates citywide planning and response to the crisis, and promulgates rules, regulations, orders and directives that the Mayor considers necessary to address the crisis. Council, however, can supersede such action by adopting a resolution or ordinance that addresses the same subject matter.

Mayor may commandeer property: Similar to Section 8.27, the Mayor can commandeer property. City Council, however, can adopt a resolution to impose limits.

Mayor can order emergency service of City employees: Similar to Section 8.27, Mayor may detail City employees to work on the crisis and requisition personnel and material of any City department.

Mayor may order contracts: Similar to Section 8.27, the Mayor may order procurement of construction contracts, service providers, supplies, and equipment to address the crisis.

Mayor may expedite contracting: Mayor may suspend competitive bidding requirements for contracts needed to address the crisis. These contracts are limited to one year terms and the City Council may terminate any such contract. Council can also end the suspension of bidding requirements if Council finds it no longer is necessary.

Existing Executive Directives: The Mayor's Executive Directives issued shortly after the original emergency declaration will remain in effect thanks to the new emergency declaration issued under Section 8.33. This includes Executive Directive 1, which has streamlined the process for approval of affordable housing and permanent supportive housing projects.

From: Terri Tippit <tmtippit@ca.rr.com>
To: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana
<vanessa.saldana@lacity.org>
Date: Sat Aug 19 2023 12:31:06 GMT-0700 (PDT)
Subject: how many units at Midvale?

From barbara-In the agenda for the 30th, there may need to be a change. Some are saying that project is 33 units—not 30.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Sat Aug 19 2023 13:07:46 GMT-0700 (PDT)
Subject: Re: how many units at Midvale?

Hi Terri,

This project is 30 units.

I am not sure where this misinformation is coming from, but the number of units has not changed.

On Saturday, August 19, 2023, Terri Tippit <tmtippit@ca.rr.com> wrote:

From barbara-in the agenda for the 30th, there may need to be a change. Some are saying that now the project is 33 units—not 30.

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sat Aug 19 2023 13:10:29 GMT-0700 (PDT)
Subject: Re: how many units at Midvale?

Hi Vanessa, the current count is 34! Lmk if you want to talk through it!

Fernando

From: Terri <tmtippit@ca.rr.com>
To: Vanessa Saldana CD5 <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Sat Aug 19 2023 13:13:19 GMT-0700 (PDT)
Subject: Re: how many units at Midvale?

thx

Get [BlueMail for Android](#)

On Aug 19, 2023, at 1:07 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Terri,

This project is 30 units.

I am not sure where this misinformation is coming from, but the number of units has not changed.

On Saturday, August 19, 2023, Terri Tippit <tmtippit@ca.rr.com> wrote:

From barbara-In the agenda for the 30th, there may need to be a change. Some are saying that now the project is 33 units—not 30.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri <tmtippit@ca.rr.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Sat Aug 19 2023 13:27:52 GMT-0700 (PDT)
Subject: Re: how many units at Midvale?

Hi Terri,

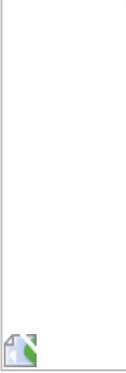
Although the proposed plan is for 30 units, there may foreseeable modifications to the project based on the community input on the layouts and staffing.

So for now, the soft number is 30 units. We can discuss this further in our community meetings.

On Saturday, August 19, 2023, Terri <tmtippit@ca.rr.com> wrote:
thx

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--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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From: Chris McKee <gawara@ragcha.com>

To: renata.ooms@lacity.org

Cc: dylan.sittig@lacity.org, Vanessa Saldana <vanessa.saldana@lacity.org>

Date: Thu Jul 20 2023 17:31:35 GMT-0700 (PDT)

Subject: I support Mixed-Income Housing Project at 3704 S Kelton Ave - CPC-2023-582-CU-DB-HCA-PHP

Hello to Renata Ooms and the rest of the City Planning Commission!

I was introduced to the mixed-income apartment building proposed at 3704 S Kelton Ave during a zoom meeting with Westside for Everyone, a chapter of Abundant Housing LA. We asked lots of questions of the project manager, Jesi Harris, and I really appreciated their thorough analysis and consideration for the neighborhood.

I want you to know that I whole-heartedly support it — housing 43 families, including 11 Very Low Income households. This is exactly the sort of development the planning commission needs to approve 100 times a day, near every commercial corridor in the city. Developments like these will turn this city around, providing affordable housing options and bringing everyone together.

Integrating units for very low income and market rate residents expands peoples' social networks, improves educational opportunities, and increases upward mobility. This is how we make people primarily “Angelenos,” rather than some “other” people don't know or appreciate. This is how we build communities.

Furthermore, it's more sustainable than the current layout of our city. With its compact design and smart growth principles, this development makes efficient use of the land, minimizing sprawl and the toll on our environment. Its proximity to public transportation will no doubt encourage residents to rely less on private vehicles, reducing traffic and pollution — not to mention getting them to walk more, which is good for their health and good for local businesses!

Please support this project. Together we can build a better future for all residents of Los Angeles.

Sincerely,
Chris McKee

Park La Brea resident
90036

Attachments:

- smime.p7s
-

From: Renata Ooms <renata.ooms@lacity.org>
To: Chris McKee <gawara@ragcha.com>
Cc: dylan.sittig@lacity.org, Vanessa Saldana <vanessa.saldana@lacity.org>, Planning CPC <cpc@lacity.org>
Date: Thu Jul 20 2023 18:50:30 GMT-0700 (PDT)
Subject: Re: I support Mixed-Income Housing Project at 3704 S Kelton Ave - CPC-2023-582-CU-DB-HCA-PHP

Hello Chris,
Received.

Please also submit your comment to Planning CPC <cpc@lacity.org> so that the Commission Office can ensure the Planning Commissioner will receive it. You can indicate that this is for the July 27 CPC meeting and include the case number.

Thank you,
Renata



Renata Ooms

Pronouns: She, Hers, Her
City Planner

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430
Los Angeles, CA 91401
T: (213) 978-1222 | Planning4LA.org



On Thu, Jul 20, 2023 at 5:31 PM Chris McKee <gawara@ragcha.com> wrote:

Hello to Renata Ooms and the rest of the City Planning Commission!

I was introduced to the mixed-income apartment building proposed at 3704 S Kelton Ave during a zoom meeting with Westside for Everyone, a chapter of Abundant Housing LA. We asked lots of questions of the project manager, Jesi Harris, and I really appreciated their thorough analysis and consideration for the neighborhood.

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Please support this project. Together we can build a better future for all residents of Los Angeles.

Sincerely,
Chris McKee

Park La Brea resident
90036

www.ragcha.com

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Chris McKee <gawara@ragcha.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Jul 21 2023 10:34:00 GMT-0700 (PDT)
Subject: Re: I support Mixed-Income Housing Project at 3704 S Kelton Ave - CPC-2023-582-CU-DB-HCA-PHP

Hello Chris,

Thank you for providing comments about this project. Councilwoman Yaroslavsky is interested in hearing from the community about this project as it works through the review process. Please also note, there is a public hearing at the City Planning Commission meeting on 7/27/23.

Sincerely,
Dylan

On Thu, Jul 20, 2023 at 5:31 PM Chris McKee <gawara@ragcha.com> wrote:
Hello to Renata Ooms and the rest of the City Planning Commission!

I was introduced to the mixed-income apartment building proposed at 3704 S Kelton Ave during a zoom meeting with Westside for Everyone, a chapter of Abundant Housing LA. We asked lots of questions of the project manager, Jesi Harris, and I really appreciated their thorough analysis and consideration for the neighborhood.

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Please support this project. Together we can build a better future for all residents of Los Angeles.

Sincerely,
Chris McKee

Park La Brea resident
90036

www.ragcha.com



Dylan Sittig

Pronouns: He, Him, His



SENIOR PLANNING DEPUTY

O: (213) 473-7005
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

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From: Eve Bachrach <eve.bachrach@lacity.org>
To: undisclosed-recipients;;
Bcc: dylan.sittig@lacity.org
Date: Fri Feb 10 2023 16:42:55 GMT-0800 (PST)
Subject: Identification of City-owned underutilized property

To All Council Offices,

On January 13, the attached memo was sent to all Departments and Council Offices requesting the identification of underutilized property under their control by January 31, 2023. Today, Executive Directive 3 on the emergency use of viable City-owned property was released.

Our records indicate that we have not yet received a reply from your Council Office. We respectfully ask that you provide a list or a negative response promptly.

Thank you for your cooperation and please let me know if I may answer any questions.

Eve

--

Eve Bachrach

Administrative Analyst - Group 15/Asset Management
Office of the CAO
200 N. Main Street, Suite 1500
Los Angeles, CA 90012
eve.bachrach@lacity.org
(213) 978-7682 (cell)

Attachments:

- 20230113 IDENTIFICATION OF CITY-OWNED UNDERUTILIZED PROPERTY.pdf
-

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Gary Gero <gary.gero@lacity.org>, Kristen Pawling <Kristen.Pawling@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Fri Feb 10 2023 16:45:50 GMT-0800 (PST)
Subject: Fwd: Identification of City-owned underutilized property

Hi all,

Please see below from the CAO's Office. I wasn't aware of this request until just now. Is there a status update on this information? Please let me know if I can be of further assistance as well.

Dylan

----- Forwarded message -----

From: **Eve Bachrach** <eve.bachrach@lacity.org>
Date: Fri, Feb 10, 2023 at 4:43 PM
Subject: Identification of City-owned underutilized property
To:

To All Council Offices,

On January 13, the attached memo was sent to all Departments and Council Offices requesting

CPRA-02-CD5-2-001054

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Our records indicate that we have not yet received a reply from your Council Office. We respectfully ask that you provide a list or a negative response promptly.

Thank you for your cooperation and please let me know if I may answer any questions.

Eve

--

Eve Bachrach

Administrative Analyst - Group 15/Asset Management
Office of the CAO
200 N. Main Street, Suite 1500
Los Angeles, CA 90012
eve.bachrach@lacity.org
(213) 978-7682 (cell)

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

Attachments:

- 20230113 IDENTIFICATION OF CITY-OWNED UNDERUTILIZED PROPERTY.pdf

From: Gary Gero <gary.gero@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Cc: Kristen Pawling <Kristen.Pawling@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Fri Feb 10 2023 16:54:09 GMT-0800 (PST)
Subject: Re: Identification of City-owned underutilized property

I guess I must have missed it as well. I presume they're only interested in underutilized property which we (the Council office) own or control since departments are being asked to report separately. If so, I think the answer is we do not have any (unless I am mis-reading/mis-understanding the request)

On Fri, Feb 10, 2023 at 4:46 PM Dylan Sittig <dylan.sittig@lacity.org> wrote:
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Dylan

----- Forwarded message -----

From: **Eve Bachrach** <eve.bachrach@lacity.org>

Date: Fri, Feb 10, 2023 at 4:43 PM

Subject: Identification of City-owned underutilized property

To:

To All Council Offices,

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From: Dylan Sittig <dylan.sittig@lacity.org>

To: Gary Gero <gary.gero@lacity.org>

Cc: Kristen Pawling <Kristen.Pawling@lacity.org>, Zachary Warma

CPRA-02-CD5-2-001056

<zachary.warma@lacity.org>

Date: Tue Feb 14 2023 18:07:43 GMT-0800 (PST)

Subject: Re: Identification of City-owned underutilized property

Hi Gary,

The issue may have been on the CAO's side actually. They might not have our office's contact info in the system they used to send out the initial request.

I agree that the main ask, per Eve's email, is for property under each Department's control. However the letter she attached didn't have that same specificity. Zach and I compiled [this list](#) of parcels that may be responsive to their request. Would you be fine with us sending this list so that we can sort of double check that parcels we think might have some potential opportunities don't get passed over by other Departments?

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From: Kristen Pawling <kristen.pawling@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Wed Feb 15 2023 08:48:30 GMT-0800 (PST)
Subject: Re: Identification of City-owned underutilized property

Agreed that it's a good idea. I'd just make it clear that those are parcels we are aware of, but that it is not a comprehensive list.

On Tue, Feb 14, 2023 at 6:08 PM Dylan Sittig <dylan.sittig@lacity.org> wrote:
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CPRA-02-CD5-2-001059

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Dylan Sittig

Pronouns: he, him, his

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Kristen Torres Pawling

Pronouns: she/ella

Deputy Chief of Staff for Policy & Planning

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To: Kristen Pawling <kristen.pawling@lacity.org>
Cc: Dylan Sittig <dylan.sittig@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Wed Feb 15 2023 09:35:42 GMT-0800 (PST)
Subject: Re: Identification of City-owned underutilized property

okay, go ahead and send it to her - I had already responded that we didn't have property of our own so just clarify that these are properties that we are aware of, thanks

On Wed, Feb 15, 2023 at 8:48 AM Kristen Pawling <kristen.pawling@lacity.org> wrote:

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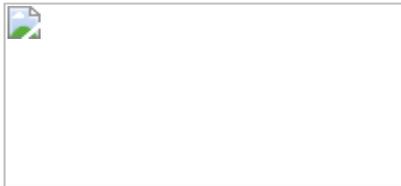
Eve

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Eve Bachrach

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--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

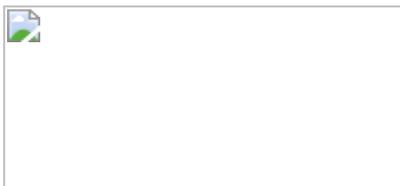
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Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

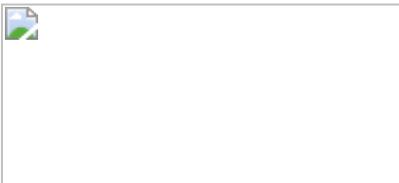
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Kristen Torres Pawling

Pronouns: she/ella

Deputy Chief of Staff for Policy & Planning

Councilwoman Katy Yaroslavsky, Fifth District

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From: Dylan Sittig <dylan.sittig@lacity.org>
To: Eve Bachrach <eve.bachrach@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>, Kristen Pawling <Kristen.Pawling@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Wed Feb 15 2023 16:17:16 GMT-0800 (PST)
Subject: Re: Identification of City-owned underutilized property

Hi Eve,

I hope you are well. Thank you for reaching out about this matter.

I understand that Gary has let you know that Council District 5 does not have any properties under our control.

That said, we have taken a look at some of the properties other Departments control within the geographic boundaries of CD 5 and have compiled some that we think might have potential for other uses; this is not a comprehensive list of all City owned sites in CD 5. Please see this list attached and let me know if you have any questions.

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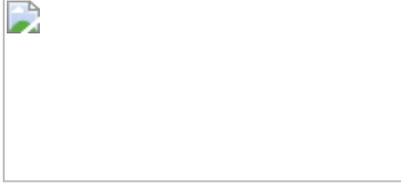
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Attachments:

- CD 5 - UnderutilizedProperty.xlsx

From: Eve Bachrach <eve.bachrach@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Feb 15 2023 16:25:56 GMT-0800 (PST)
Subject: Re: Identification of City-owned underutilized property

Thank you, Dylan! For the LADOT lots, are you suggesting that the public parking there would not need to be replaced?

On Wed, Feb 15, 2023 at 4:17 PM Dylan Sittig <dylan.sittig@lacity.org> wrote:

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CPRA-02-CD5-2-001064

Eve

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From: Dylan Sittig <dylan.sittig@lacity.org>
To: Eve Bachrach <eve.bachrach@lacity.org>
Date: Wed Feb 15 2023 16:34:14 GMT-0800 (PST)
Subject: Re: Identification of City-owned underutilized property

Right, certainly for the short term we don't believe that any parking would need to be replaced at those sites. If we do longer term construction at those sites then we can have a more nuanced conversation about potential replacement options, but are open to not replacing.

Best,
Dylan

On Wed, Feb 15, 2023 at 4:26 PM Eve Bachrach <eve.bachrach@lacity.org> wrote:
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From: Eve Bachrach <eve.bachrach@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Feb 15 2023 16:38:55 GMT-0800 (PST)
Subject: Re: Identification of City-owned underutilized property

Understood, thank you!

Eve

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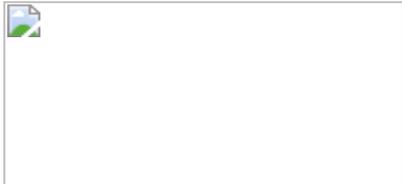
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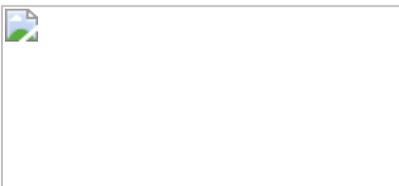
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COFFEE

with

Katy

Come meet

Katy Yaroslavsky

Councilwoman for Palms and CD5

Xxxxxxxx 00 • 10 am – 12 pm

Motor Avenue Farmers Market

(Motor and National)

Motor Ave. Farmers Market

CPRA 02-CD5 2-001070





CITY OF CULVER CITY

Office of Economic and Cultural Development

Jesse Mays
Assistant City Manager

January 6, 2023

Dear Venice Parking Lot Monthly Parker,

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During the December 21st meeting, the City Council also directed staff to identify City-owned properties for safe camping and other shelter options for unhoused persons due to the current local emergency on homelessness. Existing properties available for this purpose include the Venice Parking Lot at 9514 Venice Boulevard. To this end, the City is terminating monthly parking at this location to provide shelter for unhoused persons and will be relocating your parking spaces to the Ince Parking Structure at 9099 Washington Boulevard.

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If you have any questions, feel free to call Elizabeth Garcia, Economic Development Project Manager at (310) 253-5708.

Sincerely,

Jesse Mays
Assistant City Manager

COFFEE

with

Katy

Come meet

Katy Yaroslavsky

Councilwoman for Palms and CD5

Xxxxxxxx 00 • 10 am – 12 pm

Motor Avenue Farmers Market

(Motor and National)

Motor Ave. Farmers Market

CPRA 02-CD5 2-001072





CITY OF CULVER CITY

Office of Economic and Cultural Development

Jesse Mays
Assistant City Manager

January 6, 2023

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Assistant City Manager

COFFEE

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Katy Yaroslavsky

Councilwoman for Palms and CD5

Xxxxxxxx 00 • 10 am – 12 pm

Motor Avenue Farmers Market

(Motor and National)

Motor Ave. Farmers Market

CPRA 02-CD5 2-001074





CITY OF CULVER CITY

Office of Economic and Cultural Development

Jesse Mays
Assistant City Manager

January 6, 2023

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Assistant City Manager

COFFEE

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Katy

Come meet

Katy Yaroslavsky

Councilwoman for Palms and CD5

Xxxxxxxx 00 • 10 am – 12 pm

Motor Avenue Farmers Market

(Motor and National)

Motor Ave. Farmers Market

CPRA 02-CD5 2-001076





CITY OF CULVER CITY

Office of Economic and Cultural Development

Jesse Mays
Assistant City Manager

January 6, 2023

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Councilwoman for Palms and CD5

Xxxxxxxx 00 • 10 am – 12 pm

Motor Avenue Farmers Market

(Motor and National)

Motor Ave. Farmers Market

CPRA 02-CD5 2-001078





CITY OF CULVER CITY

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Xxxxxxxx 00 • 10 am – 12 pm

Motor Avenue Farmers Market

(Motor and National)

Motor Ave. Farmers Market

CPRA 02-CD5 2-001080





CITY OF CULVER CITY

Office of Economic and Cultural Development

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Assistant City Manager

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Motor Avenue Farmers Market

(Motor and National)

Motor Ave. Farmers Market

CPRA 02-CD5 2-001082





CITY OF CULVER CITY

Office of Economic and Cultural Development

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Sincerely,

Jesse Mays
Assistant City Manager



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CELEBRATING



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Learn more at lafh.org/40years.*

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CPRA-02-CD5-2001097





MOTOR AVENUE Typical Midblock

Left: Existing view of a typical midblock location looking north.

Below: Future view of the same location with proposed tree line.



MOTOR AVENUE at Bus Stops

Left: Existing view of the intersection of Motor Avenue and Woodbine Street looking north. There are bus stops on both sides of the street north of the intersection.

Below: Future view of the same intersection with proposed tree line.





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MOTOR AVENUE Typical Midblock

Left: Existing view of a typical midblock location looking north.

Below: Future view of the same location with proposed bike lane.



MOTOR AVENUE at Bus Stops

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Below: Future view of the same intersection with proposed bike lane.





MOTOR AVENUE Typical Midblock

Left: Existing view of a typical midblock location looking north.

Right: Future view of the same location with proposed tree line.



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MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 3



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 4



CPRA-02-CD5-2-001113



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 3



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 4



CPRA-02-CD5-2-001114



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 3



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 4



CPRA-02-CD5-2-001115



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 3



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 4



CPRA-02-CD5-2-001116



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 3



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 4



CPRA-02-CD5-2-001117



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 3



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 4



CPRA-02-CD5-2-001118



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 3



MOTOR AVENUE ILLUSTRATIVE STREETSCAPE PLAN - Sheet 4



CPRA-02-CD5-2-001119

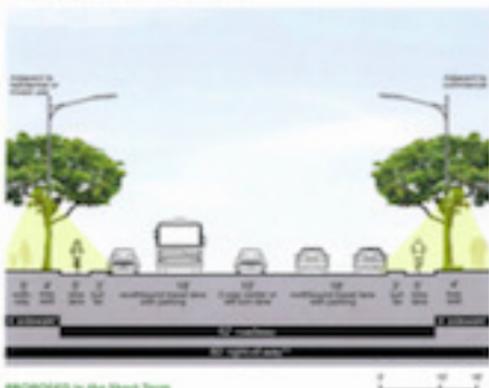


MULTUM AVENUE STREET LIGHTS SECTION

MOTOR AVENUE Typical Midblock Location



MOTOR AVENUE Typical Midblock Location



MOTOR AVENUE Typical Midblock Location



CPRA-02-CD5-2-001120



MUTTON AVENUE STREET LIGHTS DELIVERY

MOTOR AVENUE Typical Midblock Location

**EXISTING**

*Typical cut-off width in urban locations

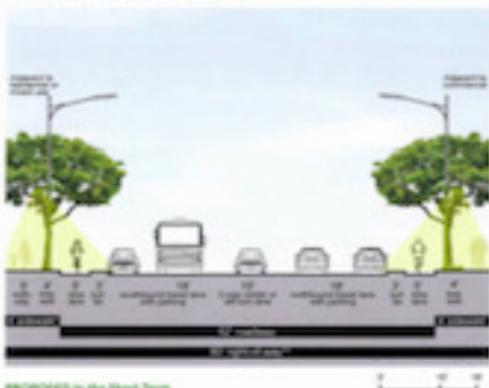
**Height of tree is 20' to 25' in urban locations

All other features shown within are existing conditions

Reference: 2012 MUTTON AVENUE STREET LIGHTS DELIVERY PROJECT PLAN, CITY OF LOS ANGELES, 2012

144

MOTOR AVENUE Typical Midblock Location

**PROPOSED in the Short Term**

*Typical cut-off width in urban locations

**Height of tree is 20' to 25' in urban locations

Reference: 2012 MUTTON AVENUE STREET LIGHTS DELIVERY PROJECT PLAN, CITY OF LOS ANGELES, 2012

144

MOTOR AVENUE Typical Midblock Location

**PROPOSED in the Long Term**

*Typical cut-off width in urban locations

**Height of tree is 20' to 25' in urban locations

CPRA-02-CD5-2-001121



MULTUM AVENUE STREET LIGHTS SECTION

MOTOR AVENUE Typical Midblock Location



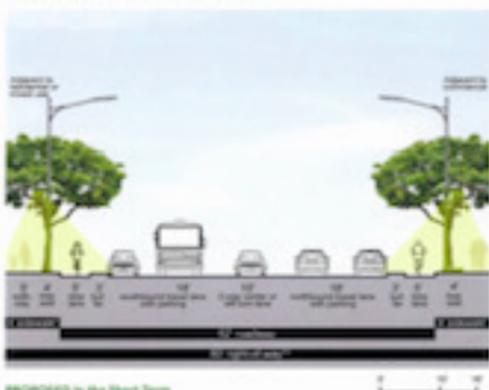
EXISTING

* Spacing of 120' side to side location

** Spacing of 120' to 150' in some locations

All other details same as shown on existing plans

MOTOR AVENUE Typical Midblock Location



PROPOSED in the Short Term

* Spacing of 120' side to side location

** Spacing of 120' to 150' in some locations

MOTOR AVENUE Typical Midblock Location



PROPOSED in the Long Term

* Spacing of 120' side to side location

** Spacing of 120' to 150' in some locations

CPRA-02-CD5-2-001122



MUTTON AVENUE STREET LIGHTS DELIVERY

MOTOR AVENUE Typical Midblock Location

**EXISTING**

*Typical cut-off width in urban locations

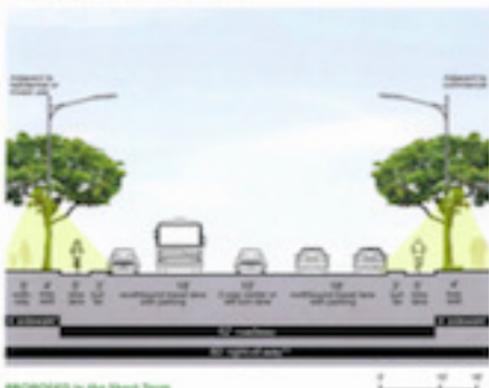
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144

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Reference: 2012 MUTTON AVENUE STREET LIGHTS DELIVERY PROJECT PLAN, CITY OF LOS ANGELES 2012

144

MOTOR AVENUE Typical Midblock Location

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CPRA-02-CD5-2-001123



MUTTON AVENUE STREET LIGHTS SECTION

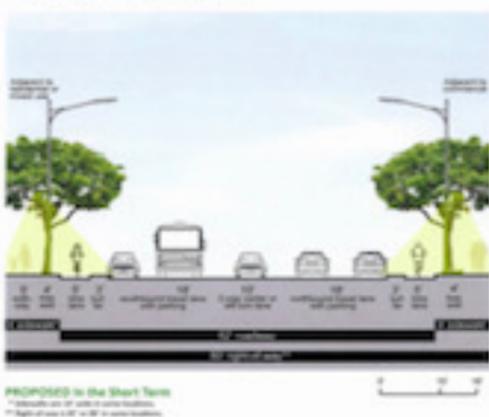
MOTOR AVENUE Typical Midblock Location



Reference: 2012 MUTTON AVENUE STREET LIGHTS SECTION PLAN, CITY OF LOS ANGELES

144

MOTOR AVENUE Typical Midblock Location



144

Reference: 2012 MUTTON AVENUE STREET LIGHTS SECTION PLAN, CITY OF LOS ANGELES

MOTOR AVENUE Typical Midblock Location



CPRA-02-CD5-2-001124



MUTTON AVENUE STREET LIGHTS SECTION

MOTOR AVENUE Typical Midblock Location

**EXISTING**

*Typical cut-off width in urban locations

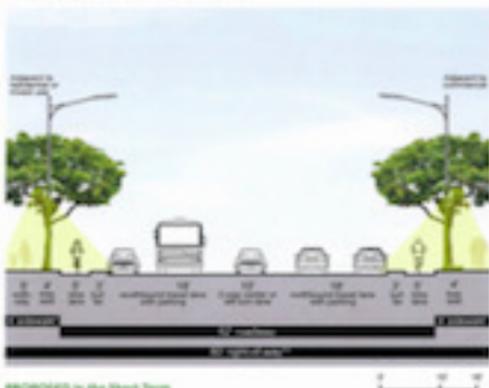
**Height of pole is 30' to 35' in urban locations

All other details apply unless noted and building with.

Reference: 2012 MDTM Urban Street Lighting Design Guide, City of Los Angeles, 2012

144

MOTOR AVENUE Typical Midblock Location

**PROPOSED in the Short Term**

*Typical cut-off width in urban locations

**Height of pole is 30' to 35' in urban locations

144

Reference: 2012 MDTM Urban Street Lighting Design Guide, City of Los Angeles, 2012

MOTOR AVENUE Typical Midblock Location

**PROPOSED in the Long Term**

*Typical cut-off width in urban locations

**Height of pole is 30' to 35' in urban locations

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MUTTON AVENUE 3 STREET LIGHTS SECTION

MOTOR AVENUE Typical Midblock Location

**EXISTING**

*Typical cut-off width in urban locations

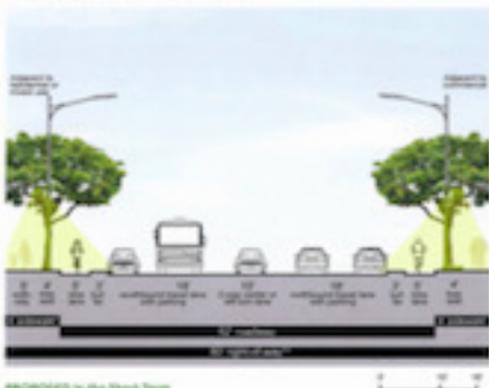
**Height of pole is 30' to 35' in urban locations

All other details unless written and building code.

Reference: 2012 MDTM Urban Designable Street Design Guide, City of Los Angeles, MDTM

144

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144

MOTOR AVENUE Typical Midblock Location

**PROPOSED in the Long Term**

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**Height of pole is 30' to 35' in urban locations

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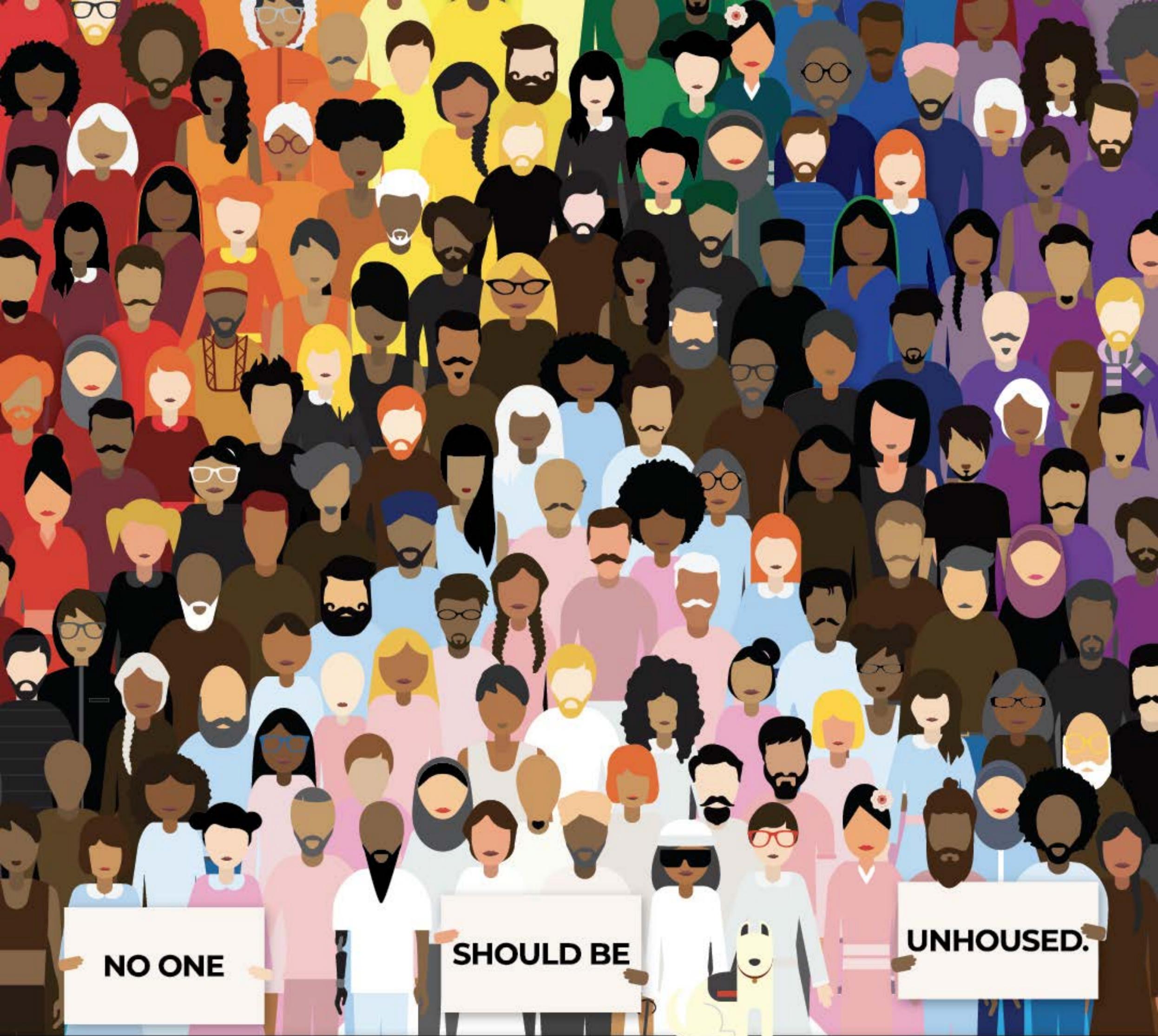












NO ONE

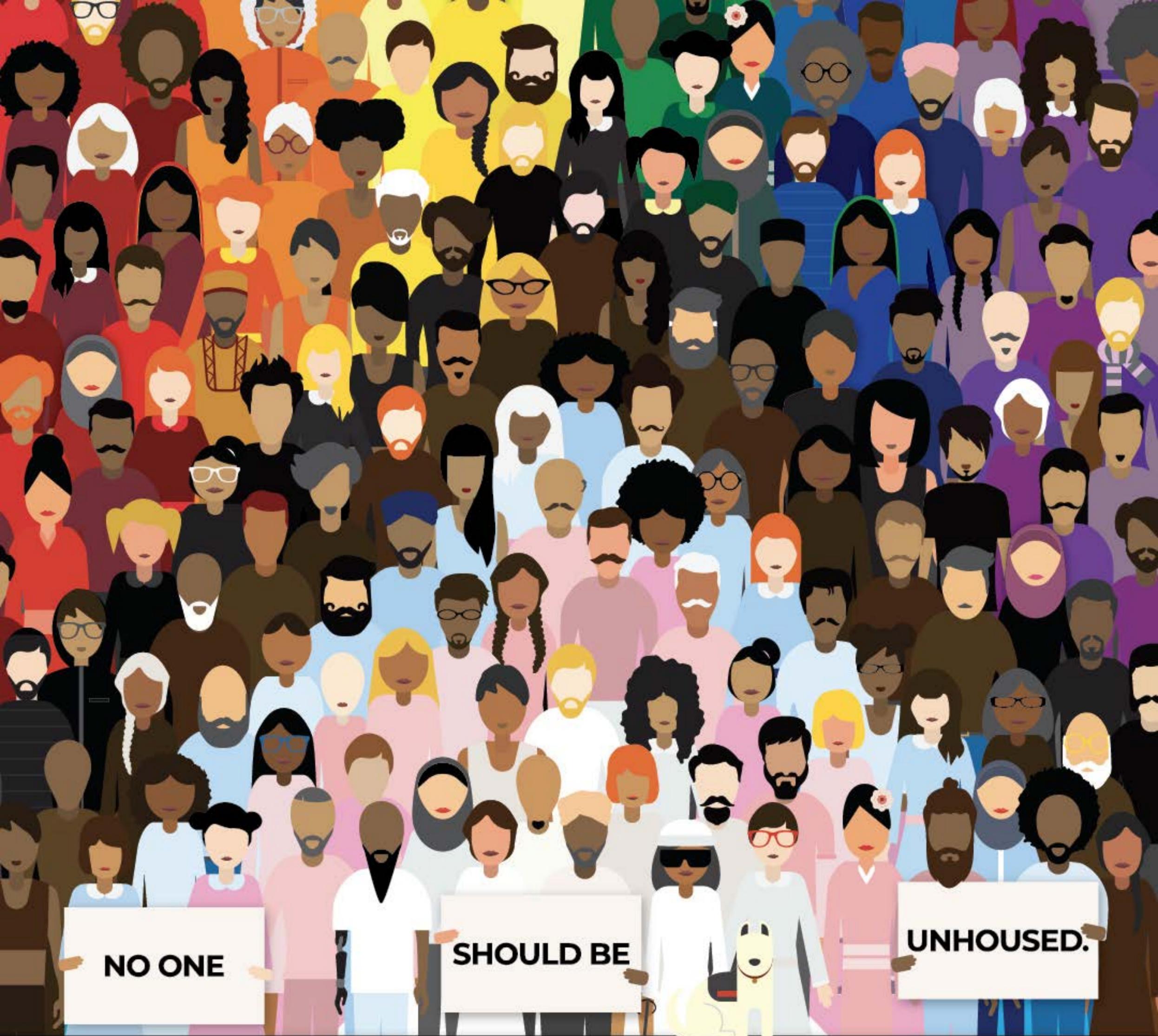
SHOULD BE

UNHOUSED.

PATH honors

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PRIDE MONTH



NO ONE

SHOULD BE

UNHOUSED.

PATH honors

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Similar to our homeless services, before breaking ground on any new development, we consider each community's unique needs, character, and priorities. We proactively engage neighbors, regional service providers, community-based interest groups and government officials, with the goal of fostering strong and lasting relationships.

Our pipeline of new real estate development will provide nearly 750 new permanent and supportive homes by 2023 for vulnerable groups including transition age youth, veterans and their families, and single women experiencing homelessness.

DEVELOPMENTS IN PROGRESS

The Emerald

My Angel

Summit View Apartments

Silva Crossing

Talisa Apartments

How are Project

Roomkey sites staffed?



Every Project Roomkey site is staffed 24/7.

Staffing at the Project Roomkey sites consists of:

- LA County Fire – Shelter/Site Manager
- Homeless Service Provider – Client Services Managers and Case Manager
- LAHSA staff
- County and city Disaster Service Workers
- Nursing Staff
- 24/7 private Security

Staff monitors guest behavior to ensure program rules are followed,





clients residing at the site? How will they be enforced?



LAHSA has established a code of conduct for clients at the Project Roomkey sites, which outlines expectations for those participating in the program. Service providers explain the code of conduct to participants upon entry into the program and remind them of its provisions over the course of their stay.

The County has contracted with a private security firm to deploy security guards on site 24 hours per day, seven days per week. Security is meant to ensure the safety of everyone on site. At least one professional security guard is present for every 50 rooms.



AVAILABLE FOR SALE

**JOE KIM
(310)**

869-3913



JoeKim@EquityUnion.com

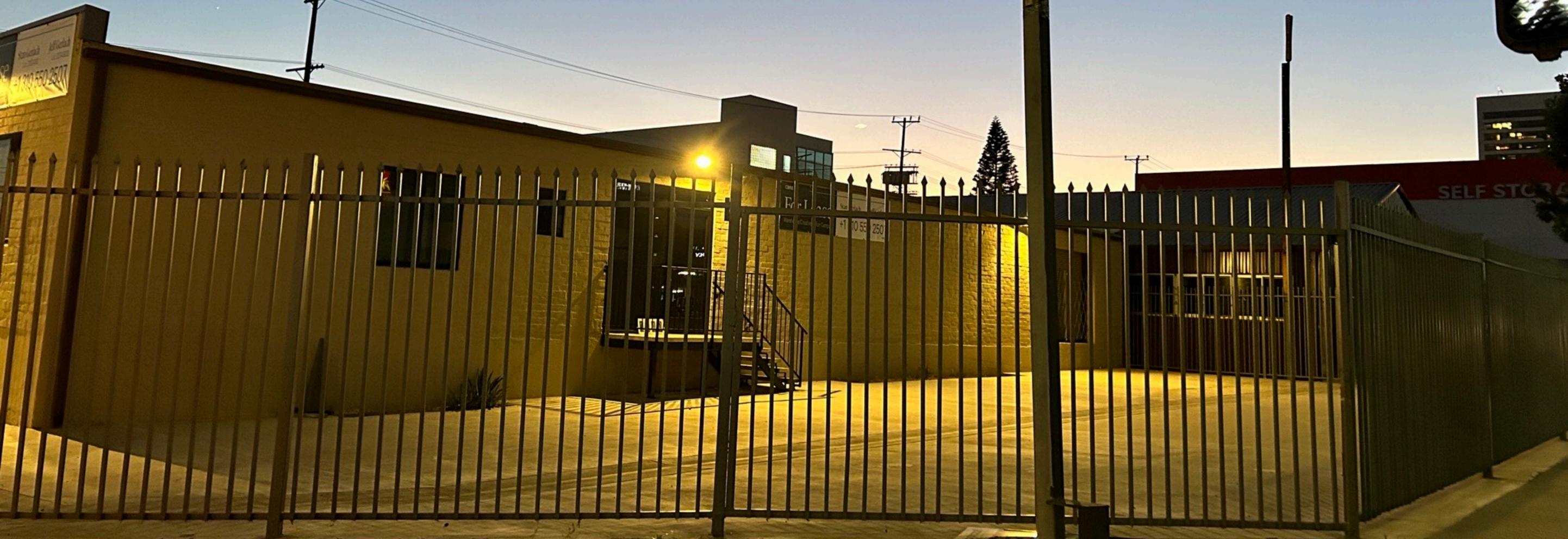
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11200 W

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La Grange
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Warehouse/Creative Office Campus

Stan Gerlach
Lic. 01924163

Jeff Gerlach
Lic. 00745833

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Fire Safety Inspections
Fire Safety Plans
Fire Safety Signage
Fire Safety Equipment
Fire Safety Consulting
Fire Safety Maintenance
Fire Safety Repairs
Fire Safety Upgrades
Fire Safety Assessments
Fire Safety Evaluations
Fire Safety Investigations
Fire Safety Forensics
Fire Safety Research
Fire Safety Development
Fire Safety Innovation
Fire Safety Leadership
Fire Safety Expertise
Fire Safety Passion
Fire Safety Dedication
Fire Safety Commitment
Fire Safety Integrity
Fire Safety Honesty
Fire Safety Transparency
Fire Safety Accountability
Fire Safety Responsibility
Fire Safety Reliability
Fire Safety Consistency
Fire Safety Quality
Fire Safety Excellence
Fire Safety Innovation
Fire Safety Leadership
Fire Safety Expertise
Fire Safety Passion
Fire Safety Dedication
Fire Safety Commitment
Fire Safety Integrity
Fire Safety Honesty
Fire Safety Transparency
Fire Safety Accountability
Fire Safety Responsibility
Fire Safety Reliability
Fire Safety Consistency
Fire Safety Quality
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as what looks
each blitz cam-
No sign yet of a
more substance
," Danielle Pe-
of Neighbors
e TVC Develop-
n an email.
we're broaden-
f support. Just

that the proposed TVC develop-
ment will dwarf our community
and snarl traffic throughout
lease date set, according to
the Planning Department.

Yaroslavsky / Braude Prop U is impactful still

By John Welborne

As a new member of the City Council in 1975, Zev Yaroslavsky began to see the impacts of poorly planned high-rise office development, and he decided to do something about it. He led a successful initiative election campaign, with his City Council colleague Marvin Braude, to urge city voters to enact Proposition U in 1986.

Prop. U is still locally topical today (for example, with respect to the Television City successor's TVC proposal for the land abutting Fairfax Avenue and Beverly Boulevard). The **Larchmont Chronicle** reached out to Yaroslavsky about the continuing impact of his 1986 ballot measure that reduced allowable density along neighborhood-serving commercial streets like Wilco and Beverly boulevards, Fairfax Avenue and similar streets throughout the city.

Our conversation was stimulated by a May 12 letter to the editor of the Los Angeles Times in which the writer from South Pasadena commented about a previous article about trucks and air pollution, asserting that, "I don't get how there is an article talking about California air pollution and it doesn't mention the main cause, our land-use pattern. In 1986, Los Angeles passed Proposition U. Along with other slow-growth

districts. The law cut development by half on properties zoned for neighborhood commercial uses — streets like York Boulevard, Fairfax Avenue, Ventura Boulevard, etc. The measure did not reduce development rights on any property that was zoned 'residential.'"

I asked him to clarify and to respond to the letter writer's assertion that Prop. U decreased the amount of housing that could be built. He responded: "Our objective was to direct intense commercial development into areas like Downtown, Hollywood, Van Nuys and other centers designated by the city's general plan.

"Although residential development was (and is) permitted in commercial zones, a developer could make more profit by building a mini-mall than a six-story apartment building there."

Yaroslavsky added that Prop. U was refined following its 1986 passage. He noted that, "Twenty-five years ago, the city more than doubled Prop. U density for residential development on such thoroughfares. Nevertheless, today, the overwhelming percentage of buildings on such streets remains retail or commercial."

He concluded: "The letter writer's additional argument that Prop. U is the 'main cause'



78 ★
hire
CER
NOW

From: Vivian Pine-White <vivian_pine@yahoo.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Margaret Gillespie <mhamgillespie@gmail.com>, Mike Mandel <mdmandel@hotmail.com>
Date: Wed Aug 30 2023 11:01:03 GMT-0700 (PDT)
Subject: IMPT: the anti-camping Radius at tonight's meeting

Hi Vanessa

Margaret Gillespie suggested I email you directly re the anti-camping radius for the homeless shelter at Pico and Midvale for tonight's community meeting. I am a homeowner and registered voter.

The current proposed 1,000 ft radius is only a paltry 2 city blocks, plus most of the illegal sidewalk camping is on the south side.

Instead of a radius, why not pass an amendment enforcing anti-camping straight along Pico Boulevard and the Exposition train tracks, where we have chronic problems with homeless encampments?

This would be a boon to commerce, cleanliness and safety in the area.

Please let me know ASAP if you think I need to show up in person to propose this, or whether your office can voice and support it.

Thank you
Vivian Pine-White

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Vivian Pine-White <vivian_pine@yahoo.com>
Cc: Margaret Gillespie <mhamgillespie@gmail.com>, Mike Mandel <mdmandel@hotmail.com>, Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 30 2023 11:53:33 GMT-0700 (PDT)
Subject: Re: IMPT: the anti-camping Radius at tonight's meeting

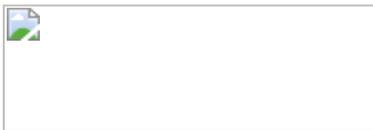
Hi Vivian,

Thank you for reaching out.

We appreciate your input, and we will take it into consideration. I have looped in our deputy chief of staff of homelessness strategies, Fernando Morales, for his awareness.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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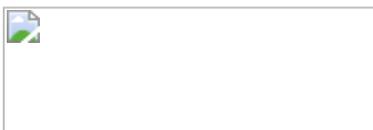
From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 30 2023 11:59:45 GMT-0700 (PDT)
Subject: Re: IMPT: the anti-camping Radius at tonight's meeting

Thanks Vanessa. We can mention that we do not have the legal authority to create a zone beyond 1,000 ft, however, this facility is going to be serving the immediate community beyond the 1,000 foot area - we have completed housing operations at sites that are not 41.18 zones and these have been maintained clear of encampments and intend to provide this benefit to the immediate area/corridor.

We can add this request to the Midvale requests document, but likely under the likely un-actionable.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 30 2023 12:44:28 GMT-0700 (PDT)
Subject: Re: IMPT: the anti-camping Radius at tonight's meeting

Checked with Margaret and she thinks that is a good response. Thanks!



Fernando Morales

Deputy Chief of Staff

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Los Angeles, CA 90012



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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Wed Aug 30 2023 13:53:55 GMT-0700 (PDT)
Subject: Re: IMPT: the anti-camping Radius at tonight's meeting

Your response?

--



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To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Sep 01 2023 17:46:55 GMT-0700 (PDT)
Subject: Re: IMPT: the anti-camping Radius at tonight's meeting

Yes! Apology that this got buried in my inbox!

Fernando



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

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Los Angeles, CA 90012

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Vivian Pine-White <vivian_pine@yahoo.com>
Cc: Margaret Gillespie <mhamgillespie@gmail.com>, Mike Mandel <mdmandel@hotmail.com>, Fernando Morales <fernando.morales@lacity.org>
Date: Tue Sep 05 2023 10:50:30 GMT-0700 (PDT)
Subject: Re: IMPT: the anti-camping Radius at tonight's meeting

Hi Vivian,

I am circling back on this.

We do not have the legal authority to create a zone beyond 1,000 ft, however, this facility is going to be serving the immediate community beyond the 1,000 foot area - we have completed housing operations at sites that are not 41.18 zones and these have been maintained clear of encampments and intend to provide this benefit to the immediate area/corridor.

Sincerely,

--



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To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Margaret Gillespie <mhamgillespie@gmail.com>, Mike Mandel <mdmandel@hotmail.com>, Fernando Morales <fernando.morales@lacity.org>
Date: Wed Sep 06 2023 11:36:16 GMT-0700 (PDT)
Subject: Re: IMPT: the anti-camping Radius at tonight's meeting

Received. Did you get my email today on the Party House? Have you contacted Lourdes Sanchez?

Sent from my iPhone

On Sep 5, 2023, at 10:51 AM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Vivian,

I am circling back on this.

We do not have the legal authority to create a zone beyond 1,000 ft, however, this facility is going to be serving the immediate community beyond the 1,000 foot area - we have completed housing operations at sites that are not 41.18 zones and these have been maintained clear of encampments and intend to provide this benefit to the immediate area/corridor.

Sincerely,

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To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Margaret Gillespie <mhamgillespie@gmail.com>, Mike Mandel <mdmandel@hotmail.com>, Fernando Morales <fernando.morales@lacity.org>
Date: Thu Sep 07 2023 08:21:50 GMT-0700 (PDT)
Subject: Re: IMPT: the anti-camping Radius at tonight's meeting

Did you receive the below ?

Sent from my iPhone

On Sep 6, 2023, at 11:36 AM, Vivian Pine <vivian_pine@yahoo.com> wrote:

Received. Did you get my email today on the Party House? Have you contacted Lourdes Sanchez?

Sent from my iPhone

On Sep 5, 2023, at 10:51 AM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Vivian,

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We do not have the legal authority to create a zone beyond 1,000 ft, however, this facility is going to be serving the immediate community beyond the 1,000 foot area - we have completed housing operations at sites that are not 41.18 zones and these have been maintained clear of encampments and intend to provide this benefit to the immediate area/corridor.

Sincerely,

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200 North Spring St., Room 440
Los Angeles, CA 90012



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To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Margaret Gillespie <mhamgillespie@gmail.com>, Mike Mandel <mdmandel@hotmail.com>, Fernando Morales <fernando.morales@lacity.org>
Date: Thu Sep 07 2023 08:22:42 GMT-0700 (PDT)
Subject: Re: IMPT: the anti-camping Radius at tonight's meeting

Oops - meant to send Party House email. Will do that now.

Sent from my iPhone

On Sep 7, 2023, at 8:21 AM, Vivian Pine <vivian_pine@yahoo.com> wrote:

Did you receive the below ?

Sent from my iPhone

On Sep 6, 2023, at 11:36 AM, Vivian Pine <vivian_pine@yahoo.com> wrote:

Received. Did you get my email today on the Party House? Have you contacted Lourdes Sanchez?

Sent from my iPhone

On Sep 5, 2023, at 10:51 AM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Vivian,

I am circling back on this.

We do not have the legal authority to create a zone beyond 1,000 ft, however, this facility is going to be serving the immediate community beyond the 1,000 foot area - we have completed housing operations at sites that are not 41.18 zones and these have been maintained clear of encampments and intend to provide this benefit to the immediate area/corridor.

Sincerely,

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From: Leiauna Anderson <leiauna@mac.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Barbara Broide <bbroide@hotmail.com>, Lisa Morocco <wncseat2@gmail.com>, "Natalie Torbati (& Marc) 2226" <Ntorbati1@gmail.com>, Jonathan Ross <ross_jon@hotmail.com>, Joseph Roth <joseph.at.wssm@gmail.com>, MARGARET HEALY <thehealyfamily1@verizon.net>, Vita Lucia <vitatone1@hotmail.com>, Tony Malinda <vitatone@hotmail.com>, Jay Jacoby <jaybesouthbend@gmail.com>
Date: Tue Sep 12 2023 11:14:13 GMT-0700 (PDT)
Subject: Individuals in Lot #707

Download full resolution images
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Hi Fernando,

I was unable to attend the WRAC Land Use Committee yesterday. According to Jay's account, he indicated you said your team has visited the site at night. Please email me a log of the daytime and nighttime visits your team made to the lot and the evidence you collected showing 5-6 homeless individuals sleeping there.

Since I purchased my property (13 months ago), I have seen only one person sleeping there. He is a Black man named Zenus (sp?). I have had several conversations with him. He shared with me that he is 77 years old and has been living on the street for about 50 years (it sounded like he may have been a product of the foster care system). He grew up in South LA, but has lived near Cal State LA and at various beaches during that time. He said he has slept in Lot 707 for the past 3 years because there are not a lot of homeless people here at night compared to other areas and that makes him feel safe. I specifically asked him if he leaves all his belongs in the lot all day (as he is not there during the day). He said no. He doesn't stick around here during the day. He wakes up every morning and takes the Expo line to the beach, toting his belongings with him in a shopping/laundry-style wheeled cart. He said he spends the day at the beach and returns to Lot 707 in the evening, which would mean that he most likely spends more time in CD11 than in CD5.

I would love to know how the city or LAHSA determine where a homeless person actually lives. Is it based on where they spend the most time? Is it based on where they sleep? A person who travels for work and spends a lot of time in hotels doesn't live there. They usually live where they have an established residence, paying taxes etc (they are "in the system"). I am of course sensitive to the fact that a homeless person struggling on the street doesn't have the privilege of that same residency status. So, I am genuinely curious how the city makes the determination where a homeless person actually lives when many of them who aren't living in tent encampments are transient in nature.

I look forward to seeing your data and evidence to support it.

Best,

Leiauna Anderson

[Click to Download](#)

Interview with Zenus-Clip.MOV
294.1 MB

On Sep 12, 2023, at 4:38 AM, Jay Jacoby <jaybesouthbend@gmail.com> wrote:

It has come to my attention that you have said:

At tonight's WRAC Land Use meeting, Fernando made a presentation about the Interim Housing project.

He stated that when their people visit the site at night there are already 5-6 homeless people sleeping there!

That could not be farther from the truth and when you continue to spew false statements, your lying only shows your desperation to keep a terribly thought out project alive. I'm asking you to send the WRAC Land Use committee a retraction of that comment.

You continue to forget we ACTUALLY live here and when I go to workout at 4:00 am virtually every day there is only one person! Who are your "people" — I'm happy to meet them at the site any day at this site. There is and has only been ONE person.

That is, of course, unless four or five of them get up early to go to work every day in which case I will have to monitor it better. If you're so proud of what you are doing you shouldn't have to resort to fictitious comments.

Please get it together— your credibility is quickly waning.

Sincerely, Jay

 IMG_4340.jpeg

Jay Jacoby
323.552.3366

Sent from my iPhone

Attachments:

- IMG_4340.jpeg
[CPRA-02-CD5-2-001176](#)

From: Fernando Morales <fernando.morales@lacity.org>
To: Leiauna Anderson <leiauna@mac.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Barbara Broide <bbroide@hotmail.com>, Lisa Morocco <wncseat2@gmail.com>, "Natalie Torbati (& Marc) 2226" <Ntorbati1@gmail.com>, Jonathan Ross <ross_jon@hotmail.com>, Joseph Roth <joseph.at.wssm@gmail.com>, MARGARET HEALY <thehealyfamily1@verizon.net>, Vita Lucia <vitatone1@hotmail.com>, Tony Malinda <vitatone@hotmail.com>, Jay Jacoby <jaybesouthbend@gmail.com>
Date: Tue Sep 12 2023 18:10:20 GMT-0700 (PDT)
Subject: Re: Individuals in Lot #707

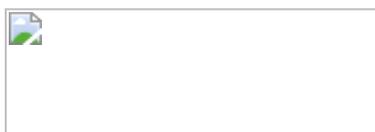
Hi Leiauna,

Thanks for reaching out. Loren, our Homelessness Liaison has stopped by various times between 1am-4am. Upon checking back in with him, he has shared that the number has been closer to 6-8 and yes, like what you discussed with Zenus, he learned that PEH are there to rest, but do not remain there during the day (this we knew prior). While I have let him know that it isn't a good use of his time to pore through his calendar to look for those dates, he is doing so and we will circle back with that information. I am unsure how the comment relates to determination of where someone officially or not "lives there" (Vanessa can relay the inquiry to LAHSA if you would like to discuss as a larger question) - solely that we have observed 6-8 people sleeping there on the nights that we have stopped by, and without any kind of security, cameras, lighting, or infrastructure for it.

If you would like to discuss your priorities for the interim housing site at 2377 Midvale Ave, please let Vanessa, George, or me know (second security guard, parking replacement, schedule of sanitation resources, LAPD response time, etc). If there are no priorities outside of this project not occurring, then I am unsure what we can have a productive conversation about at this time (vs. our office utilizing that time on moving forward with resources, attending other community members on matters of immediate attention, etc). We have had productive conversations with other neighbors within this email chain regarding getting additional beds in the pipeline order to discuss the population/who this site services in the future.

We are reviewing the questions you submitted in a different chain with the appropriate professionals and will respond as soon as possible.

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- IMG_4340.jpeg
-

From: Fernando Morales <fernando.morales@lacity.org>
To: Leiauna Anderson <leiauna@mac.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Barbara Broide <bbroide@hotmail.com>, Lisa Morocco <wncseat2@gmail.com>, "Natalie Torbati (& Marc) 2226" <Ntorbati1@gmail.com>, Jonathan Ross <ross_jon@hotmail.com>, Joseph Roth <joseph.at.wssm@gmail.com>, MARGARET HEALY <thehealyfamily1@verizon.net>, Vita Lucia <vitatone1@hotmail.com>, Tony Malinda <vitatone@hotmail.com>, Jay Jacoby <jaybesouthbend@gmail.com>
Date: Tue Sep 12 2023 18:15:41 GMT-0700 (PDT)
Subject: Re: Individuals in Lot #707

From Loren

"August 5 11:35am 10 people

August 6 12:45am 7 people

August 11 1:05am 8 people

All males "



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Fernando Morales

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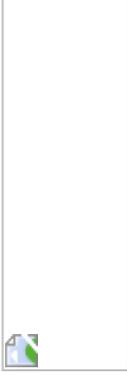
Los Angeles, CA 90012

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Date: Tue Sep 12 2023 18:16:51 GMT-0700 (PDT)
Subject: Re: Individuals in Lot #707

times were a bit different than my previous understanding, but that information was specifically logged on site by the homelessness team/Loren.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles, CA 90012

From: Natalie Torbati <ntorbati1@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Leiauna Anderson <leiauna@mac.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Barbara Broide <bbroide@hotmail.com>, Lisa Morocco <wncseat2@gmail.com>, Jonathan Ross <ross_jon@hotmail.com>, Joseph Roth <joseph.at.wssm@gmail.com>, MARGARET HEALY <thehealyfamily1@verizon.net>, Vita Lucia <vitatone1@hotmail.com>, Tony Malinda <vitatone@hotmail.com>, Jay Jacoby <jaybesouthbend@gmail.com>
Date: Tue Sep 12 2023 18:24:43 GMT-0700 (PDT)
Subject: Re: Individuals in Lot #707

Please send documentary evidence, such as photographs or videos. Otherwise, we stand to believe that this is 100% inaccurate.

On Sep 12, 2023, at 6:17 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

times were a bit different than my previous understanding, but that information was specifically logged on site by the homelessness team/Loren.

All the best,

Fernando



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Fernando Morales

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Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Barbara Broide <bbroide@hotmail.com>, Lisa Morocco <wncseat2@gmail.com>, "Natalie Torbati (& Marc) 2226" <Ntorbati1@gmail.com>, Jonathan Ross <ross_jon@hotmail.com>, Joseph Roth <joseph.at.wssm@gmail.com>, MARGARET HEALY <thehealyfamily1@verizon.net>, Vita Lucia <vitatone1@hotmail.com>, Tony Malinda <vitatone@hotmail.com>, Jay Jacoby <jaybesouthbend@gmail.com>
Date: Tue Sep 12 2023 18:25:45 GMT-0700 (PDT)
Subject: Re: Individuals in Lot #707

Is this to say you do not have any photographic or video evidence?

Thank you,

Leiauna Anderson

On Sep 12, 2023, at 6:15 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

From Loren

"August 5 11:35am 10 people

August 6 12:45am 7 people

August 11 1:05am 8 people

All males "



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Los Angeles, CA 90012

On Tue, Sep 12, 2023 at 6:10 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Leiauna,

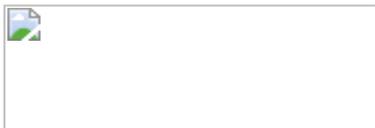
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LAHSA if you would like to discuss as a larger question) - solely that we have observed 6-8 people sleeping there on the nights that we have stopped by, and without any kind of security, cameras, lighting, or infrastructure for it.

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cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

On Tue, Sep 12, 2023 at 11:14AM Leiauna Anderson <leiauna@mac.com> wrote:

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Hi Fernando,

I was unable to attend the WRAC Land Use Committee yesterday. According to Jay's account, he indicated you said your team has visited the site at night. Please email me a log of the daytime and nighttime visits your team made to the lot and the evidence you collected showing 5-6 homeless individuals sleeping there.

Since I purchased my property (13 months ago), I have seen only one person sleeping there. He is a Black man named Zenus (sp?). I have had several conversations with him. He shared with me that he is 77 years old and has been living on the street for about 50 years (it sounded like he may have been a product of the foster care system). He grew up in South LA, but has lived near Cal State LA and at various beaches during that time. He said he has slept in Lot 707 for the past 3 years because there are not a lot of homeless people here at night compared to other areas and that makes him feel safe. I specifically asked him if he leaves all his belongs in the lot all day (as he is not there during the day). He said no. He doesn't stick around here during the day. He wakes up every morning and takes the Expo line to the beach, toting his belongings with him in a shopping/laundry-style wheeled cart. He said he spends the day at the beach and returns to Lot 707 in the evening, which would mean that he most likely spends more time in CD11 than in CD5.

I would love to know how the city or LAHSA determine where a homeless person actually lives. Is it based on where they spend the most time? Is it based on where they sleep? A person who travels for work and spends a lot of time in hotels doesn't live there. They usually live where they have an established residence, paying taxes etc (they are "in the system"). I am of course sensitive to the fact that a homeless person struggling on the street doesn't have the privilege of that same residency status. So, I am genuinely curious how the city makes the determination where a homeless person actually lives when many of them who aren't living in tent encampments are transient in nature.

I look forward to seeing your data and evidence to support it.

Best,

Leiauna Anderson

[Click to Download](#)

Interview with Zenus-Clip.MOV
294.1 MB

On Sep 12, 2023, at 4:38 AM, Jay Jacoby
<jaybesouthbend@gmail.com> wrote:

It has come to my attention that you have said:

At tonight's WRAC Land Use meeting, Fernando made a presentation about the Interim Housing project.

He stated that when their people visit the site at night there are already 5-6 homeless people sleeping there!

That could not be farther from the truth and when you continue to spew false statements, your lying only shows your desperation to keep a terribly thought out project alive. I'm asking you to send the WRAC Land Use committee a retraction of that comment.

You continue to forget we ACTUALLY live here and when I go to workout at 4:00 am virtually every day there is only one person! Who are your "people"
— I'm happy to meet them at the site any day at this site. There is and has only been ONE person.

That is, of course, unless four or five of them get up early to go to work every day in which case I will have to monitor it better. If you're

so proud of what you are doing you shouldn't have to resort to fictitious comments.

Please get it together— your credibility is is quickly waning.

Sincerely, Jay

 IMG_4340.jpeg

Jay Jacoby
323.552.3366

Sent from my iPhone

From: Fernando Morales <fernando.morales@lacity.org>
To: Leiauna Anderson <leiauna@mac.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Barbara Broide <bbroide@hotmail.com>, Lisa Morocco <wncseat2@gmail.com>, "Natalie Torbati (& Marc) 2226" <Ntorbati1@gmail.com>, Jonathan Ross <ross_jon@hotmail.com>, Joseph Roth <joseph.at.wssm@gmail.com>, MARGARET HEALY <thehealyfamily1@verizon.net>, Vita Lucia <vitatone1@hotmail.com>, Tony Malinda <vitatone@hotmail.com>, Jay Jacoby <jaybesouthbend@gmail.com>
Date: Tue Sep 12 2023 19:27:23 GMT-0700 (PDT)
Subject: Re: Individuals in Lot #707

It isn't an expectation of the homelessness team to take photos of people when engaging /it is not an effective way to build rapport. The information that Loren reported for those days is correct and we do not plan to take photos of individuals (especially when someone is sleeping/not disturbing anyone and they're not within a sensitive site/41.18 site or blocking access), but build rapport/make sure that they are able to get services and connection to housing to get the best outcome for the neighborhood.

If you would like to discuss your priorities for the interim housing site at 2377 Midvale Ave, please let Vanessa, George, or me know (second security guard, parking replacement, schedule of sanitation resources, LAPD response time, etc). If there are no priorities outside of this project not occurring, then I am unsure what we can have a productive conversation about at this time (vs. our office utilizing that time on moving forward with resources, attending other community members on matters of immediate attention, etc)

All the best,

Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Jay Jacoby <jaybesouthbend@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Leiauna Anderson <Leiauna@mac.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Barbara Broide <bbroide@hotmail.com>, Lisa Morocco <wncseat2@gmail.com>, "Natalie Torbati (& Marc) 2226" <Ntorbati1@gmail.com>, Jonathan Ross <ross_jon@hotmail.com>, Joseph Roth <joseph.at.wssm@gmail.com>, MARGARET HEALY <thehealyfamily1@verizon.net>, Vita Lucia <vitatone1@hotmail.com>, Tony Malinda <vitatone@hotmail.com>
Date: Tue Sep 12 2023 21:26:26 GMT-0700 (PDT)
Subject: Re: Individuals in Lot #707

Why won't you at least take pictures to support your position? How hard is that if you are telling the truth? Give us hard, consistent pictures dated!

You must really think we are idiots because we don't buy in to your reckless and inaccurate statements. Your logged in team needs to show us facts, not blubber.

We can't understand why you won't show hard cold facts. What else are you hiding?

Jay Jacoby
323.552.3366

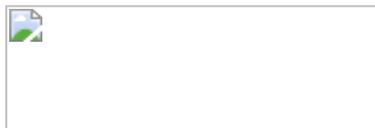
Sent from my iPhone

On Sep 12, 2023, at 8:17 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

times were a bit different than my previous understanding, but that information was specifically logged on site by the homelessness team/Loren.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

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From: Leiauna Anderson <leiauna@mac.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Barbara Broide <bbroide@hotmail.com>, Lisa Morocco <wncseat2@gmail.com>, "Natalie Torbati (& Marc) 2226" <Ntorbati1@gmail.com>, Jonathan Ross <ross_jon@hotmail.com>, Joseph Roth <joseph.at.wssm@gmail.com>, MARGARET HEALY <thehealyfamily1@verizon.net>, Vita Lucia <vitatone1@hotmail.com>, Tony Malinda <vitatone@hotmail.com>, Jay Jacoby <jaybesouthbend@gmail.com>
Date: Wed Sep 13 2023 11:24:06 GMT-0700 (PDT)
Subject: Re: Individuals in Lot #707

Hi Fernando,

I understand that this information came from your team who engages with PEH to ensure they are treated with respect and receiving support. But if you plan to share anecdotes to use as evidence, especially sharing "data" derived from those anecdotes in public, we have an absolute expectation that ANY "data" you share about the presence of PEH in that parking lot MUST be supported with photographic and/or video evidence. The city would surely not accept our anecdotes without equal evidence. Also, to use information that is collected for another purpose without the inclusion of certain criteria and methodology would render that "data" invalid as well as unreliable.

I believe all of the constituents of CD5 would agree, that it is unacceptable that your office should make a judgement about what you designate a "productive conversation" versus what we believe is important and productive. Representation and engagement are essential, not only when your constituents agree with your agenda. It is clear when we are being told that this project is a "done deal", yet there are no signed contracts, council motions, council votes or approvals from the City Attorney or the Mayor, that there is an intention to subvert our rights to engage in a process that we should have been a part of long before July 24, 2023.

I absolutely intend to continue to engage and my full expectation is that your office will provide information and insight as needed, as your office should intend to do in an effort to be transparent and fulfill the duties for which council member Yaroslavsky was elected.

Best,
Leiauna Anderson

On Sep 12, 2023, at 7:27 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

It isn't an expectation of the homelessness team to take photos of people when engaging /it is not an effective way to build rapport. The information that Loren reported for those days is correct and we do not plan to take photos of individuals (especially when someone is sleeping/not disturbing anyone and they're not within a sensitive site/41.18 site or blocking access), but build rapport/make sure that they are able to get services and connection to housing to get the best outcome for the neighborhood.

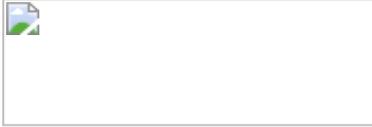
If you would like to discuss your priorities for the interim housing site at 2377 Midvale Ave, please let Vanessa, George, or me know (second security guard, parking replacement, schedule of sanitation resources, LAPD response time, etc). If there are no priorities outside of this project not occurring, then I am unsure what we can have a productive conversation about at this time (vs. our office utilizing that time on

[CPRA-02-CD5-2-001188](#)

moving forward with resources, attending other community members on matters of immediate attention, etc)

All the best,

Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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District: (323) 866-1828

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200 North Spring St., Room 440

Los Angeles, CA 90012

From: Jay Jacoby <jaybesouthbend@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Leiauna Anderson <Leiauna@mac.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Barbara Broide <bbroide@hotmail.com>, Lisa Morocco <wncseat2@gmail.com>, "Natalie Torbati (& Marc) 2226" <Ntorbati1@gmail.com>, Jonathan Ross <ross_jon@hotmail.com>, Joseph Roth <joseph.at.wssm@gmail.com>, MARGARET HEALY <thehealyfamily1@verizon.net>, Vita Lucia <vitatone1@hotmail.com>, Tony Malinda <vitatone@hotmail.com>
Date: Thu Sep 14 2023 04:29:07 GMT-0700 (PDT)
Subject: Re: Individuals in Lot #707

Actually the best way to build rapport is to back up your statements with pictures and facts. Every time you say something and we challenge it you simply can't produce any concrete evidence.

Also please get off the soap box about "discussing our priorities" since you know our priorities — move the site.

We gave you a plum site to make everyone look good with Katy taking credit for this great find and your comment was "well with clear transparency this site would be in addition to and not in place of Midvale". Why didn't you mention that when you asked for the meeting?

Jay Jacoby
323.552.3366

Sent from my iPhone

On Sep 12, 2023, at 9:27 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

It isn't an expectation of the homelessness team to take photos of people when engaging /it is not an effective way to build rapport. The information that Loren reported for those days is correct and we do not plan to take photos of individuals (especially when someone is sleeping/not disturbing anyone and they're not within a sensitive site/41.18 site or blocking access), but build rapport/make sure that they are able to get services and connection to housing to get the best outcome for the neighborhood.

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All the best,

Fernando



CPRA-02-CD5-2-001190



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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From: Jay Jacoby <jaybesouthbend@gmail.com>
To: Leiauna Anderson <Leiauna@mac.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Lisa Morocco <wncseat2@gmail.com>, "Natalie Torbati (& Marc) 2226" <Ntorbati1@gmail.com>, Jonathan Ross <ross_jon@hotmail.com>, Joseph Roth <joseph.at.wssm@gmail.com>, MARGARET HEALY <thehealyfamily1@verizon.net>, Vita Lucia <vitatone1@hotmail.com>, Tony Malinda <vitatone@hotmail.com>, Barbara Broide <wncluc@gmail.com>
Date: Thu Sep 14 2023 04:32:53 GMT-0700 (PDT)
Subject: Re: Individuals in Lot #707

Jay Jacoby
323.552.3366

Sent from my iPhone

On Sep 13, 2023, at 11:24 AM, Leiauna Anderson <Leiauna@mac.com> wrote:

Hi Fernando,

I understand that this information came from your team who engages with PEH to ensure they are treated with respect and receiving support. But if you plan to share anecdotes to use as evidence, especially sharing "data" derived from those anecdotes in public, we have an absolute expectation that ANY "data" you share about the presence of PEH in that parking lot MUST be supported with photographic and/or video evidence. The city would surely not accept our anecdotes without equal evidence. Also, to use information that is collected for another purpose without the inclusion of certain criteria and methodology would render that "data" invalid as well as unreliable.

I believe all of the constituents of CD5 would agree, that it is unacceptable that your office should make a judgement about what you designate a "productive conversation" versus what we believe is important and productive. Representation and engagement are essential, not only when your constituents agree with your agenda. It is clear when we are being told that this project is a "done deal", yet there are no signed contracts, council motions, council votes or approvals from the City Attorney or the Mayor, that there is an intention to subvert our rights to engage in a process that we should have been a part of long before July 24, 2023.

I absolutely intend to continue to engage and my full expectation is that your office will provide information and insight as needed, as your office should intend to do in an effort to be transparent and fulfill the duties for which council member Yaroslavsky was elected.

Best,
Leiauna Anderson

On Sep 12, 2023, at 7:27 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

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All the best,

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles, CA 90012



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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: toby.hardtospell@gmail.com
Date: Thu Aug 10 2023 14:33:09 GMT-0700 (PDT)
Subject: In-Person Midvale Meeting Follow-Up

Hi Toby,

I want to express my sincere appreciation for attending the in-person Midvale informational meeting at Temple Isaiah.

For the past six months, my team has been scouring potential sites in the district. We picked this location because of its size, proximity to transit, that it is currently owned by the city, and the fact that the parking lot has just about a 40% utilization rate.

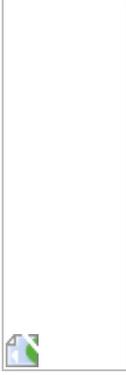
Our office has partnered with the modular developer LifeArk to design the site, and LA Family Housing, a national leader in helping people transition out of homelessness and poverty, that will be operating the facility. We are confident that this site will ultimately be one of the most robust and comprehensive projects of its kind in the city.

It's my sincere hope that we will be breaking ground on the project by the end of the year, with an anticipated opening in late Spring 2024. This is a major step forward in addressing unsheltered homelessness in the Fifth Council District, which currently has zero interim housing beds for individual adults.

Having your personal support would be such a boost to this project, and promoting the project to other potential supporters would be incredibly appreciated.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: Toby Muresianu <toby.hardtospell@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 21:49:11 GMT-0700 (PDT)
Subject: Re: In-Person Midvale Meeting Follow-Up

No problem! Thank you for working hard on this, I know it isn't easy but it's incredibly important.

I've been in touch with Andrew DeBlock - we got a coffee last week and he referred me to a local tv network for an interview today. If there's any way I can be of assistance please let me know.

All the best

Toby

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: "lindsayastor@gmail.com" <lindsayastor@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Thu Aug 10 2023 14:36:11 GMT-0700 (PDT)
Subject: In-Person Midvale Meeting Follow-Up

Hi Lindsay,

I want to express my sincere appreciation for attending the in-person Midvale informational meeting at Temple Isaiah.

It is clear that you care deeply about the wellbeing of your immediate neighbors and people experiencing homelessness in your community - and want to work together to find solutions.

It'd be great to set up a time to talk next week to discuss your concerns.

Let us know if there's a best day/time for you to reach out via phone.

With sincere appreciation,



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: Elizabeth Pollock <eliz.pollock@gmail.com>
To: fernando.morales@lacity.org, vanessa.saldana@lacity.org
Cc: Maryam Zar <president@pacpalicc.org>
Date: Tue Sep 12 2023 03:54:04 GMT-0700 (PDT)
Subject: Interim Housing Project on Midvale

Good morning. I am a past president of the Del Rey Residents Association. Tim Jacobson attended last night's meeting of the Westside Regional Alliance of Councils as the Del Rey Neighborhood Council's voting member. Over the years, we have had multiple "recovery" programs come to Del Rey, and the proposed interim housing is a recovery program, but on city-owned land. The same questions always come up: 1. Lodging single men on one side of the alley and single women on the other side of the alley will not prevent co-mingling, particularly when the common area is on the men's side. Who will be managing the use of the alley by people in the interim housing and neighbors transiting the area? 2. With more than six staff members for 30 residents, where are those staff people going to park while they are at work? If they are working shifts, they will not be taking public transit to work. 3. How is food service being provided, and if there is no central commissary, how are the delivery trucks getting on and off of the property? 4. How will the trash be handled? You will need dumpsters for the trash for almost four dozen people, if one includes visitors. This is a tiny home project, and the functioning project I have seen is extremely tightly managed by Hope of the Valley. The residents are never seen or heard by the condominium dwellers nearby. By contrast, PATH does not make sure that the people it serves are "good neighbors." (I have had clients in PATH-run facilities, and PATH operates a 21 unit building in Del Rey.) In my opinion, the State of California needs to set up a program like the Regional Centers that serve developmentally disabled people. The disabled consumers are provided services so that they can live as independently as possible, but they live in the community and are expected to behave, i.e. bad behavior is addressed, Best regards, Elizabeth A. Pollock

From: Fernando Morales <fernando.morales@lacity.org>
To: Elizabeth Pollock <eliz.pollock@gmail.com>
Cc: vanessa.saldana@lacity.org, Maryam Zar <president@pacpalicc.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Sep 14 2023 14:40:07 GMT-0700 (PDT)
Subject: Re: Interim Housing Project on Midvale

Hi Elizabeth,

This is not a recovery program, however, I understand. Answers in bold below:

1. Lodging single men on one side of the alley and single women on the other side of the alley will not prevent co-mingling, particularly when the common area is on the men's side. Who will be managing the use of the alley by people in the interim housing and neighbors transiting the area?

All entry to the facility must occur at the front - once checked in, participants will walk to the back exit and be buzzed in to the rear site. The alley will have lighting, cameras, and additionally the security guard will be doing ongoing walking patrols. The alley will remain an alley as it currently is, but with additional lighting, cameras, and security.

2. With more than six staff members for 30 residents, where are those staff people going to park while they are at work? If they are working shifts, they will not be taking public transit to work.

Parking will be secured as with the replacement parking - this project is around a year out from opening and we are discussing parking with the multiple locations within a block radius that can accommodate and are currently not open to the public.

3. How is food service being provided, and if there is no central commissary, how are the delivery trucks getting on and off of the property?

There is a warming kitchen and meal provider staff will be on site for each meal. There is a spot within the plans for the provider to park their van.

4. How will the trash be handled? You will need dumpsters for the trash for almost four dozen people, if one includes visitors.

Dumpster will be within property - there is space for this and it has not been an issue at other interim sites. There will not be visitors on site.

This is a tiny home project, and the functioning project I have seen is extremely tightly managed by Hope of the Valley. The residents are never seen or heard by the condominium dwellers nearby. By contrast, PATH does not make sure that the people it serves are "good neighbors." (I have had clients in PATH-run facilities, and PATH operates a 21 unit building in Del Rey.)

PATH was not interested in this project/already declined to be the provider and we intend to hold the hand to the fire of any provider to ensure that this is a success. Good neighbor policies need to be clear and enforced.

In my opinion, the State of California needs to set up a program like the Regional Centers that serve developmentally disabled people. The disabled consumers are provided services so that they can live as independently as possible, but they live in the community and are expected to behave, i.e. bad behavior is addressed,

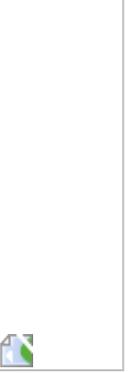
Agreed that we need mental health beds and that the current restrictions on bringing folks to care, building a higher number of mental health, and many others are large

CPRA-02-CD5-2-001198

impediments to getting these essential resources up and running. Preaching to the choir.

All the best,

Fernando



Fernando Morales

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From: Jeffrey Ellis <jeffrey.wssm@gmail.com>
To: "fernando.morales@lacity.org" <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 04 2023 11:35:37 GMT-0700 (PDT)
Subject: Interim Housing Project

Hi, Fernando and Venessa.

Following up on last night's situation, I'd like to be involved in the process/conversation about the Pico/Midvale project.

As I mentioned to Fernando, I am supportive of the project -- providing, of course, that it is properly executed and the individuals selected for the housing are likely to have successful outcomes.

I'm very active in my community and know many reasonable residents who want this project to be successful.

Kind regards,
Jeff

--

Jeffrey M. Ellis
Board Member, Westwood South of Santa Monica Homeowners Association
Former Board Member, WestLA Homeless Organization
310-890-5295

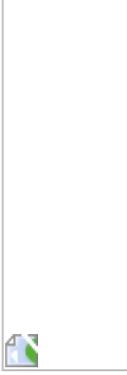
From: Fernando Morales <fernando.morales@lacity.org>
To: Jeffrey Ellis <jeffrey.wssm@gmail.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 08 2023 16:58:28 GMT-0700 (PDT)
Subject: Re: Interim Housing Project

Thanks for your time today, Jeff. As discussed, I'm sharing the updated website and zoom video recording. It will be sent out to all RSVP'd participants shortly and we will have the answers to the questions compiled by Terri and Barbara tomorrow.

[Website with Renderings, Sign-Up, and FAQ](#)
[Zoom Video Recording of Virtual Presentation and Q&A](#)

All the best,

Fernando



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Fernando Morales

Deputy Chief of Staff

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From: Jeffrey Ellis <jeffrey.wssm@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 09 2023 09:14:08 GMT-0700 (PDT)
Subject: Re: Interim Housing Project

Thanks, Fenando!
I look forward to us moving forward with this much needed project.
Kind regards,
Jeff

--
Jeffrey M. Ellis
Board Member, Westwood South of Santa Monica Homeowners Association
Board Member, WestLA Homeless Organization
310-890-5295

From: Fernando Morales <fernando.morales@lacity.org>
To: vanessa.saldana@lacity.org, george.hakopiants@lacity.org, kmadigan@lafh.org, kroberts@lafh.org, stephanie@lafh.org, matthew.tenchavez@lacity.org
Date: Fri Sep 08 2023 13:01:16 GMT-0700 (PDT)
Subject: Invitation: [Midvale Presentation] Westside Regional Alliance of Coun... @ Mon Sep 11, 2023 6:30pm - 8:20pm (PDT) (vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/kdd-turs-opb

Join by phone

(US) +1 956-752-6390

PIN: 549303328

[More phone numbers](#)

When

Monday Sep 11, 2023 · 6:30pm – 8:20pm (Pacific Time - Los Angeles)

Guests

fernando.morales@lacity.org - organizer

george.hakopiants@lacity.org

kmadigan@lafh.org

kroberts@lafh.org

vanessa.saldana@lacity.org

stephanie@lafh.org

matthew.tenchavez@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
- invite.ics

From: Marley Powell <marley.powell@lacity.org>
To: allen.zipper@lacity.org, analiz.marmolejo@lacity.org, andrew.deblock@lacity.org,
fernando.morales@lacity.org, gary.gero@lacity.org, george.hakopiants@lacity.org,
kmadigan@lafh.org, leo.daube@lacity.org, patricia.macias@lacity.org, stephanie@lafh.org,
vanessa.saldana@lacity.org, zachary.warma@lacity.org
Date: Mon Aug 21 2023 09:04:38 GMT-0700 (PDT)
Subject: Invitation: CD5/LAFH Check In @ Wed Aug 23, 2023 1pm - 1:30pm (PDT)
(allen.zipper@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/fwv-duba-esh

Join by phone

(US) [+1 262-546-6262](tel:+12625466262)

PIN: 560504266

[More phone numbers](#)

On Fri, Aug 18, 2023 at 6:26 PM Kelsey Madigan <KMadigan@lafh.org> wrote:

I can accommodate 8/23 at 1 as well!

Kelsey Madigan, LCSW
Deputy Chief Programs Officer - Homeless Programs

On Aug 18, 2023, at 4:41 PM, Stephanie Klasky-Gamer
<Stephanie@lafh.org> wrote:

Of those times, I'm available 8/23 at 1

Stephanie Klasky-Gamer
She/Her/Hers
President & CEO | LA Family Housing
p. 213.804.7973

From: Marley Powell <marley.powell@lacity.org>
Sent: Friday, August 18, 2023 4:10:30 PM
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Kelsey Madigan <kmadigan@lafh.org>; Stephanie Klasky-Gamer <Stephanie@lafh.org>; Zachary Warma <zachary.warma@lacity.org>; Gary Gero <gary.gero@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; Patricia Macias <patricia.macias@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Allen Zipper <allen.zipper@lacity.org>; Andrew Deblock <andrew.deblock@lacity.org>; Leo Daube <leo.daube@lacity.org>; Analiz Marmolejo <analiz.marmolejo@lacity.org>
Subject: Re: Midvale Check-In

Good Afternoon Kelsey,

Are you and your team available on any of the following dates?

8/22 1:30pm
8/23 1:00pm

8/24 1:30pm

Have a great weekend!
Marley

On Fri, Aug 18, 2023 at 4:03 PM Fernando Morales
<fernando.morales@lacity.org> wrote:

Hi Kelsey,

I hope you have a restful weekend ahead. We would love to check in early next week with you and Stephanie (Monday/Tuesday/or Wednesday)- we have been working to put together small group meetings and to map out some community presentations upcoming at the Westside Neighborhood Council and alliance of NCs for the area. It'd be great for all of us to check-in and make sure we're all on the same page before this next round of engagement.

I have included my colleague, Marley Powell who can share some times that look good for the members of the team here to see if any work for you and Stephanie.

Thanks again!

Fernando

Fernando Morales

Deputy Chief of Staff

**Housing/Homelessness, Operations,
and Special Projects**

City Hall:(213) 473-7005

cd5.lacity.gov District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

When

Wednesday Aug 23, 2023 · 1pm – 1:30pm (Pacific Time - Los Angeles)

Guests

CPRA-02-CD5-2-001207

marley.powell@lacity.org - organizer
allen.zipper@lacity.org
analiz.marmolejo@lacity.org
andrew.deblock@lacity.org
fernando.morales@lacity.org
gary.gero@lacity.org
george.hakopiants@lacity.org
kmadigan@lafh.org
leo.daube@lacity.org
patricia.macias@lacity.org
stephanie@lafh.org
vanessa.saldana@lacity.org
zachary.warma@lacity.org

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: fernando.morales@lacity.org, george.hakopiants@lacity.org
Date: Fri Aug 25 2023 15:00:14 GMT-0700 (PDT)
Subject: Invitation: Check In: Government Zoom for Midvale @ Mon Aug 28, 2023 9:30am - 10am (PDT) (fernando.morales@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/oez-swab-jya

Join by phone

(US) +1 304-935-5277

PIN: 777965995

[More phone numbers](#)

When

Monday Aug 28, 2023 · 9:30am – 10am (Pacific Time - Los Angeles)

Guests

vanessa.saldana@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

[View all guest info](#)

Reply for fernando.morales@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

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Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: george.hakopiants@lacity.org, fernando.morales@lacity.org
Date: Fri Aug 25 2023 15:00:14 GMT-0700 (PDT)
Subject: Invitation: Check In: Government Zoom for Midvale @ Mon Aug 28, 2023 9:30am - 10am (PDT) (george.hakopiants@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/oez-swab-jya

Join by phone

(US) +1 304-935-5277

PIN: 777965995

[More phone numbers](#)

When

Monday Aug 28, 2023 · 9:30am – 10am (Pacific Time - Los Angeles)

Guests

vanessa.saldana@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

[View all guest info](#)

Reply for george.hakopiants@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: George Hakopiants <george.hakopiants@lacity.org>
To: allen.zipper@lacity.org, fernando.morales@lacity.org, patricia.macias@lacity.org, vanessa.saldana@lacity.org
Date: Mon Aug 07 2023 13:20:29 GMT-0700 (PDT)
Subject: Invitation: Hold: Midvale Canvass @ Fri Aug 11, 2023 10:30am - 11am (MST) (allen.zipper@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/xsc-jjaf-nmk

Join by phone

(US) +1 478-331-6002

PIN: 988724177

[More phone numbers](#)

When

Friday Aug 11, 2023 · 10:30am – 11am (Mountain Standard Time - Fort Nelson)

Guests

george.hakopiants@lacity.org - organizer

allen.zipper@lacity.org

fernando.morales@lacity.org

patricia.macias@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: George Hakopiants <george.hakopiants@lacity.org>
To: vanessa.saldana@lacity.org, allen.zipper@lacity.org, fernando.morales@lacity.org,
patricia.macias@lacity.org
Date: Mon Aug 07 2023 13:20:28 GMT-0700 (PDT)
Subject: Invitation: Hold: Midvale Canvass @ Fri Aug 11, 2023 10:30am - 11am (PDT)
(vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/xsc-jjaf-nmk

Join by phone

(US) +1 478-331-6002

PIN: 988724177

[More phone numbers](#)

When

Friday Aug 11, 2023 · 10:30am – 11am (Pacific Time - Los Angeles)

Guests

george.hakopiants@lacity.org - organizer

allen.zipper@lacity.org

fernando.morales@lacity.org

patricia.macias@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: George Hakopiants <george.hakopiants@lacity.org>
To: vanessa.saldana@lacity.org, allen.zipper@lacity.org, fernando.morales@lacity.org,
patricia.macias@lacity.org
Date: Mon Aug 07 2023 13:21:32 GMT-0700 (PDT)
Subject: Invitation: HOLD: Midvale Canvass @ Tue Aug 15, 2023 10am - 11am (PDT)
(vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/rsz-pueo-abh

Join by phone

(US) +1 470-285-0081

PIN: 575134176

[More phone numbers](#)

When

Tuesday Aug 15, 2023 · 10am – 11am (Pacific Time - Los Angeles)

Guests

george.hakopiants@lacity.org - organizer

allen.zipper@lacity.org

fernando.morales@lacity.org

patricia.macias@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
- invite.ics

From: Fernando Morales <fernando.morales@lacity.org>
To: allen.zipper@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, leo.daube@lacity.org, jocelyn.tabata@lacity.org, vanessa.saldana@lacity.org
Date: Mon Aug 07 2023 12:55:40 GMT-0700 (PDT)
Subject: Invitation: In Person for Field Team - Midvale Outreach Check-In and ... @ Wed Aug 9, 2023 1pm - 1:50pm (MST) (allen.zipper@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/ngk-ysds-ygy

Join by phone

(US) +1 502-465-6636

PIN: 185775673

[More phone numbers](#)

When

Wednesday Aug 9, 2023 · 1pm – 1:50pm (Mountain Standard Time - Fort Nelson)

Guests

fernando.morales@lacity.org - organizer
george.hakopiants@lacity.org
patricia.macias@lacity.org
leo.daube@lacity.org
jocelyn.tabata@lacity.org
vanessa.saldana@lacity.org
allen.zipper@lacity.org

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
- invite.ics

From: Fernando Morales <fernando.morales@lacity.org>
To: vanessa.saldana@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, leo.daube@lacity.org, jocelyn.tabata@lacity.org, allen.zipper@lacity.org
Date: Mon Aug 07 2023 12:55:38 GMT-0700 (PDT)
Subject: Invitation: In Person for Field Team - Midvale Outreach Check-In and ... @ Wed Aug 9, 2023 1pm - 1:50pm (PDT) (vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/ngk-ysds-ygy

Join by phone

(US) +1 502-465-6636

PIN: 185775673

[More phone numbers](#)

When

Wednesday Aug 9, 2023 · 1pm – 1:50pm (Pacific Time - Los Angeles)

Guests

fernando.morales@lacity.org - organizer

george.hakopiants@lacity.org

patricia.macias@lacity.org

leo.daube@lacity.org

jocelyn.tabata@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
- invite.ics

From: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
To: allen.zipper@lacity.org
Date: Wed Aug 16 2023 11:23:20 GMT-0700 (PDT)
Subject: Invitation: In Person Midvale Neighbors Meeting @ Thu Aug 24, 2023 5:30pm - 6:30pm (PDT) (allen.zipper@lacity.org)

Details: Meeting with a small group of Temple members who live on Kelton and Midvale for a Thoughtful conversation about the project in specific, and the neighborhood in general.

Location: Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064

Staff: Allen

When

Thursday Aug 24, 2023 · 5:30pm – 6:30pm (Pacific Time - Los Angeles)

Location

Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064, USA

[View map](#)

Guests

katy.yaroslavsky@lacity.org - organizer

allen.zipper@lacity.org

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
To: allen.zipper@lacity.org, fernando.morales@lacity.org, loren.jackson@lacity.org
Cc: vanessa.saldana@lacity.org
Date: Tue Aug 22 2023 11:34:24 GMT-0700 (PDT)
Subject: Invitation: In Person Midvale Neighbors Meeting @ Thu Aug 24, 2023 6:15pm - 7:30pm (PDT) (vanessa.saldana@lacity.org)

Details: Meeting with a small group of Temple members who live on Kelton and Midvale for a thoughtful conversation about the project in specific, and the neighborhood in general.

Location: Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064
(In Sales Community center)

Staff: Allen

When

Thursday Aug 24, 2023 · 6:15pm – 7:30pm (Pacific Time - Los Angeles)

Location

Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064, USA

[View map](#)

Guests

katy.yaroslavsky@lacity.org - organizer

allen.zipper@lacity.org

fernando.morales@lacity.org

loren.jackson@lacity.org

vanessa.saldana@lacity.org - optional

[View all guest info](#)

Reply for vanessa.saldana@lacity.org (your attendance is optional)

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>
To: allen.zipper@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, vanessa.saldana@lacity.org
Date: Tue Aug 22 2023 11:54:19 GMT-0700 (PDT)
Subject: Invitation: Midvale Business Canvass - FAQ/HOA Questions @ Mon Aug 28, 2023 11am - 12:30pm (PDT) (allen.zipper@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/qvc-qmcd-ynb

Join by phone

(US) +1 304-621-9734

PIN: 623712901

[More phone numbers](#)

When

Monday Aug 28, 2023 · 11am – 12:30pm (Pacific Time - Los Angeles)

Guests

fernando.morales@lacity.org - organizer

allen.zipper@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
- invite.ics

From: Fernando Morales <fernando.morales@lacity.org>
To: vanessa.saldana@lacity.org, allen.zipper@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org
Date: Tue Aug 22 2023 11:54:19 GMT-0700 (PDT)
Subject: Invitation: Midvale Business Canvass - FAQ/HOA Questions @ Mon Aug 28, 2023 11am - 12:30pm (PDT) (vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/qvc-qmcd-ynb

Join by phone

(US) +1 304-621-9734

PIN: 623712901

[More phone numbers](#)

When

Monday Aug 28, 2023 · 11am – 12:30pm (Pacific Time - Los Angeles)

Guests

fernando.morales@lacity.org - organizer
allen.zipper@lacity.org
george.hakopiants@lacity.org
patricia.macias@lacity.org
vanessa.saldana@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

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Attachments:

- invite.ics
- invite.ics

From: Fernando Morales <fernando.morales@lacity.org>

To: vanessa.saldana@lacity.org, analiz.marmolejo@lacity.org, cwee@lifeark.net,
emendez@lafh.org, gary.gero@lacity.org, george.hakopiants@lacity.org, kmadigan@lafh.org,
leo.daube@lacity.org, michelle.flores@lacity.org, pcho@lifeark.net, rwee@lifeark.net,
stephanie@lafh.org

Date: Fri Aug 04 2023 11:03:26 GMT-0700 (PDT)

Subject: Invitation: Midvale Community Meeting Run-Through @ Fri Aug 4, 2023 4pm - 5pm
(PDT) (vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/ivs-mohm-ecd

Join by phone

(US) [+1 347-309-6902](tel:+13473096902)

PIN: 734985439

[More phone numbers](#)

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://www.zoomgov.com/j/1615363132?pwd=WG12WIIMQXhVRzBjYk5tTUdDeEtEQT09>

Passcode: 141397

Or One tap mobile:

+16692545252,,1615363132# US (San Jose)

+14154494000,,1615363132# US (US Spanish Line)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 646 964 1167 or +1 551 285 1373 or +1 646 828 7666 or 833 435 1820 (Toll Free) or 833 568 8864 (Toll Free)

Webinar ID: 161 536 3132

International numbers available: <https://www.zoomgov.com/u/abyrlmCnSp>

Or an H.323/SIP room system:

H.323: 161.199.138.10 (US West) or 161.199.136.10 (US East)

Webinar ID: 161 536 3132

Passcode: 141397

SIP: 1615363132@sjp.zoomgov.com

Passcode: 141397

When

Friday Aug 4, 2023 · 4pm – 5pm (Pacific Time - Los Angeles)

Location

<https://www.zoomgov.com/j/1615363132?pwd=WG12WIIMQXhVRzBjYk5tTUdDeEtEQT09>

[View map](#)

Guests

fernando.morales@lacity.org - organizer

analiz.marmolejo@lacity.org

cwee@lifeark.net

emendez@lafh.org

gary.gero@lacity.org

george.hakopiants@lacity.org

kmadigan@lafh.org

leo.daube@lacity.org

michelle.flores@lacity.org

pcho@lifeark.net

rwee@lifeark.net

stephanie@lafh.org

vanessa.saldana@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

CPRA-02-CD5-2-001222

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>

To: allen.zipper@lacity.org, analiz.marmolejo@lacity.org, andrew.deblock@lacity.org, gary.gero@lacity.org, george.hakopiants@lacity.org, jocelyn.tabata@lacity.org, leo.daube@lacity.org, loren.jackson@lacity.org, matthew.tenchavez@lacity.org, patricia.macias@lacity.org, perla.urzua@lacity.org, vanessa.saldana@lacity.org

Date: Mon Jul 31 2023 15:37:53 GMT-0700 (PDT)

Subject: Invitation: Midvale IH In-Person Community Meeting @ Thu Aug 3, 2023 5:30pm - 7pm (MST) (allen.zipper@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/agv-xhpe-fpq

Join by phone

(US) +1 405-349-3047

PIN: 930938751

[More phone numbers](#)

Run of Show & Information - CD 5 Team, can you please arrive by 4:30pm? Thanks!

<https://docs.google.com/document/d/1z|pu1gxF9MqrB1KsMYGLIX0KYc3a8kIO/edit?usp=sharing&oid=103571711253364873092&rtpof=true&sd=true>

When

Thursday Aug 3, 2023 · 5:30pm – 7pm (Mountain Standard Time - Fort Nelson)

Location

Temple Isaiah, 10345 W Pico Blvd, Los Angeles, CA 90064, USA

[View map](#)

Guests

fernando.morales@lacity.org - organizer

allen.zipper@lacity.org

analiz.marmolejo@lacity.org

andrew.deblock@lacity.org

gary.gero@lacity.org

george.hakopiants@lacity.org

jocelyn.tabata@lacity.org

leo.daube@lacity.org

loren.jackson@lacity.org

matthew.tenchavez@lacity.org

patricia.macias@lacity.org

perla.urzua@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

CPRA-02-CD5-2-001225

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>

To: michelle.flores@lacity.org, analiz.marmolejo@lacity.org, fernando.morales@lacity.org,
george.hakopiants@lacity.org, leo.daube@lacity.org

Date: Fri Aug 04 2023 10:23:00 GMT-0700 (PDT)

Subject: Invitation: Midvale Interim Housing Community Meeting @ Fri Aug 4, 2023 10:15am -
10:45am (PDT) (michelle.flores@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/rbh-jrjf-wpn

Join by phone

(US) [+1 662-472-1300](tel:+16624721300)

PIN: 902455687

[More phone numbers](#)

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://www.zoomgov.com/j/1607087788?pwd=UzZkWHBmT0NFV2IPVj5KNG5tU0dHUT09>

Passcode: 562960

Or One tap mobile:

+16692545252,,1607087788# US (San Jose)

+14154494000,,1607087788# US (US Spanish Line)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 646 964 1167 or +1 551 285 1373 or +1 646 828 7666 or 833 435 1820 (Toll Free) or 833 568 8864 (Toll Free)

Webinar ID: 160 708 7788

International numbers available: <https://www.zoomgov.com/u/auXk8BR6c>

Or an H.323/SIP room system:

H.323: 161.199.138.10 (US West) or 161.199.136.10 (US East)

Webinar ID: 160 708 7788

Passcode: 562960

SIP: 1607087788@sjp.zoomgov.com

Passcode: 562960

When

Friday Aug 4, 2023 · 10:15am – 10:45am (Pacific Time - Los Angeles)

Location

<https://www.zoomgov.com/j/1607087788?pwd=UzZkWHBmT0NFV2IPVj5KNG5tU0dHUT09>

[View map](#)

Guests

fernando.morales@lacity.org - organizer

analiz.marmolejo@lacity.org

george.hakopiants@lacity.org

leo.daube@lacity.org

vanessa.saldana@lacity.org

michelle.flores@lacity.org

[View all guest info](#)

Reply for michelle.flores@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>

To: vanessa.saldana@lacity.org, analiz.marmolejo@lacity.org, george.hakopiants@lacity.org,
leo.daube@lacity.org

Date: Fri Aug 04 2023 10:13:07 GMT-0700 (PDT)

Subject: Invitation: Midvale Interim Housing Community Meeting @ Fri Aug 4, 2023 10:15am -
10:45am (PDT) (vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/rbh-jrjf-wpn

Join by phone

(US) [+1 662-472-1300](tel:+16624721300)

PIN: 902455687

[More phone numbers](#)

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://www.zoomgov.com/j/1607087788?pwd=UzZkWHBmT0NFV2IPVjK5KNG5tU0dHUT09>

Passcode: 562960

Or One tap mobile:

+16692545252,,1607087788# US (San Jose)

+14154494000,,1607087788# US (US Spanish Line)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 646 964 1167 or +1 551 285 1373 or +1 646 828 7666 or 833 435 1820 (Toll Free) or 833 568 8864 (Toll Free)

Webinar ID: 160 708 7788

International numbers available: <https://www.zoomgov.com/u/auXk8BR6c>

Or an H.323/SIP room system:

H.323: 161.199.138.10 (US West) or 161.199.136.10 (US East)

Webinar ID: 160 708 7788

Passcode: 562960

SIP: 1607087788@sjp.zoomgov.com

Passcode: 562960

When

Friday Aug 4, 2023 · 10:15am – 10:45am (Pacific Time - Los Angeles)

Location

<https://www.zoomgov.com/j/1607087788?pwd=UzZkWHBmT0NFV2IPVjK5KNG5tU0dHUT09>

[View map](#)

Guests

fernando.morales@lacity.org - organizer

analiz.marmolejo@lacity.org

george.hakopiants@lacity.org

leo.daube@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

CPRA-02-CD5-2-001233

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>

To: vanessa.saldana@lacity.org, analiz.marmolejo@lacity.org, cwee@lifeark.net, emendez@lafh.org, gary.gero@lacity.org, george.hakopiants@lacity.org, jenelle.henderson@lacity.org, jocelyn.tabata@lacity.org, katy.yaroslavsky@lacity.org, kmadigan@lafh.org, leo.daube@lacity.org, michelle.flores@lacity.org, patricia.macias@lacity.org, pcho@lifeark.net, rwee@lifeark.net, stephanie@lafh.org

Date: Fri Aug 04 2023 12:03:41 GMT-0700 (PDT)

Subject: Invitation: Midvale Interim Housing Virtual Community Meeting @ Sun Aug 6, 2023 10am - 11am (PDT) (vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/ibi-pguq-pvz

Join by phone

(US) [+1 361-360-8608](tel:+13613608608)

PIN: 208950135

[More phone numbers](#)

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://www.zoomgov.com/j/1612218766?pwd=UktjWmh0NmJDWEg2T05EK0RSQXI5Zz09>

Passcode: 557476

Or One tap mobile:

+16692545252,,1612218766# US (San Jose)

+14154494000,,1612218766# US (US Spanish Line)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 646 964 1167 or +1 551 285 1373 or +1 646 828 7666 or 833 435 1820 (Toll Free) or 833 568 8864 (Toll Free)

Webinar ID: 161 221 8766

International numbers available: <https://www.zoomgov.com/u/acGrX96U5j>

Or an H.323/SIP room system:

H.323: 161.199.138.10 (US West) or 161.199.136.10 (US East)

Webinar ID: 161 221 8766

Passcode: 557476

SIP: 1612218766@sjp.zoomgov.com

Passcode: 557476

When

Sunday Aug 6, 2023 · 10am – 11am (Pacific Time - Los Angeles)

Location

<https://www.zoomgov.com/j/1612218766?pwd=UktjWmh0NmJDWEg2T05EK0RSQXI5Zz09>

[View map](#)

Guests

fernando.morales@lacity.org - organizer

analiz.marmolejo@lacity.org

cwee@lifeark.net

emendez@lafh.org

gary.gero@lacity.org

george.hakopiants@lacity.org

jenelle.henderson@lacity.org

jocelyn.tabata@lacity.org

katy.yaroslavsky@lacity.org

kmadigan@lafh.org

leo.daube@lacity.org

michelle.flores@lacity.org

patricia.macias@lacity.org

pcho@lifeark.net

rwee@lifeark.net

stephanie@lafh.org

vanessa.saldana@lacity.org

[View all guest info](#)

CPRA-02-CD5-2-001237

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>

To: vanessa.saldana@lacity.org, cwee@lifeark.net, emendez@lafh.org, gary.gero@lacity.org, george.hakopiants@lacity.org, jenelle.henderson@lacity.org, kathy.yaroslavsky@lacity.org, kmadigan@lafh.org, michelle.flores@lacity.org, pcho@lifeark.net, rwee@lifeark.net, stephanie@lafh.org

Date: Fri Aug 04 2023 12:01:55 GMT-0700 (PDT)

Subject: Invitation: Midvale Interim Housing Virtual Community Meeting Practice @ Sun Aug 6, 2023 9:30am - 10am (PDT) (vanessa.saldana@lacity.org)

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://www.zoomgov.com/j/1610047080?pwd=VnpUTHE1QWQ5WUNETmxYa1VuSWtJZz09>

Passcode: 147056

Or One tap mobile:

+16692545252,,1610047080# US (San Jose)

+14154494000,,1610047080# US (US Spanish Line)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 551 285 1373 or +1 646 828 7666 or +1 646 964 1167 or 833 435 1820 (Toll Free) or 833 568 8864 (Toll Free)

Webinar ID: 161 004 7080

International numbers available: <https://www.zoomgov.com/u/aels9lan17>

Or an H.323/SIP room system:

H.323: 161.199.138.10 (US West) or 161.199.136.10 (US East)

Webinar ID: 161 004 7080

Passcode: 147056

SIP: 1610047080@sjp.zoomgov.com

Passcode: 147056

When

Sunday Aug 6, 2023 · 9:30am – 10am (Pacific Time - Los Angeles)

Location

<https://www.zoomgov.com/j/1610047080?pwd=VnpUTHE1QWQ5WUNETmxYa1VuSWtJZz09>

[View map](#)

Guests

fernando.morales@lacity.org - organizer

cwee@lifeark.net

emendez@lafh.org

gary.gero@lacity.org

george.hakopiants@lacity.org

jenelle.henderson@lacity.org

katy.yaroslavsky@lacity.org

kmadigan@lafh.org

michelle.flores@lacity.org

pcho@lifeark.net

rwee@lifeark.net

stephanie@lafh.org

vanessa.saldana@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

CPRA-02-CD5-2-001241

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>
To: allen.zipper@lacity.org, analiz.marmolejo@lacity.org, zachary.warma@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, leo.daube@lacity.org, andrew.deblock@lacity.org, vanessa.saldana@lacity.org
Cc: gary.gero@lacity.org
Date: Fri Jun 02 2023 11:03:57 GMT-0700 (PDT)
Subject: Invitation: Midvale Next Steps - Review Final Q&A/Set Meetings @ Mon Jun 5, 2023 3pm - 3:40pm (PDT) (allen.zipper@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/zqf-cqos-bbc

Join by phone

(US) [+1 443-776-0807](tel:+14437760807)

PIN: 928904946

[More phone numbers](#)

When

Monday Jun 5, 2023 · 3pm – 3:40pm (Pacific Time - Los Angeles)

Guests

fernando.morales@lacity.org - organizer

analiz.marmolejo@lacity.org

zachary.warma@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

leo.daube@lacity.org

andrew.deblock@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

gary.gero@lacity.org - optional

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>
To: allen.zipper@lacity.org, george.hakopiants@lacity.org, zachary.warma@lacity.org, patricia.macias@lacity.org, gary.gero@lacity.org, leo.daube@lacity.org, andrew.deblock@lacity.org, katy.yaroslavsky@lacity.org, vanessa.saldana@lacity.org, matthew.tenchavez@lacity.org, jarrett.thompson@lacity.org
Date: Mon Jun 05 2023 17:27:26 GMT-0700 (PDT)
Subject: Invitation: Midvale Team Meeting (In Person City Hall) @ Thu Jun 8, 2023 4pm - 4:40pm (PDT) (allen.zipper@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/rzy-xega-ooq

Join by phone

(US) [+1 402-623-0345](tel:+14026230345)

PIN: 675686948

[More phone numbers](#)

When

Thursday Jun 8, 2023 · 4pm – 4:40pm (Pacific Time - Los Angeles)

Guests

fernando.morales@lacity.org - organizer

george.hakopiants@lacity.org

zachary.warma@lacity.org

patricia.macias@lacity.org

gary.gero@lacity.org

leo.daube@lacity.org

andrew.deblock@lacity.org

katy.yaroslavsky@lacity.org

vanessa.saldana@lacity.org

matthew.tenchavez@lacity.org

allen.zipper@lacity.org

jarrett.thompson@lacity.org

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Zachary Warma <zachary.warma@lacity.org>

To: allen.zipper@lacity.org, fernando.morales@lacity.org, george.hakopiants@lacity.org,
patricia.macias@lacity.org, leo.daube@lacity.org, andrew.deblock@lacity.org,
vanessa.saldana@lacity.org

Date: Mon May 22 2023 09:55:18 GMT-0700 (PDT)

Subject: Invitation: Midvale Tiny Home Village - Next Steps @ Fri May 26, 2023 3pm - 3:45pm
(PDT) (allen.zipper@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/fsa-hyxr-ngj

Join by phone

(US) +1 518-663-2766

PIN: 841688937

[More phone numbers](#)

Attachments

MIDVALE INTERIM

All:

As June is fast approaching, we want to bring this group together to discuss communications and community engagement for the Midvale Tiny Home Village.

The current tentative calendar we are working off of can be found here: [MIDVALE INTERIM HOUSING - CALENDAR](#)

When

Friday May 26, 2023 · 3pm – 3:45pm (Pacific Time - Los Angeles)

Guests

zachary.warma@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

leo.daube@lacity.org

andrew.deblock@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>
To: vanessa.saldana@lacity.org, george.hakopiants@lacity.org, cwee@lifeark.net, emendez@lafh.org, kmadigan@lafh.org, pcho@lifeark.net, rwee@lifeark.net, leo.daube@lacity.org, stephanie@lafh.org
Date: Thu Aug 03 2023 15:06:19 GMT-0700 (PDT)
Subject: Invitation: Midvale Virtual Community Meeting Run of Show Practice @ Fri Aug 4, 2023 4pm - 5pm (PDT) (vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/xgc-kvab-nkm

Join by phone

(US) [+1 978-593-3611](tel:+19785933611)

PIN: 787609235

[More phone numbers](#)

zoom link will be added shortly. Please have any slides or presentations available to test with zoom.

When

Friday Aug 4, 2023 · 4pm – 5pm (Pacific Time - Los Angeles)

Guests

fernando.morales@lacity.org - organizer
george.hakopiants@lacity.org
cwee@lifeark.net
emendez@lafh.org
kmadigan@lafh.org
pcho@lifeark.net
rwee@lifeark.net
leo.daube@lacity.org
vanessa.saldana@lacity.org
stephanie@lafh.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>

To: fernando.morales@lacity.org, zachary.warma@lacity.org, vanessa.saldana@lacity.org, loren.jackson@lacity.org

Date: Thu Aug 17 2023 18:45:43 GMT-0700 (PDT)

Subject: Invitation: Prep for Midvale/Isaiah In Person Meeting @ Tue Aug 22, 2023 12:30pm - 1:15pm (PDT) (fernando.morales@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/bbq-xnhj-pse

Join by phone

(US) +1 254-881-9258

PIN: 200795264

[More phone numbers](#)

When

Tuesday Aug 22, 2023 · 12:30pm – 1:15pm (Pacific Time - Los Angeles)

Guests

allen.zipper@lacity.org - organizer

fernando.morales@lacity.org

zachary.warma@lacity.org

vanessa.saldana@lacity.org

loren.jackson@lacity.org

[View all guest info](#)

Reply for fernando.morales@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>

To: loren.jackson@lacity.org, fernando.morales@lacity.org, zachary.warma@lacity.org, vanessa.saldana@lacity.org

Date: Thu Aug 17 2023 18:45:43 GMT-0700 (PDT)

Subject: Invitation: Prep for Midvale/Isaiah In Person Meeting @ Tue Aug 22, 2023 12:30pm - 1:15pm (PDT) (loren.jackson@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/bbq-xnhj-pse

Join by phone

(US) +1 254-881-9258

PIN: 200795264

[More phone numbers](#)

When

Tuesday Aug 22, 2023 · 12:30pm – 1:15pm (Pacific Time - Los Angeles)

Guests

allen.zipper@lacity.org - organizer

fernando.morales@lacity.org

zachary.warma@lacity.org

vanessa.saldana@lacity.org

loren.jackson@lacity.org

[View all guest info](#)

Reply for loren.jackson@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>

To: vanessa.saldana@lacity.org, fernando.morales@lacity.org, zachary.warma@lacity.org, loren.jackson@lacity.org

Date: Thu Aug 17 2023 18:45:43 GMT-0700 (PDT)

Subject: Invitation: Prep for Midvale/Isaiah In Person Meeting @ Tue Aug 22, 2023 12:30pm - 1:15pm (PDT) (vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/bbq-xnhj-pse

Join by phone

(US) +1 254-881-9258

PIN: 200795264

[More phone numbers](#)

When

Tuesday Aug 22, 2023 · 12:30pm – 1:15pm (Pacific Time - Los Angeles)

Guests

allen.zipper@lacity.org - organizer

fernando.morales@lacity.org

zachary.warma@lacity.org

vanessa.saldana@lacity.org

loren.jackson@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Allen Zipper <allen.zipper@lacity.org>

To: zachary.warma@lacity.org, fernando.morales@lacity.org, vanessa.saldana@lacity.org, loren.jackson@lacity.org

Date: Thu Aug 17 2023 18:45:43 GMT-0700 (PDT)

Subject: Invitation: Prep for Midvale/Isaiah In Person Meeting @ Tue Aug 22, 2023 12:30pm - 1:15pm (PDT) (zachary.warma@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/bbq-xnhj-pse

Join by phone

(US) +1 254-881-9258

PIN: 200795264

[More phone numbers](#)

When

Tuesday Aug 22, 2023 · 12:30pm – 1:15pm (Pacific Time - Los Angeles)

Guests

allen.zipper@lacity.org - organizer

fernando.morales@lacity.org

zachary.warma@lacity.org

vanessa.saldana@lacity.org

loren.jackson@lacity.org

[View all guest info](#)

Reply for zachary.warma@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>

To: vanessa.saldana@lacity.org, allen.zipper@lacity.org, analiz.marmolejo@lacity.org, andrew.deblock@lacity.org, george.hakopiants@lacity.org, haley.martinez@lacity.org, jocelyn.tabata@lacity.org, katy.yaroslavsky@lacity.org, leo.daube@lacity.org, loren.jackson@lacity.org, matthew.tenchavez@lacity.org, patricia.macias@lacity.org, perla.urzua@lacity.org

Date: Wed Aug 02 2023 12:00:36 GMT-0700 (PDT)

Subject: Invitation: Team Dinner and Midvale Community Meeting Debrief @ Thu Aug 3, 2023 7pm - 8:30pm (PDT) (vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/hjz-qicd-uwb

Join by phone

(US) [+1 720-739-7129](tel:+17207397129)

PIN: 748011402

[More phone numbers](#)

When

Thursday Aug 3, 2023 · 7pm – 8:30pm (Pacific Time - Los Angeles)

Location

Maria's Italian Kitchen, 10761 W Pico Blvd, West Los Angeles, CA 90064, USA

[View map](#)

Guests

fernando.morales@lacity.org - organizer

allen.zipper@lacity.org

analiz.marmolejo@lacity.org

andrew.deblock@lacity.org

george.hakopiants@lacity.org

haley.martinez@lacity.org

jocelyn.tabata@lacity.org

katy.yaroslavsky@lacity.org

leo.daube@lacity.org

loren.jackson@lacity.org

matthew.tenchavez@lacity.org

patricia.macias@lacity.org

perla.urzua@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>

To: vanessa.saldana@lacity.org, analiz.marmolejo@lacity.org, george.hakopiants@lacity.org,
michelle.flores@lacity.org

Date: Fri Aug 04 2023 10:40:19 GMT-0700 (PDT)

Subject: Invitation: Test Midvale @ Fri Aug 4, 2023 10:30am - 11:30am (PDT)
(vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/cpt-rhbf-ubx

Join by phone

(US) [+1 346-704-5164](tel:+13467045164)

PIN: 659824131

[More phone numbers](#)

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://www.zoomgov.com/j/1609753950?pwd=NG16WVBQeFFYRHQ4WEdoMDhhLzdFQT09>

Passcode: 782685

Or One tap mobile:

+16692545252,,1609753950# US (San Jose)

+14154494000,,1609753950# US (US Spanish Line)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 551 285 1373 or +1 646 828 7666 or +1 646 964 1167 or 833 435 1820 (Toll Free) or 833 568 8864 (Toll Free)

Webinar ID: 160 975 3950

International numbers available: <https://www.zoomgov.com/u/acwCnllPnW>

Or an H.323/SIP room system:

H.323: 161.199.138.10 (US West) or 161.199.136.10 (US East)

Webinar ID: 160 975 3950

Passcode: 782685

SIP: 1609753950@sjp.zoomgov.com

Passcode: 782685

When

Friday Aug 4, 2023 · 10:30am – 11:30am (Pacific Time - Los Angeles)

Location

<https://www.zoomgov.com/j/1609753950?pwd=NG16WVBQeFFYRHQ4WEdoMDhhLzdFQT09>

[View map](#)

Guests

fernando.morales@lacity.org - organizer

analiz.marmolejo@lacity.org

george.hakopiants@lacity.org

michelle.flores@lacity.org

vanessa.saldana@lacity.org

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

CPRA-02-CD5-2-001261

Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: allen.zipper@lacity.org, katy.yaroslavsky@lacity.org, fernando.morales@lacity.org, george.hakopiants@lacity.org, janethirsch59@gmail.com, nreimer1@verizon.net, roberthoo.1la@gmail.com, debrasilverman@gmail.com, khalid.iaf2016@gmail.com, gary.gero@lacity.org, leo.daube@lacity.org, paulapearlman@gmail.com, deborah@templeisaiah.com, warrennancy1@gmail.com
Date: Tue Aug 15 2023 12:53:01 GMT-0700 (PDT)
Subject: Invitation: Virtual Meeting with One LA re: Midvale @ Tue Aug 29, 2023 1:30pm - 2:30pm (PDT) (allen.zipper@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/hxy-besq-keh

Join by phone

(US) +1 573-342-3125

PIN: 646519467

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 1:30pm – 2:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer
vanessa.saldana@lacity.org
fernando.morales@lacity.org
george.hakopiants@lacity.org
janethirsch59@gmail.com
nreimer1@verizon.net
allen.zipper@lacity.org
roberthoo.1la@gmail.com
debrasilverman@gmail.com
khalid.iaf2016@gmail.com
gary.gero@lacity.org
leo.daube@lacity.org
paulapearlman@gmail.com
deborah@templeisaiah.com
warrennancy1@gmail.com

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: gary.gero@lacity.org, katy.yaroslavsky@lacity.org, fernando.morales@lacity.org, george.hakopiants@lacity.org, janethirsch59@gmail.com, nreimer1@verizon.net, allen.zipper@lacity.org, roberthoo.1la@gmail.com, debrasilverman@gmail.com, khalid.iaf2016@gmail.com, leo.daube@lacity.org, paulapearlman@gmail.com, deborah@templeisaiah.com, warrennancy1@gmail.com
Date: Tue Aug 15 2023 12:53:03 GMT-0700 (PDT)
Subject: Invitation: Virtual Meeting with One LA re: Midvale @ Tue Aug 29, 2023 1:30pm - 2:30pm (PDT) (gary.gero@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/hxy-besq-keh

Join by phone

(US) [+1 573-342-3125](tel:+15733423125)

PIN: 646519467

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 1:30pm – 2:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer
vanessa.saldana@lacity.org
fernando.morales@lacity.org
george.hakopiants@lacity.org
janethirsch59@gmail.com
nreimer1@verizon.net
allen.zipper@lacity.org
roberthoo.1la@gmail.com
debrasilverman@gmail.com
khalid.iaf2016@gmail.com
gary.gero@lacity.org
leo.daube@lacity.org
paulapearlman@gmail.com
deborah@templeisaiah.com
warrennancy1@gmail.com

[View all guest info](#)

Reply for gary.gero@lacity.org

Yes

No

Maybe

More options

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>

To: leo.daube@lacity.org, katy.yaroslavsky@lacity.org, fernando.morales@lacity.org, george.hakopiants@lacity.org, janethirsch59@gmail.com, nreimer1@verizon.net, allen.zipper@lacity.org, roberthoo.1la@gmail.com, debrasilverman@gmail.com, khalid.iaf2016@gmail.com, gary.gero@lacity.org, paulapearlman@gmail.com, deborah@templeisaiah.com, warrennancy1@gmail.com

Date: Tue Aug 15 2023 12:53:01 GMT-0700 (PDT)

Subject: Invitation: Virtual Meeting with One LA re: Midvale @ Tue Aug 29, 2023 1:30pm - 2:30pm (PDT) (leo.daube@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/hxy-besq-keh

Join by phone

(US) [+1 573-342-3125](tel:+15733423125)

PIN: 646519467

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 1:30pm – 2:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

vanessa.saldana@lacity.org

fernando.morales@lacity.org

george.hakopiants@lacity.org

janethirsch59@gmail.com

nreimer1@verizon.net

allen.zipper@lacity.org

roberthoo.1la@gmail.com

debrasilverman@gmail.com

khalid.iaf2016@gmail.com

gary.gero@lacity.org

leo.daube@lacity.org

paulapearlman@gmail.com

deborah@templeisaiah.com

warrennancy1@gmail.com

[View all guest info](#)

Reply for leo.daube@lacity.org

Yes

No

Maybe

More options

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: vanessa.saldana@lacity.org

To: nreimer1@verizon.net, katy.yaroslavsky@lacity.org, fernando.morales@lacity.org, george.hakopiants@lacity.org, janethirsch59@gmail.com, allen.zipper@lacity.org, roberthoo.1la@gmail.com, debrasilverman@gmail.com, khalid.iaf2016@gmail.com, gary.gero@lacity.org, leo.daube@lacity.org, paulapearlman@gmail.com, deborah@templeisaiah.com, warrennancy1@gmail.com

Date: Tue Aug 15 2023 12:53:01 GMT-0700 (PDT)

Subject: Invitation: Virtual Meeting with One LA re: Midvale @ Tue Aug 29, 2023 1:30pm - 2:30pm (PDT) (nreimer1@verizon.net)

Join with Google Meet

Meeting link

meet.google.com/hxy-besq-keh

Join by phone

(US) [+1 573-342-3125](tel:+15733423125)

PIN: 646519467

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 1:30pm – 2:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

vanessa.saldana@lacity.org

fernando.morales@lacity.org

george.hakopiants@lacity.org

janethirsch59@gmail.com

nreimer1@verizon.net

allen.zipper@lacity.org

roberthoo.1la@gmail.com

debrasilverman@gmail.com

khalid.iaf2016@gmail.com

gary.gero@lacity.org

leo.daube@lacity.org

paulapearlman@gmail.com

deborah@templeisaiah.com

warrennancy1@gmail.com

[View all guest info](#)

Reply for nreimer1@verizon.net

Yes

No

Maybe

More options

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: gary.gero@lacity.org, katy.yaroslavsky@lacity.org, tmtippit@ca.rr.com,
fernando.morales@lacity.org, george.hakopiants@lacity.org, leo.daube@lacity.org
Date: Tue Aug 15 2023 12:31:52 GMT-0700 (PDT)
Subject: Invitation: Virtual meeting with WOWHOA re: midvale @ Tue Aug 29, 2023 2:30pm - 3:30pm (PDT) (gary.gero@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/qjr-rqot-hax

Join by phone

(US) +1 256-667-1499

PIN: 169539640

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 2:30pm – 3:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

vanessa.saldana@lacity.org

tmtippit@ca.rr.com

fernando.morales@lacity.org

george.hakopiants@lacity.org

leo.daube@lacity.org

gary.gero@lacity.org

[View all guest info](#)

Reply for gary.gero@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
- invite.ics

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: leo.daube@lacity.org, katy.yaroslavsky@lacity.org, tmtippit@ca.rr.com,
fernando.morales@lacity.org, george.hakopiants@lacity.org, gary.gero@lacity.org
Date: Tue Aug 15 2023 12:31:52 GMT-0700 (PDT)
Subject: Invitation: Virtual meeting with WOWHOA re: midvale @ Tue Aug 29, 2023 2:30pm - 3:30pm (PDT) (leo.daube@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/qjr-rqot-hax

Join by phone

(US) +1 256-667-1499

PIN: 169539640

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 2:30pm – 3:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

vanessa.saldana@lacity.org

tmtippit@ca.rr.com

fernando.morales@lacity.org

george.hakopiants@lacity.org

leo.daube@lacity.org

gary.gero@lacity.org

[View all guest info](#)

Reply for leo.daube@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
- invite.ics

From: vanessa.saldana@lacity.org
To: tmtippit@ca.rr.com, katy.yaroslavsky@lacity.org
Date: Tue Aug 15 2023 12:31:26 GMT-0700 (PDT)
Subject: Invitation: Virtual meeting with WOWHOA re: midvale @ Tue Aug 29, 2023 2:30pm - 3:30pm (PDT) (tmtippit@ca.rr.com)

Join with Google Meet

Meeting link

meet.google.com/qjr-rqot-hax

Join by phone

(US) +1 256-667-1499

PIN: 169539640

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 2:30pm – 3:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

vanessa.saldana@lacity.org

tmtippit@ca.rr.com

[View all guest info](#)

Reply for tmtippit@ca.rr.com

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
To: allen.zipper@lacity.org, Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 18 2023 09:48:48 GMT-0700 (PDT)
Subject: Invitation: Virtual Midvale Prep Meeting @ Wed Aug 23, 2023 4:15pm - 4:45pm (PDT) (allen.zipper@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/ryq-eodr-yrw

Join by phone

(US) +1 650-781-1163

PIN: 901006324

[More phone numbers](#)

Details: Prepping for the Midvale meeting taking place Thursday 08/24 at 5:30 pm

When

Wednesday Aug 23, 2023 · 4:15pm – 4:45pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

Fernando Morales

Zachary Warma

Vanessa Saldana

allen.zipper@lacity.org

[View all guest info](#)

Reply for allen.zipper@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
- invite.ics

From: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
To: vanessa.saldana@lacity.org, Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Allen Zipper <allen.zipper@lacity.org>
Date: Fri Aug 18 2023 09:48:48 GMT-0700 (PDT)
Subject: Invitation: Virtual Midvale Prep Meeting @ Wed Aug 23, 2023 4:15pm - 4:45pm (PDT) (vanessa.saldana@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/ryq-eodr-yrw

Join by phone

(US) +1 650-781-1163

PIN: 901006324

[More phone numbers](#)

Details: Prepping for the Midvale meeting taking place Thursday 08/24 at 5:30 pm

When

Wednesday Aug 23, 2023 · 4:15pm – 4:45pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

Fernando Morales

Zachary Warma

vanessa.saldana@lacity.org

Allen Zipper

[View all guest info](#)

Reply for vanessa.saldana@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
- invite.ics

From: vanessa.saldana@lacity.org

To: waltzworld@gmail.com, katy.yaroslavsky@lacity.org, tmtippit@ca.rr.com,
fernando.morales@lacity.org, george.hakopiants@lacity.org, leo.daube@lacity.org,
gary.gero@lacity.org, Joanne Dorfman <evenik@yahoo.com>, wncseat2@gmail.com

Date: Fri Aug 18 2023 12:21:21 GMT-0700 (PDT)

Subject: Invitation: Virtual mtg w/ WOWHOA & Overland Ave Community re: Midvale @ Tue Aug 29, 2023 2:30pm - 3:30pm (PDT) (waltzworld@gmail.com)

Join with Google Meet

Meeting link

meet.google.com/qjr-rqot-hax

Join by phone

(US) [+1 256-667-1499](tel:+12566671499)

PIN: 169539640

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 2:30pm – 3:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

vanessa.saldana@lacity.org

tmtippit@ca.rr.com

fernando.morales@lacity.org

george.hakopiants@lacity.org

leo.daube@lacity.org

gary.gero@lacity.org

Joanne Dorfman

waltzworld@gmail.com

wncseat2@gmail.com

[View all guest info](#)

Reply for waltzworld@gmail.com

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

[CPRA-02-CD5-2-001276](#)

- invite.ics
 - invite.ics
-

From: vanessa.saldana@lacity.org

To: wncseat2@gmail.com, katy.yaroslavsky@lacity.org, tmtippit@ca.rr.com, fernando.morales@lacity.org, george.hakopiants@lacity.org, leo.daube@lacity.org, gary.gero@lacity.org, Joanne Dorfman <evenik@yahoo.com>, waltzworld@gmail.com

Date: Fri Aug 18 2023 12:21:21 GMT-0700 (PDT)

Subject: Invitation: Virtual mtg w/ WOWHOA & Overland Ave Community re: Midvale @ Tue Aug 29, 2023 2:30pm - 3:30pm (PDT) (wncseat2@gmail.com)

Join with Google Meet

Meeting link

meet.google.com/qjr-rqot-hax

Join by phone

(US) [+1 256-667-1499](tel:+12566671499)

PIN: 169539640

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 2:30pm – 3:30pm (Pacific Time - Los Angeles)

Guests

katy.yaroslavsky@lacity.org - organizer

vanessa.saldana@lacity.org

tmtippit@ca.rr.com

fernando.morales@lacity.org

george.hakopiants@lacity.org

leo.daube@lacity.org

gary.gero@lacity.org

Joanne Dorfman

waltzworld@gmail.com

wncseat2@gmail.com

[View all guest info](#)

Reply for wncseat2@gmail.com

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

[CPRA-02-CD5-2-001278](#)

- invite.ics
 - invite.ics
-

From: zachary.warma@lacity.org

To: barbaraatl原因@gmail.com, fernando.morales@lacity.org

Date: Fri Jun 30 2023 11:34:32 GMT-0700 (PDT)

Subject: Invitation: BO, ZW, FM catch up @ Fri Jun 30, 2023 2:15pm - 2:45pm (PDT)
(barbaraatl原因@gmail.com)

Join with Google Meet

Meeting link

meet.google.com/qgm-tnjd-sjz

Join by phone

(US) +1 401-702-0439

PIN: 309481835

[More phone numbers](#)

When

Friday Jun 30, 2023 · 2:15pm – 2:45pm (Pacific Time - Los Angeles)

Guests

zachary.warma@lacity.org - organizer

fernando.morales@lacity.org

barbaraatl原因@gmail.com

[View all guest info](#)

Reply for barbaraatl原因@gmail.com

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Zachary Warma <zachary.warma@lacity.org>
To: fernando.morales@lacity.org, barbaraatl原因@gmail.com
Date: Fri Jun 30 2023 11:34:31 GMT-0700 (PDT)
Subject: Invitation: BO, ZW, FM catch up @ Fri Jun 30, 2023 2:15pm - 2:45pm (PDT)
(fernando.morales@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/qgm-tnjd-sjz

Join by phone

(US) +1 401-702-0439

PIN: 309481835

[More phone numbers](#)

When

Friday Jun 30, 2023 · 2:15pm – 2:45pm (Pacific Time - Los Angeles)

Guests

zachary.warma@lacity.org - organizer

fernando.morales@lacity.org

barbaraatl原因@gmail.com

[View all guest info](#)

Reply for fernando.morales@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-



Jocelyn Tabata <jocelyn.tabata@lacity.org>

Invitation: CD 5/LAFH WNC LUPC Presentation Check-In @ Tue Aug 29, 2023 5:15pm - 5:45pm (PDT) (jocelyn.tabata@lacity.org)

1 message

Fernando Morales <fernando.morales@lacity.org>

Mon, Aug 28, 2023 at 10:05 PM

Reply-To: Fernando Morales <fernando.morales@lacity.org>

To: jocelyn.tabata@lacity.org, george.hakopiants@lacity.org, zachary.warma@lacity.org, leo.daube@lacity.org, kroberts@lafh.org, vanessa.saldana@lacity.org, stephanie@lafh.org

Cc: gary.gero@lacity.org, kmadigan@lafh.org, andrew.deblock@lacity.org

Join with Google Meet

Meeting link

meet.google.com/apx-iyjx-yty

Join by phone

(US) +1 409-420-6614

PIN: 994862618

[More phone numbers](#)

When

Tuesday Aug 29, 2023 · 5:15pm – 5:45pm (Pacific Time - Los Angeles)

Guests

fernando.morales@lacity.org - organizer

george.hakopiants@lacity.org

zachary.warma@lacity.org

leo.daube@lacity.org

kroberts@lafh.org

jocelyn.tabata@lacity.org

vanessa.saldana@lacity.org

stephanie@lafh.org

gary.gero@lacity.org - optional

kmadigan@lafh.org - optional

andrew.deblock@lacity.org - optional

[View all guest info](#)

Reply for jocelyn.tabata@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

 **invite.ics**
4K

CPRA-02-CD5-2-001283

From: Zachary Warma <zachary.warma@lacity.org>
To: connie.espinoza@lacity.org
Date: Tue Apr 11 2023 15:26:54 GMT-0700 (PDT)
Subject: Invitation: CD5 connect re: interim housing contracting @ Wed Apr 12, 2023 2pm - 2:30pm (PDT) (connie.espinoza@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/sbf-sqck-bus

Join by phone

(US) +1 636-498-4823

PIN: 801732691

[More phone numbers](#)

When

Wednesday Apr 12, 2023 · 2pm – 2:30pm (Pacific Time - Los Angeles)

Guests

zachary.warma@lacity.org - organizer

connie.espinoza@lacity.org

[View all guest info](#)

Reply for connie.espinoza@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-



Zachary Warma <zachary.warma@lacity.org>

Invitation: CD5 connect re: interim housing contracting @ Wed Apr 12, 2023 2pm - 2:30pm (PDT) (connie.espinoza@lacity.org)

1 message

Zachary Warma <zachary.warma@lacity.org>
Reply-To: Zachary Warma <zachary.warma@lacity.org>
To: connie.espinoza@lacity.org

Tue, Apr 11, 2023 at 3:26 PM

Join with Google Meet

Meeting link

meet.google.com/sbf-sqck-bus

Join by phone

(US) [+1 636-498-4823](tel:+16364984823)

PIN: 801732691

[More phone numbers](#)

When

Wednesday Apr 12, 2023 · 2pm – 2:30pm (Pacific Time - Los Angeles)

Guests

zachary.warma@lacity.org - organizer

connie.espinoza@lacity.org

[View all guest info](#)

Reply for connie.espinoza@lacity.org

Yes	No	Maybe	More options
-----	----	-------	--------------

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

CPRA-02-CD5-2-001285

 **invite.ics**
2K



Jocelyn Tabata <jocelyn.tabata@lacity.org>

Invitation: Debrief @ Sun Aug 6, 2023 11am - 11:30am (PDT) (cwee@lifeark.net)

1 message

jocelyn.tabata@lacity.org <jocelyn.tabata@lacity.org>

Sun, Aug 6, 2023 at 10:59 AM

Reply-To: jocelyn.tabata@lacity.org

To: cwee@lifeark.net, fernando.morales@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, gary.gero@lacity.org, leo.daube@lacity.org, katy.yaroslavsky@lacity.org, vanessa.saldana@lacity.org, allen.zipper@lacity.org, kmadigan@lafh.org, stephanie@lafh.org, jdilworth@lifeark.net, pcho@lifeark.net, rwee@lifeark.net

Join with Google Meet

Meeting link

meet.google.com/mma-nekg-xto

Join by phone

(US) [+1 316-789-6570](tel:+13167896570)

PIN: 757231927

[More phone numbers](#)

When

Sunday Aug 6, 2023 · 11am – 11:30am (Pacific Time - Los Angeles)

Guests

jocelyn.tabata@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

gary.gero@lacity.org

leo.daube@lacity.org

katy.yaroslavsky@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

kmadigan@lafh.org

stephanie@lafh.org

cwee@lifeark.net

jdilworth@lifeark.net

pcho@lifeark.net

rwee@lifeark.net

[View all guest info](#)

Reply for cwee@lifeark.net

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

CPRA-02-CD5-2-001288



invite.ics
4K



Jocelyn Tabata <jocelyn.tabata@lacity.org>

Invitation: Debrief @ Sun Aug 6, 2023 11am - 11:30am (PDT) (jdilworth@lifeark.net)

1 message

jocelyn.tabata@lacity.org <jocelyn.tabata@lacity.org>

Sun, Aug 6, 2023 at 10:59 AM

Reply-To: jocelyn.tabata@lacity.org

To: jdilworth@lifeark.net, fernando.morales@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, gary.gero@lacity.org, leo.daube@lacity.org, katy.yaroslavsky@lacity.org, vanessa.saldana@lacity.org, allen.zipper@lacity.org, kmadigan@lafh.org, stephanie@lafh.org, cwee@lifeark.net, pcho@lifeark.net, rwee@lifeark.net

Join with Google Meet

Meeting link

meet.google.com/mma-nekg-xto

Join by phone

(US) [+1 316-789-6570](tel:+13167896570)

PIN: 757231927

[More phone numbers](#)

When

Sunday Aug 6, 2023 · 11am – 11:30am (Pacific Time - Los Angeles)

Guests

jocelyn.tabata@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

gary.gero@lacity.org

leo.daube@lacity.org

katy.yaroslavsky@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

kmadigan@lafh.org

stephanie@lafh.org

cwee@lifeark.net

jdilworth@lifeark.net

pcho@lifeark.net

rwee@lifeark.net

[View all guest info](#)

Reply for jdilworth@lifeark.net

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

CPRA-02-CD5-2-001291

 **invite.ics**
4K



Jocelyn Tabata <jocelyn.tabata@lacity.org>

Invitation: Debrief @ Sun Aug 6, 2023 11am - 11:30am (PDT) (kmadigan@lafh.org)

1 message

jocelyn.tabata@lacity.org <jocelyn.tabata@lacity.org>

Sun, Aug 6, 2023 at 10:55 AM

Reply-To: jocelyn.tabata@lacity.org

To: kmadigan@lafh.org, fernando.morales@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, gary.gero@lacity.org, leo.daube@lacity.org, katy.yaroslavsky@lacity.org, vanessa.saldana@lacity.org, allen.zipper@lacity.org, stephanie@lafh.org

Join with Google Meet

Meeting link

meet.google.com/mma-nekg-xto

Join by phone

(US) [+1 316-789-6570](tel:+13167896570)

PIN: 757231927

[More phone numbers](#)

When

Sunday Aug 6, 2023 · 11am – 11:30am (Pacific Time - Los Angeles)

Guests

jocelyn.tabata@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

gary.gero@lacity.org

leo.daube@lacity.org

katy.yaroslavsky@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

kmadigan@lafh.org

stephanie@lafh.org

[View all guest info](#)

Reply for kmadigan@lafh.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

 **invite.ics**
4K



Jocelyn Tabata <jocelyn.tabata@lacity.org>

Invitation: Debrief @ Sun Aug 6, 2023 11am - 11:30am (PDT) (pcho@lifeark.net)

1 message

jocelyn.tabata@lacity.org <jocelyn.tabata@lacity.org>

Sun, Aug 6, 2023 at 10:59 AM

Reply-To: jocelyn.tabata@lacity.org

To: pcho@lifeark.net, fernando.morales@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, gary.gero@lacity.org, leo.daube@lacity.org, katy.yaroslavsky@lacity.org, vanessa.saldana@lacity.org, allen.zipper@lacity.org, kmadigan@lafh.org, stephanie@lafh.org, cwee@lifeark.net, jdilworth@lifeark.net, rwee@lifeark.net

Join with Google Meet

Meeting link

meet.google.com/mma-nekg-xto

Join by phone

(US) [+1 316-789-6570](tel:+13167896570)

PIN: 757231927

[More phone numbers](#)

When

Sunday Aug 6, 2023 · 11am – 11:30am (Pacific Time - Los Angeles)

Guests

jocelyn.tabata@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

gary.gero@lacity.org

leo.daube@lacity.org

katy.yaroslavsky@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

kmadigan@lafh.org

stephanie@lafh.org

cwee@lifeark.net

jdilworth@lifeark.net

pcho@lifeark.net

rwee@lifeark.net

[View all guest info](#)

Reply for pcho@lifeark.net

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

CPRA-02-CD5-2-001296

 **invite.ics**
4K



Jocelyn Tabata <jocelyn.tabata@lacity.org>

Invitation: Debrief @ Sun Aug 6, 2023 11am - 11:30am (PDT) (rwee@lifeark.net)

1 message

jocelyn.tabata@lacity.org <jocelyn.tabata@lacity.org>

Sun, Aug 6, 2023 at 10:59 AM

Reply-To: jocelyn.tabata@lacity.org

To: rwee@lifeark.net, fernando.morales@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, gary.gero@lacity.org, leo.daube@lacity.org, katy.yaroslavsky@lacity.org, vanessa.saldana@lacity.org, allen.zipper@lacity.org, kmadigan@lafh.org, stephanie@lafh.org, cwee@lifeark.net, jdilworth@lifeark.net, pcho@lifeark.net

Join with Google Meet

Meeting link

meet.google.com/mma-nekg-xto

Join by phone

(US) [+1 316-789-6570](tel:+13167896570)

PIN: 757231927

[More phone numbers](#)

When

Sunday Aug 6, 2023 · 11am – 11:30am (Pacific Time - Los Angeles)

Guests

jocelyn.tabata@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

gary.gero@lacity.org

leo.daube@lacity.org

katy.yaroslavsky@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

kmadigan@lafh.org

stephanie@lafh.org

cwee@lifeark.net

jdilworth@lifeark.net

pcho@lifeark.net

rwee@lifeark.net

[View all guest info](#)

Reply for [rwee@lifeark.net](#)

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

CPRA-02-CD5-2-001299



invite.ics
4K



Jocelyn Tabata <jocelyn.tabata@lacity.org>

Invitation: Debrief @ Sun Aug 6, 2023 11am - 11:30am (PDT) (rwee@lifeark.net)

1 message

jocelyn.tabata@lacity.org <jocelyn.tabata@lacity.org>

Sun, Aug 6, 2023 at 10:59 AM

Reply-To: jocelyn.tabata@lacity.org

To: rwee@lifeark.net, fernando.morales@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, gary.gero@lacity.org, leo.daube@lacity.org, katy.yaroslavsky@lacity.org, vanessa.saldana@lacity.org, allen.zipper@lacity.org, kmadigan@lafh.org, stephanie@lafh.org, cwee@lifeark.net, jdilworth@lifeark.net, pcho@lifeark.net

Join with Google Meet

Meeting link

meet.google.com/mma-nekg-xto

Join by phone

(US) [+1 316-789-6570](tel:+13167896570)

PIN: 757231927

[More phone numbers](#)

When

Sunday Aug 6, 2023 · 11am – 11:30am (Pacific Time - Los Angeles)

Guests

jocelyn.tabata@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

gary.gero@lacity.org

leo.daube@lacity.org

katy.yaroslavsky@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

kmadigan@lafh.org

stephanie@lafh.org

cwee@lifeark.net

jdilworth@lifeark.net

pcho@lifeark.net

rwee@lifeark.net

[View all guest info](#)

Reply for rwee@lifeark.net

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

CPRA-02-CD5-2-001302



invite.ics
4K



Jocelyn Tabata <jocelyn.tabata@lacity.org>

Invitation: Debrief @ Sun Aug 6, 2023 11am - 11:30am (PDT) (stephanie@lafh.org)

1 message

jocelyn.tabata@lacity.org <jocelyn.tabata@lacity.org>

Sun, Aug 6, 2023 at 10:55 AM

Reply-To: jocelyn.tabata@lacity.org

To: stephanie@lafh.org, fernando.morales@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, gary.gero@lacity.org, leo.daube@lacity.org, katy.yaroslavsky@lacity.org, vanessa.saldana@lacity.org, allen.zipper@lacity.org, kmadigan@lafh.org

Join with Google Meet

Meeting link

meet.google.com/mma-nekg-xto

Join by phone

(US) [+1 316-789-6570](tel:+13167896570)

PIN: 757231927

[More phone numbers](#)

When

Sunday Aug 6, 2023 · 11am – 11:30am (Pacific Time - Los Angeles)

Guests

jocelyn.tabata@lacity.org - organizer

fernando.morales@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

gary.gero@lacity.org

leo.daube@lacity.org

katy.yaroslavsky@lacity.org

vanessa.saldana@lacity.org

allen.zipper@lacity.org

kmadigan@lafh.org

stephanie@lafh.org

[View all guest info](#)

Reply for stephanie@lafh.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

 **invite.ics**
4K

From: Zachary Warma <zachary.warma@lacity.org>
To: connie.espinoza@lacity.org, gary.gero@lacity.org
Date: Mon Jun 12 2023 17:17:39 GMT-0700 (PDT)
Subject: Invitation: GSD x CD-5 re: contracting, State of Emergency @ Tue Jun 13, 2023 4:15pm - 4:45pm (PDT) (connie.espinoza@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/orh-kyog-siy

Join by phone

(US) +1 662-441-3072

PIN: 271522613

[More phone numbers](#)

When

Tuesday Jun 13, 2023 · 4:15pm – 4:45pm (Pacific Time - Los Angeles)

Guests

zachary.warma@lacity.org - organizer

gary.gero@lacity.org

connie.espinoza@lacity.org

[View all guest info](#)

Reply for connie.espinoza@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Zachary Warma <zachary.warma@lacity.org>
To: gary.gero@lacity.org, connie.espinoza@lacity.org
Date: Mon Jun 12 2023 17:17:39 GMT-0700 (PDT)
Subject: Invitation: GSD x CD-5 re: contracting, State of Emergency @ Tue Jun 13, 2023 4:15pm - 4:45pm (PDT) (gary.gero@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/orh-kyog-siy

Join by phone

(US) +1 662-441-3072

PIN: 271522613

[More phone numbers](#)

When

Tuesday Jun 13, 2023 · 4:15pm – 4:45pm (Pacific Time - Los Angeles)

Guests

zachary.warma@lacity.org - organizer

gary.gero@lacity.org

connie.espinoza@lacity.org

[View all guest info](#)

Reply for gary.gero@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Attachments:

- invite.ics
 - invite.ics
-

From: Fernando Morales <fernando.morales@lacity.org>

To: zachary.warma@lacity.org, michelle.flores@lacity.org, george.hakopiants@lacity.org, patricia.macias@lacity.org, vanessa.saldana@lacity.org, barbaraatlange@gmail.com, allen.zipper@lacity.org, jarrett.thompson@lacity.org, thaoster@gmail.com, frederickmajesty@gmail.com

Cc: matthew.tenchavez@lacity.org, loren.jackson@lacity.org, perla.urzua@lacity.org

Date: Fri Mar 10 2023 11:41:45 GMT-0800 (PST)

Subject: Invitation: Nimby to Yimby Lunch & Learn w/Barbara Osborn (FM will Or... @ Tue Apr 18, 2023 1pm - 1:50pm (PDT) (zachary.warma@lacity.org)

Join with Google Meet

Meeting link

meet.google.com/tny-rifs-fmp

Join by phone

(US) [+1 402-364-0144](tel:+14023640144)

PIN: 401781239

[More phone numbers](#)

When

Tuesday Apr 18, 2023 · 1pm – 1:50pm (Pacific Time - Los Angeles)

Location

6380 Wilshire Blvd #800, Los Angeles, CA 90048

[View map](#)

Guests

fernando.morales@lacity.org - organizer

michelle.flores@lacity.org

george.hakopiants@lacity.org

patricia.macias@lacity.org

vanessa.saldana@lacity.org

barbaraatlargo@gmail.com

allen.zipper@lacity.org

jarrett.thompson@lacity.org

thaoster@gmail.com

frederickmajesty@gmail.com

zachary.warma@lacity.org

matthew.tenchavez@lacity.org - optional

loren.jackson@lacity.org - optional

perla.urzua@lacity.org - optional

[View all guest info](#)

Reply for zachary.warma@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

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Attachments:

- invite.ics
 - invite.ics
-

From: Councilwoman Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>
To: dylan.sittig@lacity.org
Date: Sun Aug 06 2023 09:41:16 GMT-0700 (PDT)
Subject: Join our Informational Meeting on 2377 Midvale at 10am

Email not displaying correctly? [View it in your browser.](#)

 Off Grid Adventures



Last week, I shared our plans to bring an interim housing site to Council District Five at 2377 Midvale, an underutilized city-owned parking lot on L.A.'s Westside. I know that you all know how critical it is that we bring this resource to our District. We are the only district in Los Angeles that does not have interim beds for unhoused adults. This makes it incredibly difficult to do the work of bringing people off the street and into permanent housing, removing encampments from sidewalks, and making our communities safer.

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To join via Zoom, please click this URL:
[https://www.zoomgov.com/j/1612218766?
pwd=UktjWmh0NmJDWEg2T05EK0RSQXI5Zz09](https://www.zoomgov.com/j/1612218766?pwd=UktjWmh0NmJDWEg2T05EK0RSQXI5Zz09)
Passcode: 557476

To call in, dial +16692545252,,1612218766#

All my best,
Katy



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On Tuesday I joined Melrose Action and the LAPD Wilshire Division Station for this year's National Night Out. Communities all across Los Angeles held similar events in an effort to bring neighbors together, build neighborhood unity, and strengthen relationships with local law enforcement.



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If you have any need pertaining to the City of Los Angeles, please do not hesitate to reach out:

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200 N. Spring Street, Suite 440
Los Angeles, CA 90012
(213) 473-7005

District Office
6380 Wilshire Blvd., Suite 800
Los Angeles, CA 90048
(323) 866-1828

General Inquiries: Councilmember.Yaroslavsky@lacity.org

All my best,



councildistrict5.lacity.gov



Councilwoman Katy Yaroslavsky
200 N. Spring St., Room 440, Los Angeles, CA 90012

[Unsubscribe](#)

From: Councilwoman Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>
To: Michelle Flores <michelle.flores@lacity.org>
Date: Sun Aug 06 2023 09:41:19 GMT-0700 (PDT)
Subject: Join our Informational Meeting on 2377 Midvale at 10am

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(323) 866-1828

General Inquiries: Councilmember.Yaroslavsky@lacity.org

All my best,



councildistrict5.lacity.gov



Councilwoman Katy Yaroslavsky
200 N. Spring St., Room 440, Los Angeles, CA 90012

[Unsubscribe](#)

From: Allen Zipper <allen.zipper@lacity.org>
To: Jenelle Henderson <jenelle.henderson@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma
<zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 17 2023 17:48:24 GMT-0700 (PDT)
Subject: Katy Prep Meeting

Hi Jenelle,

Would you please schedule 15 to 20 minutes of prep time with Katy, Fernando, Zach, Vanessa, and me prior to the "Midvale Neighbors Meeting" on Thursday, August 24 - 5:30 – 6:30 pm? Probably closer to the meeting if possible.

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

[Sign up for our Newsletter](#)

From: Jenelle Henderson <jenelle.henderson@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 18 2023 09:59:56 GMT-0700 (PDT)
Subject: Re: Katy Prep Meeting

Done!

- Jenelle

--



Jenelle Henderson

Executive Assistant

O: (213) 473-7005

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

From: Allen Zipper <allen.zipper@lacity.org>
To: Jenelle Henderson <jenelle.henderson@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Zachary Warma
<zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 18 2023 10:16:48 GMT-0700 (PDT)
Subject: Re: Katy Prep Meeting

Thank you!

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

[Sign up for our Newsletter](#)

From: Zachary Warma <zachary.warma@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Tue Feb 14 2023 15:30:09 GMT-0800 (PST)
Subject: LADOT Parking Lots for potential exploration as affordable/supportive housing

D:

Having reviewed the list China pulled from AMS, here are the LADOT parking lots that, pending your input, could be potential sites we send to the CAO / Mayor's Office for consideration of housing:

Parking Structure

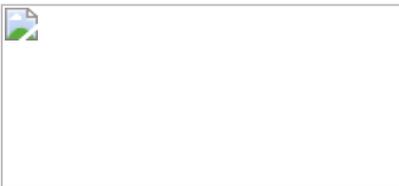
- **123 S Robertson Blvd** ([google map](#)) - Parking Structure #703 just north of 3rd / Robertson. APN 4334001900. 3 story parking garage with ground floor retail; likely our worst option, given location on commercial corridor, but it seems like a substantial parcel

Parking Lots

I want to note that the first four lots are located in less than a mile radius off each other off Pico, and in fact the Malcolm and Overland lots are within 2 blocks of each other

- **2377 Midvale Avenue** ([google map](#)) - Parking Lot # 707. The lot seems to stretch over 2 parcels (APN 432204902 & 432204902), with one of the parcels fronting Pico. This is by far the largest lot, if the city owns the front parcel, and likely the best development opportunity.
- **2386 Malcolm Ave** ([google map](#)) - Parking Lot # 685. Half a block from Pico, located between an alley and a SFR. One of the smaller looking parcels.
- **2371 Overland Ave** ([google map](#)) - Parking Lot # 715. Half a block from Pico, located between an alley and a SFR.
- **2367 Prosser Ave** ([google map](#)) - Parking Lot # 698. Half a block from Pico, located between an alley and SFR.
- **728 S Cochran**

--



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

From: Zachary Warma <zachary.warma@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Mar 08 2023 12:09:50 GMT-0800 (PST)
Subject: LADOT/LAHD MOU

attached

----- Forwarded message -----

From: **Leah Chu** <leah.chu@lacity.org>
Date: Tue, Mar 7, 2023 at 5:41 PM
Subject: CAO Contacts - Chiefs over Property Review and LADOT
To: Zachary Warma <zachary.warma@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Ida Rubio <ida.rubio@lacity.org>, David Hirano <david.hirano@lacity.org>
Cc: Shannon Hoppes <shannon.hoppes@lacity.org>, Daniel Cho <daniel.cho@lacity.org>, Andrew Choi <andrew.choi@lacity.org>

Hi Zachary, Fernando, and Dylan,

It was nice speaking with you today. I want to e-introduce you to additional resources from our Office regarding your earlier request.

Ida Rubio is the chief over CAO's Asset Management Group who will guide you through the property review process.

David Hirano is the chief over the CAO's Public Works and Physical Plant Group. You'll most likely connect with him later on in the process. LADOT is under his portfolio, and he can provide you with more insight regarding your transactions with the department. He shared the attached MOU between LAHD and LADOT for development of affordable housing. The MOU provides replacement parking guidelines based upon current occupancy of the lot (starting pg 3) which informs Zach's earlier question of why replacement parking is required. It's based on need. If it's under utilized, it looks like there are situations where replacement parking is not required.

Hi Ida and David,

Zachary, Fernando, and Dylan from CD5 are looking into an LADOT parking lot located at Pico Blvd and Midvale Avenue as an interim homeless housing site and options for future changes.

Thanks!
Leah

--
><> ><> ><> ><> ><> ><> ><>

Leah Chu
Office of the City Administrative Officer
200 N Main St, 15th Flr
Los Angeles, CA 90012
213-978-3027

--



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

Attachments:

- 15200020 MOU LADOT Parking Replacement Policy Final Signed.pdf
-



LAFH/Lifeark/CD 5 Community Meeting Check-In

Created by: Fernando Morales · Your response: ✓Yes, I'm going

Time

2:45pm - 3:25pm (Pacific Time - Los Angeles)

Date

Fri Jul 28, 2023

My Notes

Guests

- ✓ cwee@lifeark.net
- ✓ Fernando Morales
- ✓ Gary Gero
- ✓ George Hakopiants
- ✓ Jarrett Thompson
- ✓ kmadigan@lafh.org
- ✓ Matthew Tenchavez
- ✓ pcho@lifeark.net
- ✓ rwee@lifeark.net
- ✓ stephanie@lafh.org
- ✓ Vanessa Saldana
- ✓ Zachary Warma
- Allen Zipper
- Leo Daube



LAHD Accessibility Housing Program x LifeArk connect

Created by: Kenya Wiley · Your response: ✓ Yes, I'm going

Time

11:30am - 12:30pm (Pacific Time - Los Angeles)

Date

Thu Aug 3, 2023

My Notes

Guests

- ✓ cwee@lifeark.net
- ✓ Gary Gero
- ✓ jdilworth@lifeark.net
- ✓ Joel Launchbaugh
- ✓ mohsen_anis@hotmail.com
- ✓ Nathan Ho
- ✓ pcho@lifeark.net
- ✓ relrabaa@gmail.com
- ✓ Tricia Keane
- ✓ Zachary Warma
- ⊗ Jorge Alcantar
- ⊗ rwee@lifeark.net
- Declined because I am out of office
- emendez@lafh.org
- Marina Quinonez

Dear Councilmember Yaroslavsky:

We write to you in strong support of the mixed-use project proposed for 1050 S. La Cienega Blvd. This building will bring sorely needed housing to a richly resourced neighborhood, close to excellent schools, multiple job centers, parks, and transit. This prime location is exactly where the City should be approving more housing, and we urge you to provide 290 families the opportunity to live there.

Among the project's 290 apartments are 29 units reserved for families with extremely low incomes. As of 2021, 41 deed-restricted affordable apartments had been built or were under construction [within half a mile](#) of the project. This building alone would nearly double the amount of affordable housing in the neighborhood. At 2021 costs of nearly [\\$600,000 per unit](#), the City would have to spend approximately \$17 million of taxpayer funds to build the same number of deed-restricted apartments that this project provides at zero cost to taxpayers.

The building's proximity to the subway also makes it an important opportunity. Due to previous land use decisions, this lot is one of the few locations within walking distance to the Wilshire/La Cienega subway stop with the potential to house many families. Most of the land surrounding the station is either a Historic District or zoned exclusively for single family houses. The D Line is projected to carry the highest number of riders of any train line west of the Mississippi. The City should seize this rare opportunity to provide Angelenos with the chance to live near it.

The people who move into this building will also make the neighborhood more vibrant. Businesses will see more customers, schools will see increased enrollment, and houses of worship will see increased membership. At a time when the [local population is decreasing](#), this project provides an opportunity to reverse that trend and support the neighborhood-serving institutions that depend on the community.

Los Angeles is in the midst of a historic housing crisis caused by a severe shortage of homes. Our City is the [least affordable](#), the [most overcrowded](#), and has the [most unhoused people](#) of any city in the country. According to an LA Times analysis, the zip code in which this project is located, 90035, lost about [10% of its population](#) from 2019-2022 as residents moved to more affordable locations. According to the 2022 Homeless Count, 1,301 people, including 243 children, [experienced homelessness in CD 5](#) last year. Meanwhile, the average home in South Carthay is worth nearly [\\$2 million](#), and the average rent for a two-bedroom apartment is over [\\$3,400](#). To afford rent in the neighborhood, families need to earn \$136,000/year, double the City median household income. By providing housing for both lower- and middle-income families, this project can help ease our housing crisis and make the neighborhood more accessible to all kinds of Angelenos.

On behalf of the 290 families who would be thrilled to live in this highly resourced, transit-rich neighborhood, and on behalf of all Angelenos harmed by our housing crisis, we urge you to approve this project as currently proposed.

Sincerely,

Residents of CD5:

1. Toby Muresianu

2. Szi Kiat Lee
3. Allie Leo
4. Andrew Lewis
5. Avinoam Baral
6. Ben Olson
7. Brett Hollenbeck
8. Chase Engelhardt
9. Dr. Stacey Weinstein
10. Eric Davidson
11. Eric Mankin
12. Haley Feng
13. Isaiah Berke
14. James Yu
15. Jason Shifter
16. Josh Berenbaum
17. Matthew Gray
18. Olive Long
19. Scott Epstein
20. Shula Green
21. Susan Pondfield
22. Thomas Price
23. William Mentlik
24. Zack Ritter

Residents of adjacent areas:

25. Cynthia Clemons
26. Margaret Harrington
27. Annie Bickerton
28. Eileen Hiss
29. Sam Shapiro-Klein
30. Rachel Whaley
31. Michael Bear
32. Josh Stephens
33. Leila Tredemeyer
34. Tibby Rothman
35. Elvina Beck
36. Benton Heimsath
37. Geneva Vogelheim
38. Disa Lindgren
39. Victor Hinderliter
40. Bubba Fish
41. Daniel Young
42. Gary Guthman
43. Michael Freeman
44. Joel Silberman
45. Gilbert Lee
46. Adam M. Markovitz

47. Joe Abousakher
48. Michael Cornacchia
49. Edward Williams
50. Oren Hadar
51. Nic Musolino
52. Jesi Harris
53. Scott Korinke
54. Kevin Zelaya
55. Arielle Little
56. Justin Lewis
57. Marshall Epstein
58. Vincent Saulsberry-Fong
59. Esteban Gast
60. Jake Theios
61. Ian Tudor
62. Brian McCullom
63. Debora Choi
64. Audrey Sato
65. Diane Wilson
66. Nancy Matson
67. Rebecca Cannara

Residents of elsewhere in Los Angeles or California:

68. Thomas Irwin
69. Ben DiPietro
70. Zennon Ulyate-Crow
71. Alfred Twu
72. William Holmes
73. Brian McCullom
74. Hoai Do Nguyen
75. Rosie Dwyer

LifeArk Modular Housing Pricing Quote



Date: August 23,2023

Bill To: City of Los Angeles

Ship To:

Pico & Midvale
Los Angeles, CA 90064

Product Model	Unit Price	Quantity	Total Price
HOUSING UNITS (33 Units)			
2x1 Ensuite	\$51,145	31	\$1,585,495
1.5x2 ADA Ensuite	\$68,648	2	\$137,296
OFFICE/COMMUNITY UNITS			
1x1 Laundry	\$28,951	3	\$86,853
2x2 Community Room	\$93,976	1	\$93,976
3x2 Office	\$128,522	1	\$128,522
2x1 Office	\$41,957	1	\$41,957
1x1 IT/Utility	\$24,778	1	\$24,778
	Products Sub-Total		\$2,098,877
	Sales Tax on Products*		\$101,194
	Delivery & Handling		\$26,124
	TOTAL PRICING QUOTE		\$2,226,195

TERMS: 50% deposit upon signing of contract

* **SALES TAX** under Regulation 1521.4 on 40% of sales price for factory-built housing models (excludes commercial modular units) approved by HCD.

INCLUSIONS/EXCLUSIONS: see attached



LA City Council District 5 - Pico & Midvale Interim Housing Project

INCLUSIONS:

- 1 Fully fitted out LifeArk ensuite and ADA units with full private bathrooms. (ADA units with roll-in shower)
- 2 Fully fitted out admin/office unit.
- 3 Fully fitted out community building including built-in cabinets, roll-down shutters etc.
- 4 Laundry unit ready to hook up to a washer and a dryer.
- 5 Modular units are approximately 80% completed in the factory and delivered to the project site. Units come with interior finished with paint, flooring, MEP finishes, doors, and hardware. Remaining 20% to completion is work on site, including connecting the units, anchoring to foundation, site utilities hookup, and interior walls patched at connection points. Fixtures & finishes are the standard material provided by LifeArk.
- 6 Units include mechanical HVAC mini-splits, with condensers located in the set-back area.
- 7 Module staging and on/off loading at the site is included.
- 8 Module assembly on-site and final testing.
- 9 Architecture/Engineering/Design services for all Lifeark HCD models.
- 10 HCD certification, permit and inspection fees.

EXCLUSIONS:

- 1 Site work including, but not limited to, grading, paving, gates and fences, trash enclosures.
- 2 Landscaping, green walls, planters, hardscaping, irrigation and common area amenities.
- 3 Site accessories including storage bins, bike racks, lockers, mailboxes etc.
- 4 Decks, handicap lifts, railings, stairs, and ramps.
- 5 Any work related to the underground storm drain and catch basin.
- 6 Any demolition, repairs and/or improvements to the existing structures.
- 7 All city utilities including sewer, power, gas and storm drain work.
- 8 All trenching and repairs to the sidewalks.
- 9 Utility connections on site to module stub down points of connections
- 10 Final testing of all systems
- 11 Cost of land, construction financing, taxes, city fees.
- 12 All Permit costs including any costs for street use, SFFD, excludes SMP and SWPPP plans.
- 13 Architecture/Engineering/Design services for site-related (non-LifeArk units) work.
- 14 Costs of testing and inspection (non-HCD) including costs for trade permits and inspection.
- 15 Utility fees, account setup, power poles, transformers, conductors, etc. by owner.
- 16 Handling and removal of any hazardous material.
- 17 Removal of any underground obstacles not shown.
- 18 All main power connection costs to connect to the switchgear.
- 19 Low Voltage Tele/Data, WiFi.
- 20 All Owner provided FF&E.
- 21 Costs for storing, double-handling or trucking owner supplied materials.
- 22 Appliances and furniture.
- 23 Central fire alarm system, PV system, emergency generator, site lighting.
- 24 Fire truck access.
- 25 Fire hydrants or other fire department improvements.
- 26 Owner's GL Property Insurance.

CD-5 PICO-MIDVALE INTERIM HOUSING PROJECT

10907-10909 W. PICO BLVD, 2377 MIDVALE AVE, LA CA 90064

ARCHITECTURAL SUMMARY:

- | | |
|------------------------|---|
| 1. SITE AREA: | 16,340 SF |
| 2. BUILDING AREA: | 5,622 SF |
| 2.1. ENSUITE UNITS | 4,154 SF (31 BEDS) |
| 2.2. ENSUITE ADA UNITS | 400 SF (2 BEDS)- (33 X 5% = 1.65 REQUIRED) 2 UNITS PROVIDE |
| 2.3. COMMUNITY ROOM | 267 SF |
| 2.4. OFFICE/SERVICES | 400 SF |
| 2.3. OFFICE | 134 SF |
| 2.4. LAUNDRY | 200 SF |
| 2.4. STORAGE | 67 SF |
| 3. NUMBER OF BEDS: | 33 TOTAL |
| 4. OCCUPANCY: | R2 |



SITE PLAN

CPRA-02-CD5-2-001332



MODULAR HOUSING MANUFACTURER	
NAME	LIFEARK SPC
PHONE	(626) 535-9370
EMAIL	info@lifeark.net
WEB	www.lifeark.net
PLANT LOCATIONS	MANUFACTURING PLANTS ADDRESSES ARE LISTED ON THE COVER SHEET.

GDS
ARCHITECTS INC.
831 Marilan Street
Duarte, California 91010
Tel: 626-535-9370

R S TAVARES ASSOCIATES
DESIGN • CONSULTING • PROJECT MGT
11500 W. BERNARDO COURT, SUITE 100
SAN DIEGO, CA 92126
PHONE (858) 444-3344
WWW.RSTAVARES.COM

Revision Schedule		
#	Description	Date



CLIENT
COUNCIL DISTRICT 5
CITY OF LOS ANGELES

MODEL #
PICO / MIDVALE
INTERIM HOUSING
PROJECT

SHEET TITLE
HCD MODEL
DESCRIPTION

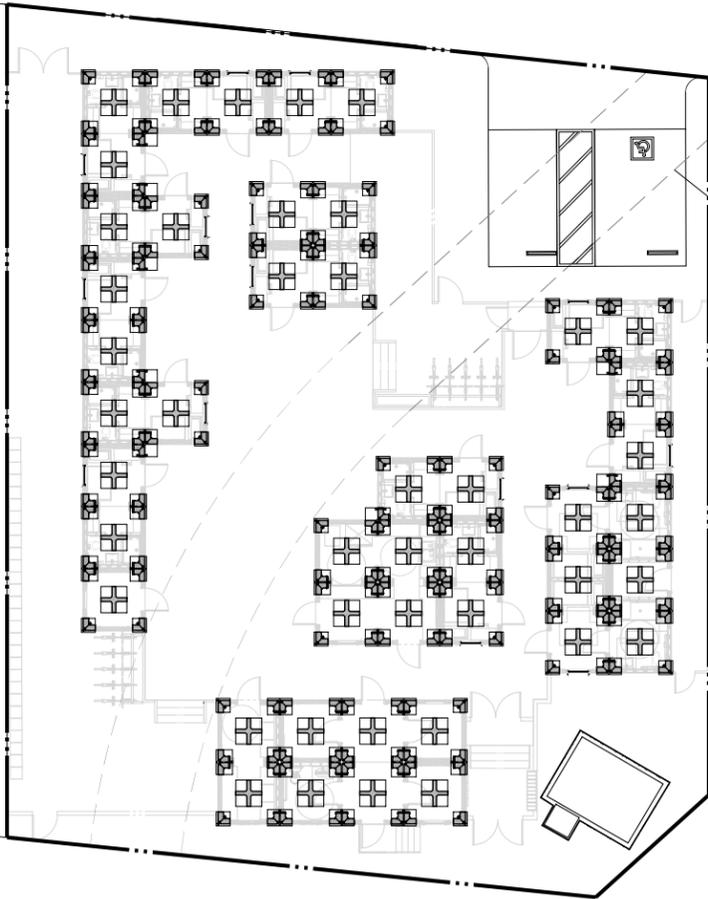
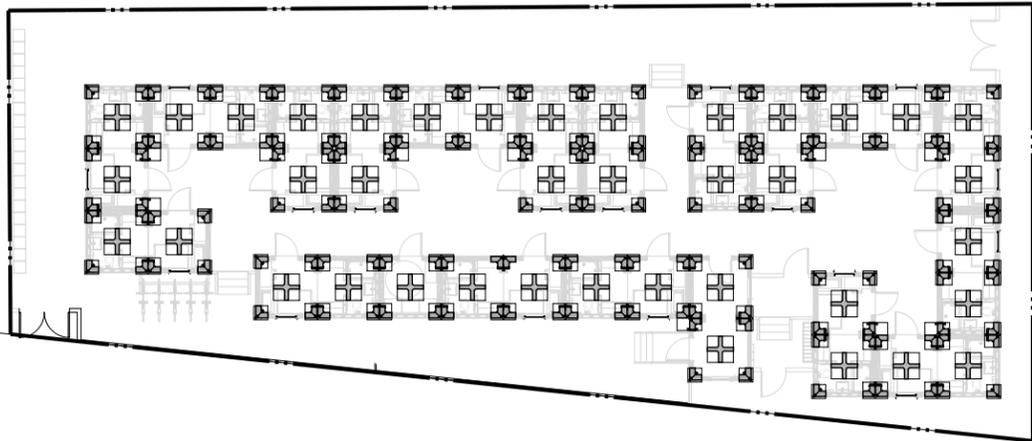
PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

SHEET NO.



EASEMENT

Midvale Ave

W Pico Blvd

PAD FOUNDATION PLAN



CPRA-02-CD5-2-001333



MODULAR HOUSING MANUFACTURER	
NAME	LIFEARK SPC
PHONE	(626) 535-9370
EMAIL	Info@lifeark.net
WEB	www.lifeark.net

PLANT LOCATIONS
ADDRESSES ARE LISTED ON THE COVER SHEET.



831 Meridian Street
Duarte, California 91010
Tel: 626.535.9370



Revision Schedule		
#	Description	Date



CLIENT
COUNCIL DISTRICT 5
CITY OF LOS ANGELES

MODEL #
PICO / MIDVALE
INTERIM HOUSING
PROJECT

SHEET TITLE
HCD MODEL
DESCRIPTION

PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

SHEET NO.

LifeArk Modular Housing Pricing Quote



Date: August 23,2023

Bill To: City of Los Angeles

Ship To:

Pico & Midvale
Los Angeles, CA 90064

Product Model	Unit Price	Quantity	Total Price
HOUSING UNITS (33 Units)			
2x1 Ensuite	\$51,145	31	\$1,585,495
1.5x2 ADA Ensuite	\$68,648	2	\$137,296
OFFICE/COMMUNITY UNITS			
1x1 Laundry	\$28,951	3	\$86,853
2x2 Community Room	\$93,976	1	\$93,976
3x2 Office	\$128,522	1	\$128,522
2x1 Office	\$41,957	1	\$41,957
1x1 IT/Utility	\$24,778	1	\$24,778
	Products Sub-Total		\$2,098,877
	Sales Tax on Products*		\$101,194
	Delivery & Handling		\$26,124
	TOTAL PRICING QUOTE		\$2,226,195

TERMS: 50% deposit upon signing of contract

* **SALES TAX** under Regulation 1521.4 on 40% of sales price for factory-built housing models (excludes commercial modular units) approved by HCD.

INCLUSIONS/EXCLUSIONS: see attached

LA City Council District 5 - Pico & Midvale Interim Housing Project

INCLUSIONS:

- 1 Fully fitted out LifeArk ensuite and ADA units with full private bathrooms. (ADA units with roll-in shower)
- 2 Fully fitted out admin/office unit.
- 3 Fully fitted out community building including built-in cabinets, roll-down shutters etc.
- 4 Laundry unit ready to hook up to a washer and a dryer.
- 5 Modular units are approximately 80% completed in the factory and delivered to the project site. Units come with interior finished with paint, flooring, MEP finishes, doors, and hardware. Remaining 20% to completion is work on site, including connecting the units, anchoring to foundation, site utilities hookup, and interior walls patched at connection points. Fixtures & finishes are the standard material provided by LifeArk.
- 6 Units include mechanical HVAC mini-splits, with condensers located in the set-back area.
- 7 Module staging and on/off loading at the site is included.
- 8 Module assembly on-site and final testing.
- 9 Architecture/Engineering/Design services for all Lifeark HCD models.
- 10 HCD certification, permit and inspection fees.

EXCLUSIONS:

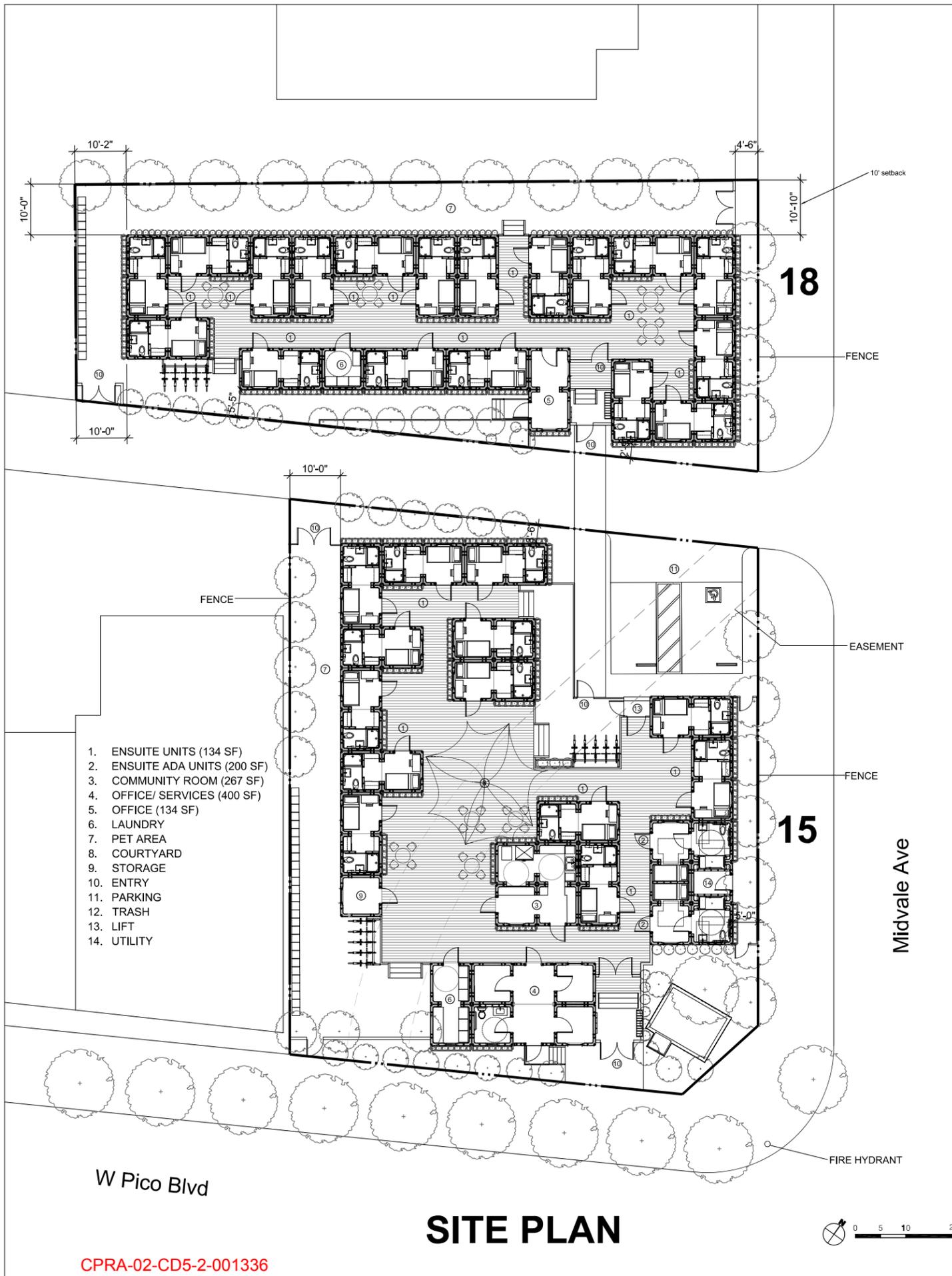
- 1 Site work including, but not limited to, grading, paving, gates and fences, trash enclosures.
- 2 Landscaping, green walls, planters, hardscaping, irrigation and common area amenities.
- 3 Site accessories including storage bins, bike racks, lockers, mailboxes etc.
- 4 Decks, handicap lifts, railings, stairs, and ramps.
- 5 Any work related to the underground storm drain and catch basin.
- 6 Any demolition, repairs and/or improvements to the existing structures.
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- 16 Handling and removal of any hazardous material.
- 17 Removal of any underground obstacles not shown.
- 18 All main power connection costs to connect to the switchgear.
- 19 Low Voltage Tele/Data, WiFi.
- 20 All Owner provided FF&E.
- 21 Costs for storing, double-handling or trucking owner supplied materials.
- 22 Appliances and furniture.
- 23 Central fire alarm system, PV system, emergency generator, site lighting.
- 24 Fire truck access.
- 25 Fire hydrants or other fire department improvements.
- 26 Owner's GL Property Insurance.

CD-5 PICO-MIDVALE INTERIM HOUSING PROJECT

10907-10909 W. PICO BLVD, 2377 MIDVALE AVE, LA CA 90064

ARCHITECTURAL SUMMARY:

1. SITE AREA:	16,340 SF
2. BUILDING AREA:	5,622 SF
2.1. ENSUITE UNITS	4,154 SF (31 BEDS)
2.2. ENSUITE ADA UNITS	400 SF (2 BEDS)- (33 X 5% = 1.65 REQUIRED) 2 UNITS PROVIDE
2.3. COMMUNITY ROOM	267 SF
2.4. OFFICE/SERVICES	400 SF
2.3. OFFICE	134 SF
2.4. LAUNDRY	200 SF
2.4. STORAGE	67 SF
3. NUMBER OF BEDS:	33 TOTAL
4. OCCUPANCY:	R2



SITE PLAN

CPRA-02-CD5-2-001336



MODULAR HOUSING MANUFACTURER	
NAME	LIFEARK SPC
PHONE	(626) 535-9370
EMAIL	info@lifeark.net
WEB	www.lifeark.net
PLANT LOCATIONS	MANUFACTURING PLANTS ADDRESSES ARE LISTED ON THE COVER SHEET.



Revision Schedule		
#	Description	Date



CLIENT
COUNCIL DISTRICT 5
CITY OF LOS ANGELES

MODEL #
PICO / MIDVALE
INTERIM HOUSING
PROJECT

SHEET TITLE
HCD MODEL
DESCRIPTION

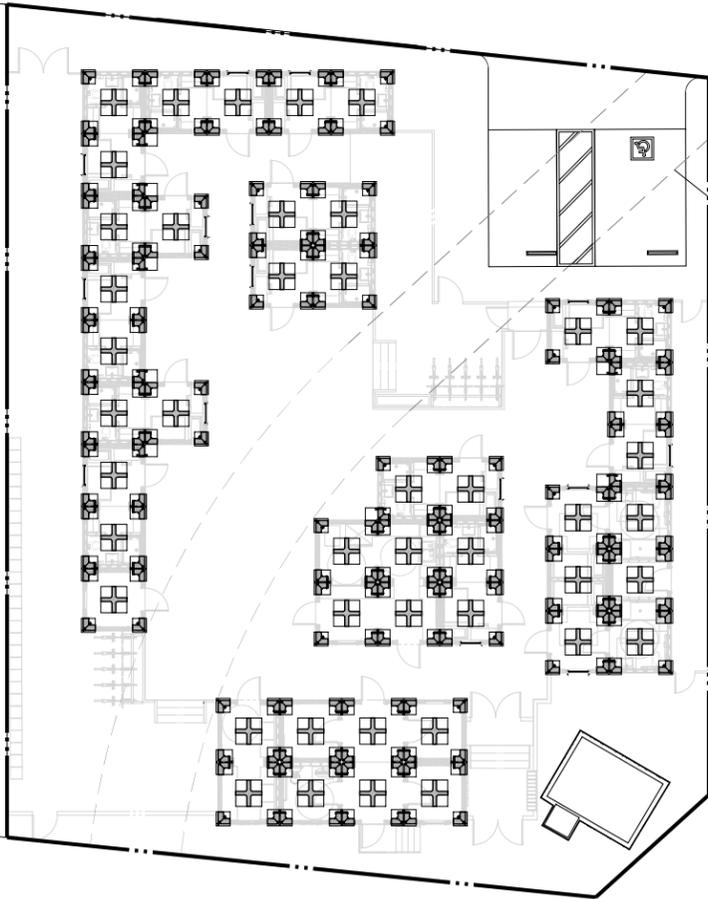
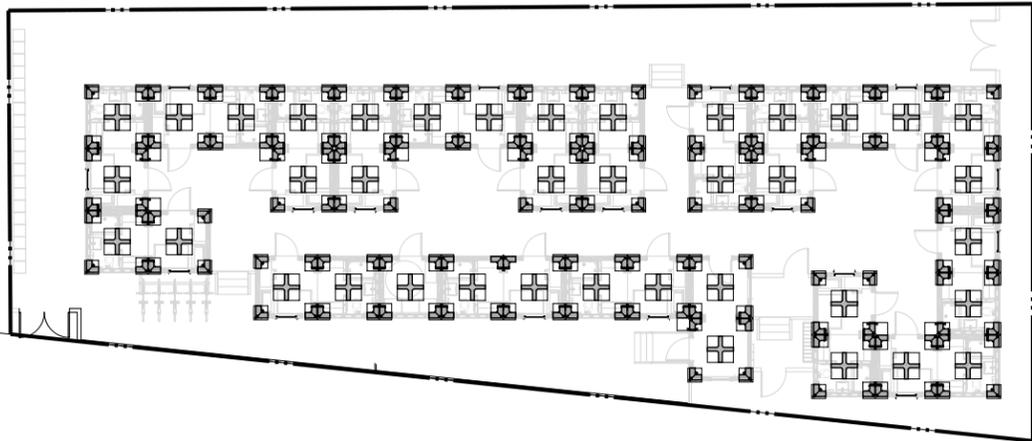
PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

SHEET NO.



EASEMENT

Midvale Ave

W Pico Blvd

PAD FOUNDATION PLAN



CPRA-02-CD5-2-001337



MODULAR HOUSING MANUFACTURER

NAME	LIFEARK SPC
PHONE	(626) 535-9370
EMAIL	Info@lifeark.net
WEB	www.lifeark.net

PLANT LOCATIONS
ADDRESSES ARE LISTED ON THE COVER SHEET.



831 Meridian Street
Duarte, California 91010
Tel: 626.535.9370



Revision Schedule

#	Description	Date
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PROFESSIONAL STAMP



CLIENT
COUNCIL DISTRICT 5
CITY OF LOS ANGELES

MODEL #
PICO / MIDVALE
INTERIM HOUSING
PROJECT

SHEET TITLE
HCD MODEL
DESCRIPTION

PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

SHEET NO.

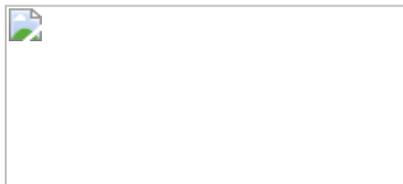
From: Dylan Sittig <dylan.sittig@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Date: Thu Jan 05 2023 11:00:37 GMT-0800 (PST)
Subject: List of Sites in CD 5 from June 2022

Hi,

Please see attached for a list of sites in CD 5 from June 2022.

Best,
Dylan

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

Attachments:

- 06.28.22 List of Sites in CD 5.pdf
-

From: Zachary Warma <zachary.warma@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Fri Jan 06 2023 17:06:12 GMT-0800 (PST)
Subject: Re: List of Sites in CD 5 from June 2022

D:

This is so incredibly clutch. Now, do you think it's worth us taking some time next week and reviewing this list together?

I defer to your expertise, but want your thoughts on whether it's useful to give this another hard look, particularly around the religious institutions / parking lots that could utilize AB 2011, SB 4 (if it passes), or other recent legislation.

Have a great weekend!

- Warma

On Thu, Jan 5, 2023 at 11:01 AM Dylan Sittig <dylan.sittig@lacity.org> wrote:

Hi,

Please see attached for a list of sites in CD 5 from June 2022.

Best,
Dylan

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

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--



Zachary Warma

Homelessness Policy Director

Councilwoman Katy Yaroslavsky, Council District 5

200 North Spring Street, Room 440

Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: zachary.warma@lacity.org

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Justin Orenstein <justin.orenstein@lacity.org>
Date: Tue Jan 10 2023 10:25:17 GMT-0800 (PST)
Subject: Fwd: List of Sites in CD 5 from June 2022

Hi Justin,

Hope you are well!

Do you recall who in CAO helped prepare this list of sites? Zach would like to get in touch with them for follow up.

Thank you!

Dylan

----- Forwarded message -----

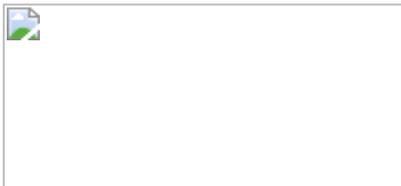
From: **Dylan Sittig** <dylan.sittig@lacity.org>
Date: Thu, Jan 5, 2023 at 11:00 AM
Subject: List of Sites in CD 5 from June 2022
To: Zachary Warma <zachary.warma@lacity.org>

Hi,

Please see attached for a list of sites in CD 5 from June 2022.

Best,
Dylan

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

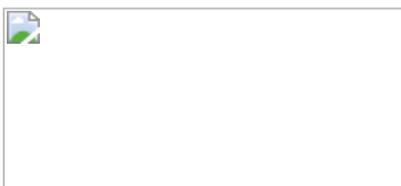
200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

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--



Dylan Sittig

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Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

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Attachments:

- 06.28.22 List of Sites in CD 5.pdf

From: Justin Orenstein <justin.orenstein@lacity.org>

To: Dylan Sittig <dylan.sittig@lacity.org>

Date: Thu Jan 12 2023 15:35:55 GMT-0800 (PST)

Subject: Re: List of Sites in CD 5 from June 2022

Hey there -- I'm not sure who is where any longer given ongoing movement in the Mayor's office, but I would suggest reaching out to Brian Buchner. He should be able to point you in the right direction if nothing else.

On Tue, Jan 10, 2023 at 10:25 AM Dylan Sittig <dylan.sittig@lacity.org> wrote:

Hi Justin,

Hope you are well!

Do you recall who in CAO helped prepare this list of sites? Zach would like to get in touch with them for follow up.

Thank you!

Dylan

----- Forwarded message -----

From: **Dylan Sittig** <dylan.sittig@lacity.org>
Date: Thu, Jan 5, 2023 at 11:00 AM
Subject: List of Sites in CD 5 from June 2022
To: Zachary Warma <zachary.warma@lacity.org>

Hi,

Please see attached for a list of sites in CD 5 from June 2022.

Best,
Dylan

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy
Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012
(213) 473-7005 Los Angeles City Hall Office
Email: dylan.sittig@lacity.org

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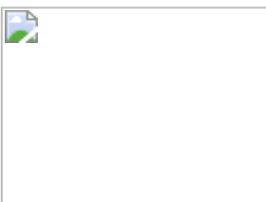
Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy
Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012
(213) 473-7005 Los Angeles City Hall Office
Email: dylan.sittig@lacity.org

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--



Justin Orenstein
Service Coordinator | External Relations
Department of Public Works
Bureau of Street Services



https://
CPRA-02-CD5-2-001341

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Justin Orenstein <justin.orenstein@lacity.org>
Date: Thu Jan 12 2023 16:04:42 GMT-0800 (PST)
Subject: Re: List of Sites in CD 5 from June 2022

Thank you!

On Thu, Jan 12, 2023 at 3:36 PM Justin Orenstein <justin.orenstein@lacity.org> wrote:
Hey there -- I'm not sure who is where any longer given ongoing movement in the Mayor's office, but I would suggest reaching out to Brian Buchner. He should be able to point you in the right direction if nothing else.

On Tue, Jan 10, 2023 at 10:25 AM Dylan Sittig <dylan.sittig@lacity.org> wrote:
Hi Justin,

Hope you are well!
Do you recall who in CAO helped prepare this list of sites? Zach would like to get in touch with them for follow up.
Thank you!

Dylan

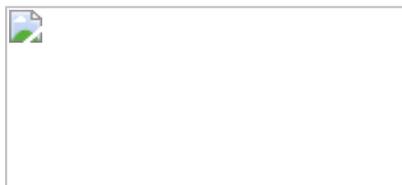
----- Forwarded message -----
From: **Dylan Sittig** <dylan.sittig@lacity.org>
Date: Thu, Jan 5, 2023 at 11:00 AM
Subject: List of Sites in CD 5 from June 2022
To: Zachary Warma <zachary.warma@lacity.org>

Hi,

Please see attached for a list of sites in CD 5 from June 2022.

Best,
Dylan

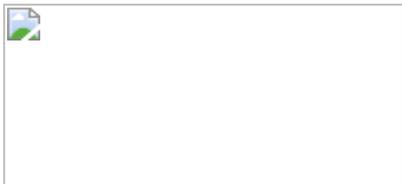
--



Dylan Sittig
Pronouns: he, him, his
Senior Planning Deputy
Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012
(213) 473-7005 Los Angeles City Hall Office
Email: dylan.sittig@lacity.org

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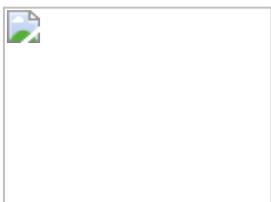
Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy
Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012
(213) 473-7005 Los Angeles City Hall Office
Email: dylan.sittig@lacity.org

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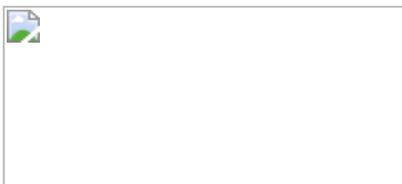


Justin Orenstein
Service Coordinator | External Relations
Department of Public Works
Bureau of Street Services



INNOVATION, INTEGRATION, AND INCLUSION

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy
Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012
(213) 473-7005 Los Angeles City Hall Office
Email: dylan.sittig@lacity.org

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From: Dylan Sittig <dylan.sittig@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Date: Thu Jan 12 2023 16:05:40 GMT-0800 (PST)
Subject: Re: List of Sites in CD 5 from June 2022

Hi,
I'm told Brian Buchner would be a good point of contact for the background on this list. Not sure if you are in touch with this person already?
I know Alex provided some additional insight as well.

Best,
Dylan

On Fri, Jan 6, 2023 at 5:06 PM Zachary Warma <zachary.warma@lacity.org> wrote:

D:

This is so incredibly clutch. Now, do you think it's worth us taking some time next week and reviewing this list together?

I defer to your expertise, but want your thoughts on whether it's useful to give this another hard look, particularly around the religious institutions / parking lots that could utilize AB 2011, SB 4 (if it passes), or other recent legislation.

Have a great weekend!

- Warma

On Thu, Jan 5, 2023 at 11:01 AM Dylan Sittig <dylan.sittig@lacity.org> wrote:

Hi,

Please see attached for a list of sites in CD 5 from June 2022.

Best,
Dylan

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

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--



Zachary Warma

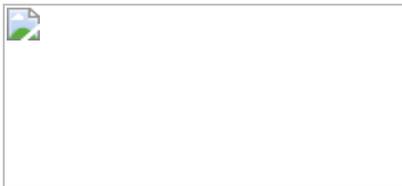
Homelessness Policy Director

Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: zachary.warma@lacity.org

--



Dylan Sittig

Pronouns: he, him, his

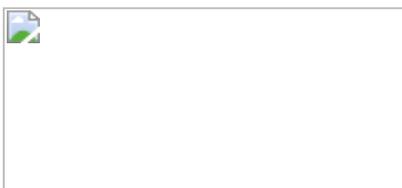
Senior Planning Deputy
Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012
(213) 473-7005 Los Angeles City Hall Office
Email: dylan.sittig@lacity.org

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From: Dylan Sittig <dylan.sittig@lacity.org>
To: Julia Heidelman <julia.heidelman@lacity.org>
Date: Thu Jan 19 2023 09:24:11 GMT-0800 (PST)
Subject: Fwd: List of Sites in CD 5 from June 2022

Hi, can you send this to me as a word doc? THANK YOU!

----- Forwarded message -----
--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy
Councilwoman Katy Yaroslavsky, Fifth District
200 North Spring Street, Room 440, Los Angeles,
CA 90012
(213) 473-7005 Los Angeles City Hall Office
Email: dylan.sittig@lacity.org

All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

Attachments:

- 06.28.22 List of Sites in CD 5.pdf

From: Julia Heidelman <julia.heidelman@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Date: Thu Jan 19 2023 09:40:49 GMT-0800 (PST)
Subject: Re: List of Sites in CD 5 from June 2022

here ya go!

On Thu, Jan 19, 2023 at 9:24 AM Dylan Sittig <dylan.sittig@lacity.org> wrote:
Hi, can you send this to me as a word doc? THANK YOU!

----- Forwarded message -----
--



Dylan Sittig

Pronouns: he, him, his

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Councilwoman Katy Yaroslavsky, Fifth District

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CA 90012

(213) 473-7005 Los Angeles City Hall Office

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Julia Heidelman

She / Her / Hers

City Planner

Los Angeles City Planning

6262 Van Nuys Blvd., Room 351

Los Angeles, CA 91401

T: (818) 374-5045 | Planning4LA.org



Attachments:

- 06.28.22 List of Sites in CD 5.docx

From: Dylan Sittig <dylan.sittig@lacity.org>
 To: Julia Heidelman <julia.heidelman@lacity.org>
 Date: Thu Jan 19 2023 09:55:33 GMT-0800 (PST)
 Subject: Re: List of Sites in CD 5 from June 2022

Thank you so much!

On Thu, Jan 19, 2023 at 9:41 AM Julia Heidelman <julia.heidelman@lacity.org> wrote:
here ya go!

On Thu, Jan 19, 2023 at 9:24 AM Dylan Sittig <dylan.sittig@lacity.org> wrote:
 Hi, can you send this to me as a word doc? THANK YOU!

----- Forwarded message -----

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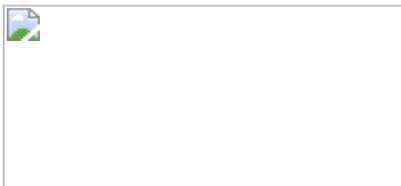
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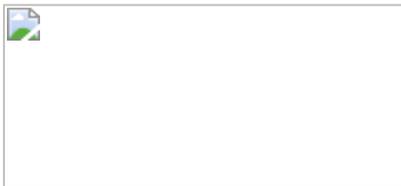
All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

From: Dylan Sittig <dylan.sittig@lacity.org>
To: coro.haleymartinez@gmail.com
Date: Thu Jan 19 2023 09:56:20 GMT-0800 (PST)
Subject: Fwd: List of Sites in CD 5 from June 2022

----- Forwarded message -----

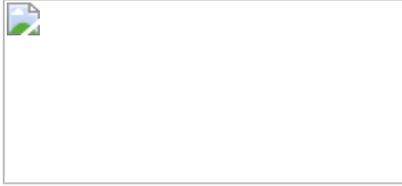
----- Forwarded message -----

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Attachments:

- 06.28.22 List of Sites in CD 5.docx

From: Julia Heidelman <julia.heidelman@lacity.org>

To: Dylan Sittig <dylan.sittig@lacity.org>

Date: Thu Jan 19 2023 14:51:14 GMT-0800 (PST)

Subject: Re: List of Sites in CD 5 from June 2022

np!

On Thu, Jan 19, 2023 at 9:56 AM Dylan Sittig <dylan.sittig@lacity.org> wrote:

Thank you so much!

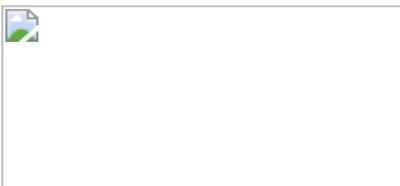
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Julia Heidelman

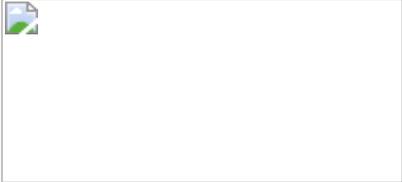
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Julia Heidelman

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City Planner

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6262 Van Nuys Blvd., Room 351
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T: (818) 374-5045 | Planning4LA.org



9070 Venice Blvd, Los Angeles, CA 90232

Council District (5): Katy Yaroslavsky

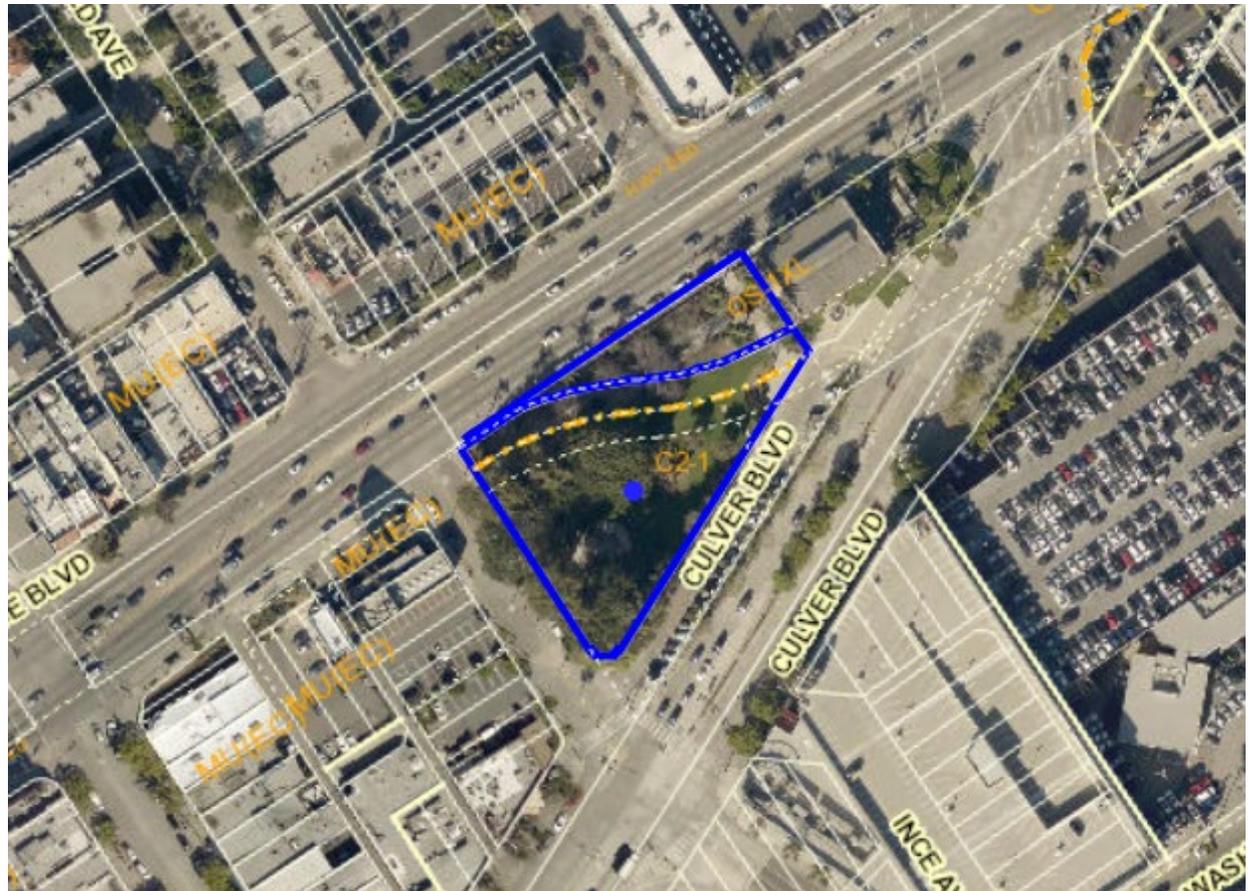
Initial Analysis:

This property includes Media Park, which is dedicated parkland on the City of Los Angeles/Culver City border and the adjacent Ivy Substation theater parcel. In 1987 RAP leased Media Park to the Culver City Community Redevelopment Agency. Separately, GSD leased the adjacent Ivy Substation to the CRA. Both leases expire in 2037.

No lease payment is due to the City of Los Angeles under the terms of the leases, but Culver City bore the cost of improving the site, and its continued maintenance. Per a 2001 RAP report, Culver City had spent \$2 million improving the park.

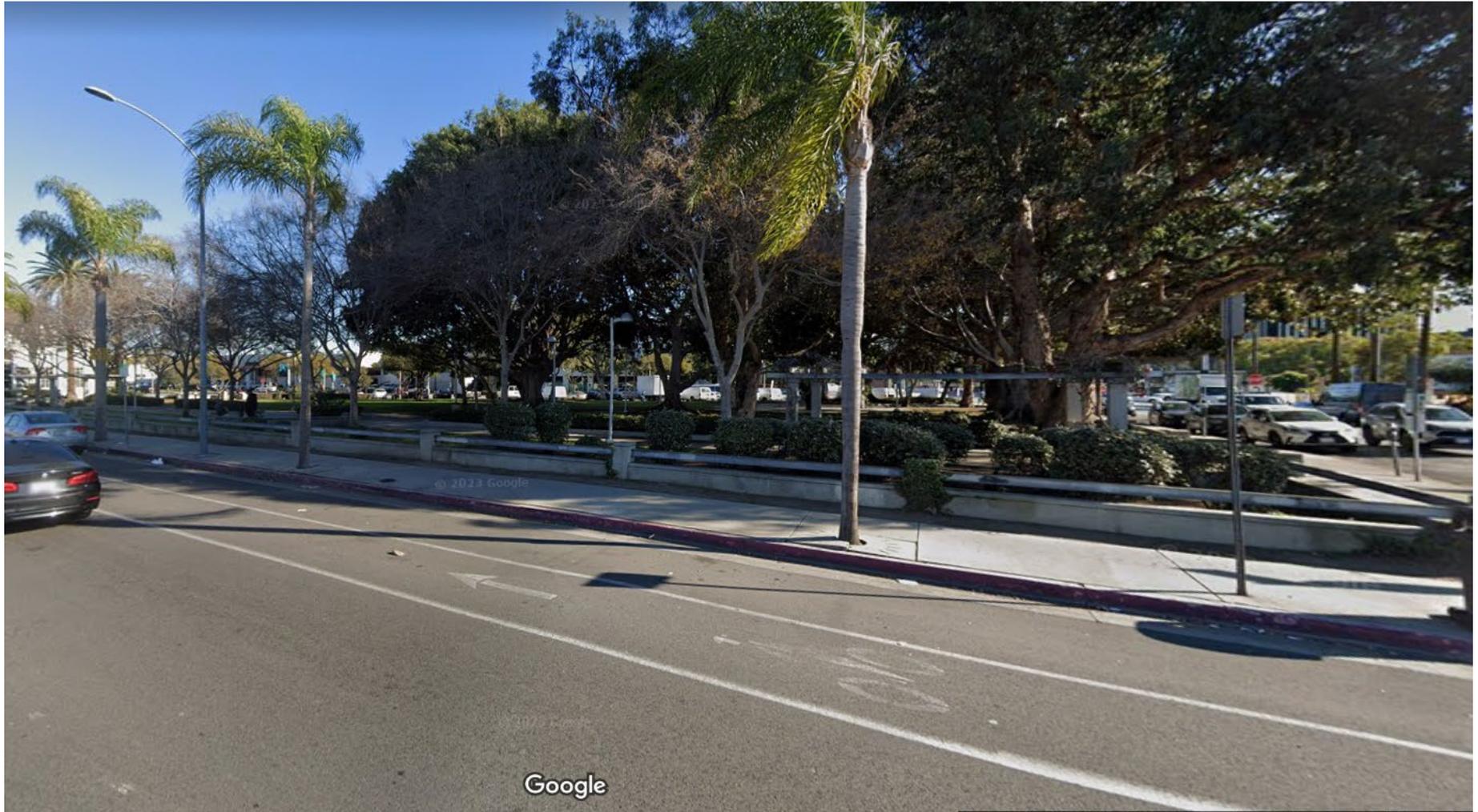
Culver City is interested in investing in the park but is hesitant to do so with fewer than 15 years remaining on their lease. The Charter would require a land swap of dedicated parkland of a similar size were the park to be transferred from RAP outright, but a lease extension may be possible.

Owner: City of Los Angeles (RAP and GSD); Leased to Culver City
Zoning: OS-1XL
APN: 4206034902, 4206034906
Lot Size: 66,784 SF



9070 Venice Blvd, Los Angeles, CA 90232

Council District (5): Katy Yaroslavsky



CPRA-02-CD5-2-001351

9070 Venice Blvd, Los Angeles, CA 90232

Council District (5): Katy Yaroslavsky

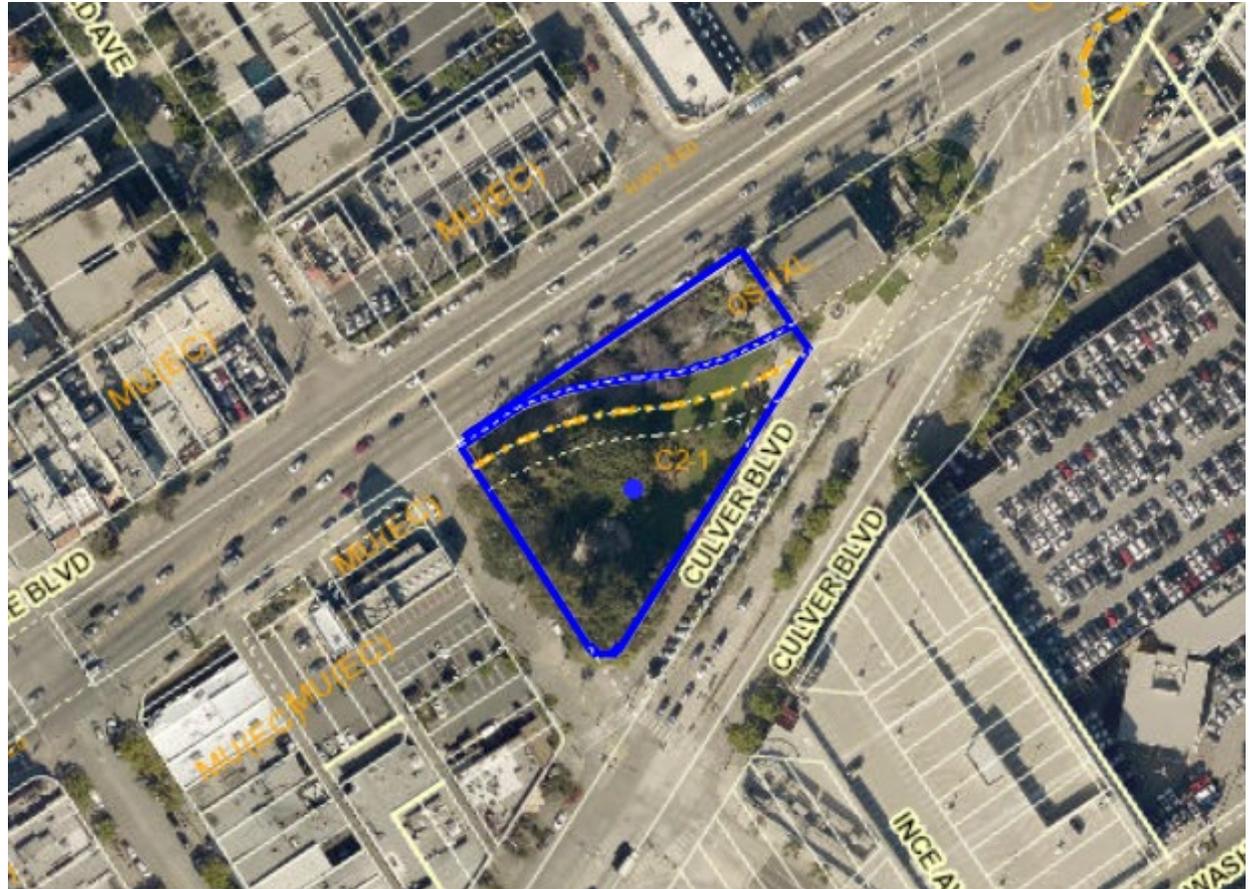
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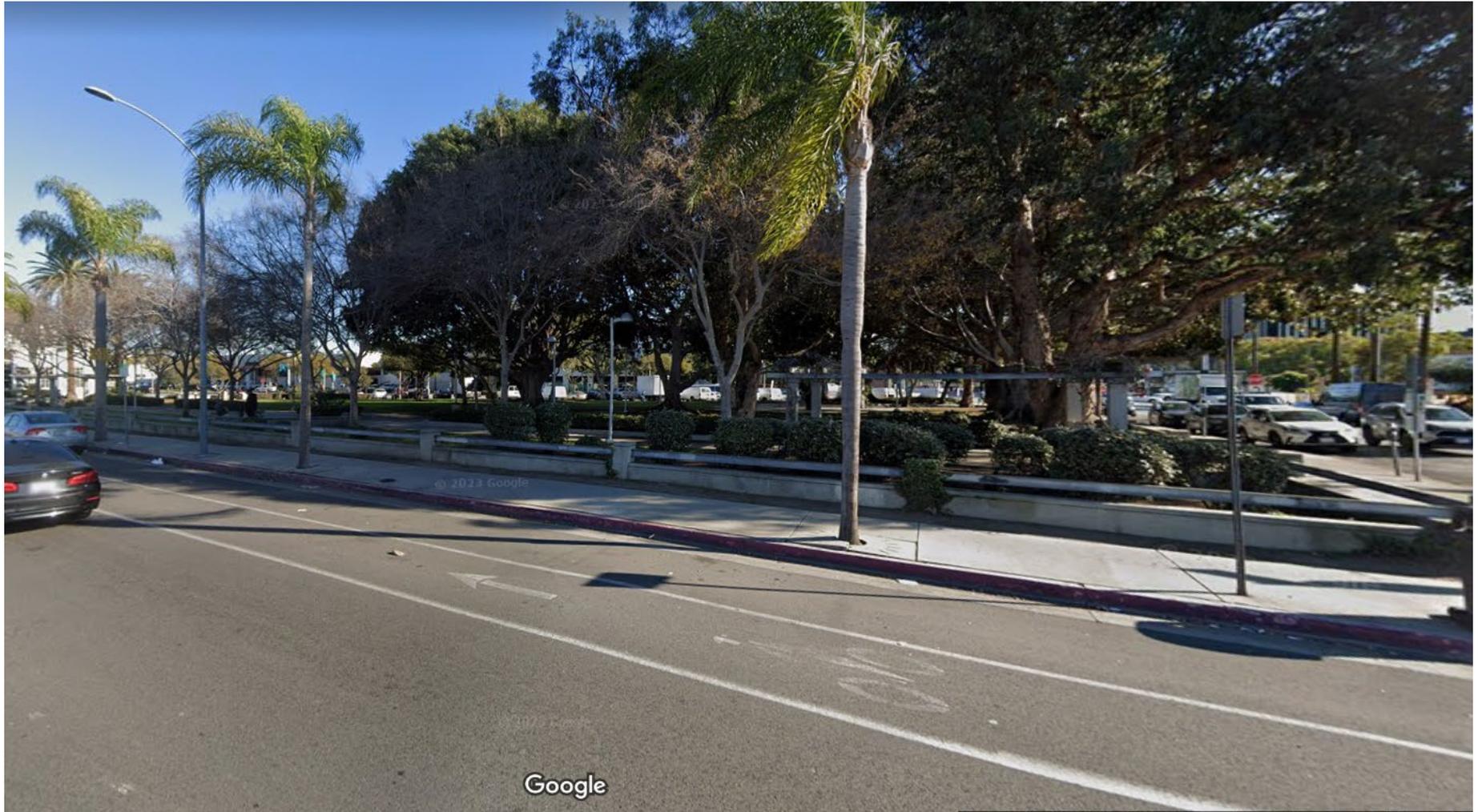
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Zoning: OS-1XL
APN: 4206034902, 4206034906
Lot Size: 66,784 SF



9070 Venice Blvd, Los Angeles, CA 90232

Council District (5): Katy Yaroslavsky



CPRA-02-CD5-2-001353

From: Lisa Morocco <wncseat2@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana
<vanessa.saldana@lacity.org>
Date: Sat Aug 26 2023 21:14:37 GMT-0700 (PDT)
Subject: Meeting Aug 30 details

Sorry for the weekend email..just wanted to get this off while I remembered
I know Terri asked you to bring the powerpoint for Midvale..you need to bring equipment for the
presentation..I can run X cords and will have podium etc.
Let me know you are good to go on monday
Thanks
Lisa

From: Fernando Morales <fernando.morales@lacity.org>
To: Lisa Morocco <wncseat2@gmail.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Aug 28 2023 09:17:00 GMT-0700 (PDT)
Subject: Re: Meeting Aug 30 details

Hi Lisa,

No worries at all and thanks for sending! Just double checking if there is a projector? While we don't have a projector, I was planning to bring the foam boards from the earlier meeting and LA Family Housing will be present to provide an overview of operations and also answer questions. I'm available today if you'd like to check-in!

Fernando



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Ilene Simon Solomon <ileness@me.com>
To: Allen Zipper <Allen.zipper@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Cc: Keith Solomon <keithsolomon@me.com>, PJ Hanke <pjhanke@mac.com>, Kim Hanke <kimhanke@gmail.com>, Christine Lin <cywang@ucla.edu>, Edward Lin <edwardtlin@gmail.com>, Jim Winett <jwinett@dpaagroup.com>, Yvonne <yvonnecondes@yahoo.com>, Angelike <angeliked@gmail.com>, Kayla Solomon <kaylasolomon@me.com>
Date: Sat Aug 26 2023 14:46:36 GMT-0700 (PDT)
Subject: Meeting Feedback

Hi Allen,

Again, thanks for taking the time out to meet with all of us. It took a few days to gather this feedback, but here goes, and in no particular order....

All of us were grateful for your time and appreciative of your commitment to addressing homelessness in our neighborhood. And, all of us would like to continue to receive communication from your office. I have copied all of the e mail addresses above.

Angelike Dexter and Yvonne Condes are both interested in serving on your advisory counsel if offered the opportunity. We don't think any of the WNC folks live within 1000 ft. of the proposed site.

Most of us would like either a list of well-functioning sites run by LA Family Housing or have the opportunity to tour.

While we are certain you have done due diligence, most at the meeting continue to be baffled that there is no other option besides one that butts up against a neighborhood, particularly given the abundance of abandoned / empty spaces close by. More specific details about why other spaces could not be utilized would be appreciated.

My husband Keith who is block captain suggested you share in writing answers you shared with us to questions about the site in a document, and he can disseminate an e mail to our street list.

Is there any possibility that someone from your office could be dedicated to revitalization of business, beautification, etc. on Pico at the same time as this project is being developed?

Is it possible to see the transportation department analysis of the parking lot?

We do not think one security guard will provide adequate safety protection for our neighborhood given the alley, particularly in the evening hours.

Re: 5150 beds for acute psych and acute addiction care. Can you provide more info about these referrals? My understanding is that UCLA has the only hospital with acute psych beds on the westside, and they are most always full.

Some of us would like to meet again, others are just wanting to be in the loop about any developments, changes, etc. with regard to this project.

Hope you are having a good weekend, and please, be sure to thank Katy.

Sincerely,

Ilene

Ilene Simon , PhD
134 South Lasky Drive
Beverly Hills, CA 90212
310.470.7957 /LCS. #14111

NOTICE TO CLIENTS: E-mails can be a convenient form of communication; however, it is an open network and communication can be easily accessed by unauthorized people. By choosing to use the convenience of e-mail to communicate, you express your understanding and acceptance that the use of e-mail may pose risks to the confidentiality of your health information.

NOTICE OF CONFIDENTIALITY: This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender by replying to this email and then delete the email and attachments from your computer. Thank you.

From: Allen Zipper <allen.zipper@lacity.org>
To: Ilene Simon Solomon <ileness@me.com>
Cc: Angelike <angeliked@gmail.com>, Christine Lin <cywang@ucla.edu>, Edward Lin <edwardtlin@gmail.com>, Fernando Morales <fernando.morales@lacity.org>, Jim Winett <jwinett@dpaagroup.com>, Kayla Solomon <kaylasolomon@me.com>, Keith Solomon <keithsolomon@me.com>, Kim Hanke <kimhanke@gmail.com>, PJ Hanke <pjhanke@mac.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Yvonne <yvonnecondes@yahoo.com>
Date: Sat Aug 26 2023 17:47:43 GMT-0700 (PDT)
Subject: Re: Meeting Feedback

Thank you Ilene and thank you to the group for meeting with us and engaging in a thoughtful and honest discussion. I will share this email with Katy and the team on Monday so we can respond.

On Sat, Aug 26, 2023 at 2:46 PM Ilene Simon Solomon <ileness@me.com> wrote:

Hi Allen,

Again, thanks for taking the time out to meet with all of us. It took a few days to gather this feedback, but here goes, and in no particular order....

All of us were grateful for your time and appreciative of your commitment to addressing homelessness in our neighborhood. And, all of us would like to continue to receive communication from your office. I have copied all of the e mail addresses above.

Angelike Dexter and Yvonne Condes are both interested in serving on your advisory counsel if offered the opportunity. We don't think any of the WNC folks live within 1000 ft. of the proposed site.

Most of us would like either a list of well-functioning sites run by LA Family Housing or have the opportunity to tour.

While we are certain you have done due diligence, most at the meeting continue to be baffled that there is no other option besides one that butts up against a neighborhood, particularly given the abundance of abandoned / empty spaces close by. More specific details about why other spaces could not be utilized would be appreciated.

My husband Keith who is block captain suggested you share in writing answers you shared with us to questions about the site in a document, and he can disseminate an e mail to our street list.

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Some of us would like to meet again, others are just wanting to be in the loop about any developments, changes, etc. with regard to this project.

Hope you are having a good weekend, and please, be sure to thank Katy.

Sincerely,

Ilene

Ilene Simon , PhD
[134 South Lasky Drive](#)
[Beverly Hills, CA 90212](#)
310.470.7957 /LCS. #14111

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From: Zachary Warma <zachary.warma@lacity.org>
To: Edwin Gipson <edwin.gipson@lacity.org>, Brian Buchner <brian.buchner@lacity.org>, Rachel Fox <rachel.fox@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Tue Feb 07 2023 10:26:40 GMT-0800 (PST)
Subject: Meeting Request to Discuss Past CD5 List of Potential Properties for Acquisition/Development

Ed, Brian, and Rachel:

I hope you're all doing as well as possible. I apologize for this somewhat harried message, but can you let us know if you have some time to meet with the CD5 team in the next week or so?

With recent events exacerbating the long-standing issue of our district's lack of interim housing, the Councilwoman has made it clear she wishes us to revisit with your office the list our predecessors had assembled ([google link here](#); 6/28/22 letter attached) of properties with owners who were interested in selling to the city or of city-owned parcels located in CD5.

I have also put in a request with GSD's Real Estate Services for a list of all city-owned office properties in the district, and will be looking to secure a list of all LADOT-owned surface parking lots as well.

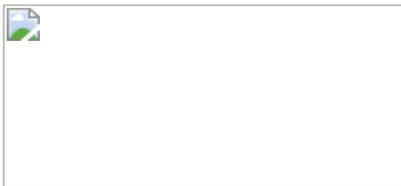
Having reviewed the report outlining the parameters utilized to determine feasibility of parcels for Roadmap interventions, it seems BOE played a role in the consideration and rejection of properties in the past. If you think it's useful for them to be included in this discussion, I very much defer to all of you.

Thank you so much for your consideration of this request, and we look forward to connecting soon.

Regards,

Zack Warma

--



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

Attachments:

- 06.28.22 List of Sites in CD 5.pdf

From: Brian Buchner <brian.buchner@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Cc: Edwin Gipson <edwin.gipson@lacity.org>, Rachel Fox <rachel.fox@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, Gary Gero <gary.gero@lacity.org>

CPRA-02-CD5-2-001360

Date: Tue Feb 07 2023 20:05:47 GMT-0800 (PST)
Subject: Re: Meeting Request to Discuss Past CD5 List of Potential Properties for Acquisition/Development

Hi Zack,

Thanks for your email. We're happy to meet but it will have to be next week. We're completely slammed this week and don't have the time to prepare appropriately for a meeting like this. Please let us know a few days and times later in the week when you and your office are available to meet and we'll get a critical mass together from the CAO's team.

Thanks for understanding.

Brian

Brian Buchner
City Homelessness Coordinator
Office of the City Administrative Officer
e brian.buchner@lacity.org
p 213-978-1681

On Tue, Feb 7, 2023 at 10:26 AM Zachary Warma <zachary.warma@lacity.org> wrote:
Ed, Brian, and Rachel:

I hope you're all doing as well as possible. I apologize for this somewhat harried message, but can you let us know if you have some time to meet with the CD5 team in the next week or so?

With recent events exacerbating the long-standing issue of our district's lack of interim housing, the Councilwoman has made it clear she wishes us to revisit with your office the list our predecessors had assembled ([google link here](#); 6/28/22 letter attached) of properties with owners who were interested in selling to the city or of city-owned parcels located in CD5.

I have also put in a request with GSD's Real Estate Services for a list of all city-owned office properties in the district, and will be looking to secure a list of all LADOT-owned surface parking lots as well.

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Thank you so much for your consideration of this request, and we look forward to connecting soon.

Regards,

Zack Warma

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Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

From: Zachary Warma <zachary.warma@lacity.org>
To: Brian Buchner <brian.buchner@lacity.org>
Cc: Edwin Gipson <edwin.gipson@lacity.org>, Rachel Fox <rachel.fox@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Wed Feb 08 2023 10:58:02 GMT-0800 (PST)
Subject: Re: Meeting Request to Discuss Past CD5 List of Potential Properties for Acquisition/Development

Brian:

Absolutely understood. And so appreciate your willingness to have a robust conversation with us. Do any of the following slots work for you and your team:

- **Wednesday 2/15:** 4-5pm
- **Thursday 2/16:** 3:30pm - 5pm
- **Friday 2/17:** 9-10am; 4pm-5pm

If none of these work, I can furnish times for the week of the 20th.

Looking forward to chatting soon!

- Zack

On Tue, Feb 7, 2023 at 8:06 PM Brian Buchner <brian.buchner@lacity.org> wrote:

Hi Zack,

Thanks for your email. We're happy to meet but it will have to be next week. We're completely slammed this week and don't have the time to prepare appropriately for a meeting like this. Please let us know a few days and times later in the week when you and your office are available to meet and we'll get a critical mass together from the CAO's team.

Thanks for understanding.

Brian

Brian Buchner
City Homelessness Coordinator
Office of the City Administrative Officer
e brian.buchner@lacity.org
p 213-978-1681

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Ed, Brian, and Rachel:

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Zack Warma

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Zachary Warma
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200 North Spring Street, Room 440
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Email: zachary.warma@lacity.org

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Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

From: Brian Buchner <brian.buchner@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Cc: Edwin Gipson <edwin.gipson@lacity.org>, Rachel Fox <rachel.fox@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Mon Feb 13 2023 14:16:45 GMT-0800 (PST)
Subject: Re: Meeting Request to Discuss Past CD5 List of Potential Properties for Acquisition/Development

Hi Zack,

Any chance you're able to meet with us next week? Realize it's a short week because of the President's Day holiday, but my team will have more time then.

Thanks,
Brian

Brian Buchner
City Homelessness Coordinator
Office of the City Administrative Officer
e brian.buchner@lacity.org
p 213-978-1681

On Feb 8, 2023, at 10:58 AM, Zachary Warma <zachary.warma@lacity.org> wrote:

Brian:

Absolutely understood. And so appreciate your willingness to have a robust conversation with us. Do any of the following slots work for you and your team:

- **Wednesday 2/15:** 4-5pm
- **Thursday 2/16:** 3:30pm - 5pm
- **Friday 2/17:** 9-10am; 4pm-5pm

If none of these work, I can furnish times for the week of the 20th.

Looking forward to chatting soon!

- Zack

On Tue, Feb 7, 2023 at 8:06 PM Brian Buchner <brian.buchner@lacity.org> wrote:
Hi Zack,

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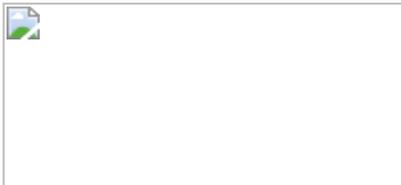
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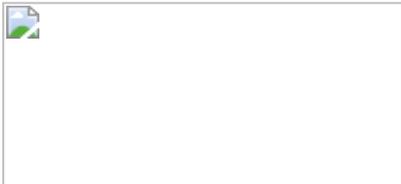
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Date: Mon Feb 13 2023 17:23:05 GMT-0800 (PST)
Subject: Re: Meeting Request to Discuss Past CD5 List of Potential Properties for Acquisition/Development

CPRA-02-CD5-2-001365

Brian:

Please advise if you and your team have availability in any of the following slots:

- **Tuesday 2/21:** 4:30pm
- **Thursday 2/23:** 4pm-onward
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- Zack

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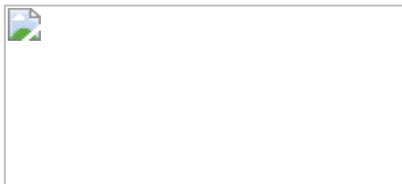
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Date: Mon Feb 13 2023 20:24:21 GMT-0800 (PST)
Subject: Re: Meeting Request to Discuss Past CD5 List of Potential Properties for Acquisition/Development

Let's do Tuesday, 4/21 at 4:30pm. Do you want me to send a calendar appointment?

Thanks,
Brian

Brian Buchner
City Homelessness Coordinator
Office of the City Administrative Officer
e brian.buchner@lacity.org
p 213-978-1681

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Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

From: Allen Zipper <allen.zipper@lacity.org>
To: Rabbi Dara Frimmer <Dara@templeisaiah.com>, Rabbi Jaclyn Cohen
<rabbijaclyn@templeisaiah.com>, Rabbi Zoe Klein <zoe@templeisaiah.com>
Date: Wed Aug 16 2023 14:10:13 GMT-0700 (PDT)
Subject: Meeting Request

Hola Tres Rabbi-Ileros,

Thank you for connecting me with Ilene Simon Solomon. She and some of her neighbors have requested a meeting with Katy regarding the Midvale Interim Housing project. The Councilwoman is happy to meet with the group but would like to do it at a neutral location. Would it be possible for us to meet at the Temple on 8/24 from 5:30 PM to 6:30 PM? It would be a group of about 15 people total.

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Rabbi Jaclyn,
Thank you again for your heroic efforts that evening.

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Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Rabbi Dara Frimmer <dara@templeisaiah.com>
To: Allen Zipper <allen.zipper@lacity.org>, Rabbi Jaclyn Cohen <rabbijaclyn@templeisaiah.com>, Rabbi Zoe Klein <zoe@templeisaiah.com>, Deborah Moses <Deborah@templeisaiah.com>
Date: Wed Aug 16 2023 19:55:15 GMT-0700 (PDT)
Subject: Re: Meeting Request

Hi Allen -

We could offer you a room in the Sales Community Center or the library. Adding Deb - please confirm with her when you're ready and we will add to our schedule. If possible, we need names of all attendees to give to the guard that night.

Thanks

D

Rabbi Dara Frimmer
Senior Rabbi | 310-277-2772 ext. 49
10345 W. Pico Blvd, Los Angeles, CA 90064
templeisaiah.com

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Wednesday, August 16, 2023 2:10:13 PM
To: Rabbi Dara Frimmer <dara@templeisaiah.com>; Rabbi Jaclyn Cohen <rabbijaclyn@templeisaiah.com>; Rabbi Zoe Klein <zoe@templeisaiah.com>
Subject: Meeting Request

Hola Tres Rabbi-Ileros,

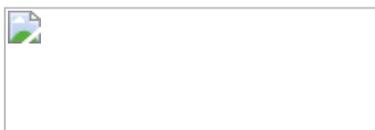
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From: Allen Zipper <allen.zipper@lacity.org>
To: Deborah Moses <deborah@templeisaiah.com>
Cc: Rabbi Dara Frimmer <dara@templeisaiah.com>, Rabbi Jaclyn Cohen <rabbijaclyn@templeisaiah.com>, Rabbi Zoe Klein <zoe@templeisaiah.com>
Date: Thu Aug 17 2023 14:37:42 GMT-0700 (PDT)
Subject: Re: Meeting Request

Thank you, Rabbi Dara.

Hi Deb,

I think the Sales Community Center might be the best spot for the meeting. I will get a list of attendees and send it over shortly.

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

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Cc: Rabbi Dara Frimmer <Dara@templeisaiah.com>, Rabbi Jaclyn Cohen <rabbijaclyn@templeisaiah.com>, Rabbi Zoe Klein <zoe@templeisaiah.com>
Date: Mon Aug 21 2023 17:44:44 GMT-0700 (PDT)
Subject: Re: Meeting Request

Hi Deb,

Ilene Simon Solomon is asking if we can push the meeting this Thursday, 8/24 to 6:15 PM. Would it be possible to have the meeting in the Sales Community Center from 6:15 to 7:30 PM? Please call me at (213) 886-0910 so we can discuss details.

--

Yours,
Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy

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Los Angeles City Hall

200 North Spring St., Room 440

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To: Rabbi Dara Frimmer <dara@templeisaiah.com>, Rabbi Zoe Klein <zoe@templeisaiah.com>, Rabbi Jaclyn Cohen <rabbijaclyn@templeisaiah.com>, Deborah Moses <deborah@templeisaiah.com>
Date: Wed Aug 30 2023 10:00:00 GMT-0700 (PDT)
Subject: Re: Meeting Request

Hi Rabbi Dara, Rabbi Zoe, Rabbi Jaclyn, and Deb,

Thank you and the staff for helping coordinate the use of the Sales Community Center for our meeting with the Midvale and Kelton residents last week. The meeting was very productive.

Yours,
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cd5.lacity.gov

Allen Zipper

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Date: Wed Aug 30 2023 10:28:04 GMT-0700 (PDT)
Subject: RE: Meeting Request

That's great, I'm so glad it worked out.

Deborah Moses DPA, MPH

Executive Director [310-277-2772](tel:310-277-2772) ext. 29

Cell phone 612 730-3092



[10345 W. Pico Blvd, Los Angeles, CA 90064](http://10345.W.PicoBlvd.LosAngeles.CA.90064)

templeisaiah.com



From: Allen Zipper <allen.zipper@lacity.org>
Sent: Wednesday, August 30, 2023 10:00 AM
To: Rabbi Dara Frimmer <dara@templeisaiah.com>; Rabbi Zoe Klein <zoe@templeisaiah.com>
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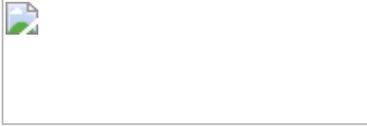
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(323) 866-1828 Los Angeles City Hall

200 North Spring St., Room 440
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Los Angeles, CA 90012

Attachments:

- image001.png
 - image002.png
 - image003.png
-

From: Ilene Simon Solomon <ileness@me.com>
To: Ilene Simon Simon Solomon <ileness@me.com>
Cc: Allen Zipper <allen.zipper@lacity.org>, PJ Hanke <pjhanke@mac.com>, Kim Hanke <kimhanke@gmail.com>, Lisa Kruger <ljsk@krugerandpartners.com>, Edward Lin <edwardtlin@gmail.com>, Christine Lin <cywang@ucla.edu>, Angelike Dexter <angeliked@gmail.com>, Yvonne <yvonnecondes@yahoo.com>, Jim Winett <jwinett@dpaagroup.com>, Jim Winett <jimwinett@gmail.com>, Keith Solomon <keithsolomon@me.com>
Date: Tue Aug 22 2023 11:08:08 GMT-0700 (PDT)
Subject: Meeting Thursday Time Change

Hi,

Meeting is changed to 6:15 on Thursday; all other details remain the same; Please send to document any questions you would like addressed; or to me directly, I will forward them to City folk. If you think we are missing any people that would be a good fit for this meeting let me know as well.

Cheers,
Ilene

Ilene Simon , PhD
134 South Lasky Drive
Beverly Hills, CA 90212
310.470.7957 /LCS. #14111

NOTICE TO CLIENTS: E-mails can be a convenient form of communication; however, it is an open network and communication can be easily accessed by unauthorized people. By choosing to use the convenience of e-mail to communicate, you express your understanding and acceptance that the use of e-mail may pose risks to the confidentiality of your health information.

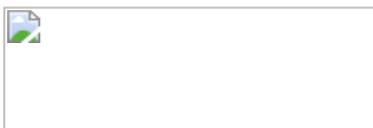
NOTICE OF CONFIDENTIALITY: This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender by replying to this email and then delete the email and attachments from your computer. Thank you.

On Aug 22, 2023, at 9:38 AM, Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Ilene,

6:15pm works for the Councilwoman, we're just waiting to confirm the room, but I would say we're good to go with the time change! Thanks!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440

On Tue, Aug 22, 2023 at 9:04 AM Ilene Simon Solomon <ileness@me.com> wrote:
I am really anxious to get info to you, and any time change to my group..

How are things coming on your side?

Ilene Simon , PhD
134 South Lasky Drive
Beverly Hills, CA 90212
310.470.7957 /LCS. #14111

NOTICE TO CLIENTS: E-mails can be a convenient form of communication; however, it is an open network and communication can be easily accessed by unauthorized people. By choosing to use the convenience of e-mail to communicate, you express your understanding and acceptance that the use of e-mail may pose risks to the confidentiality of your health information.

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On Aug 21, 2023, at 12:28 PM, Fernando Morales
<fernando.morales@lacity.org> wrote:

----- Forwarded message -----
From: **Gary Gero** <gary.gero@lacity.org>
Date: Sat, Aug 19, 2023 at 2:10 PM
Subject: response to your questions
To: Terri Tippit <tm Tippit@ca.rr.com>, <wncluc@gmail.com>
CC: Councilmember Yaroslavsky
<councilmember.yaroslavsky@lacity.org>, Fernando Morales
<fernando.morales@lacity.org>

Hi Terri and Barbara,

On behalf of Councilwoman Yaroslavsky, I am attaching our response to your questions about the Midvale interim housing site. Also, please see the message below from the Councilwoman.

Kindly, Gary

Dear Terri and Barbara,

Thank you for your thoughtful and comprehensive set of questions regarding the interim housing site proposed for [2377 Midvale Avenue](#), and for your patience as our team finalized responses with LA Family Housing and LifeArk.

I want to make it unequivocally clear that I am committed to ensuring that this site is successful in bringing value to the community by reducing street homelessness, increasing public safety and cleanliness, and helping bring our neighbors indoors to rebuild their lives. Mayor Bass, LAPD Chief Moore, and all City departments share this vision and will be working collaboratively for our community. Our commitment to you is that we will enforce the City's anti-camping laws within 1,000 feet of this facility and that if this facility creates a nuisance, we will take immediate corrective action, up to and including closing it down.

We are very mindful that the announcement of this facility brought a significant amount of concern to some members of the community. We also understand that people are fearful given news reporting on how other sites have not had adequate public safety and sanitation resources. We are committed to taking lessons learned from other sites and ensuring that best practices are followed at this facility so that it is an exemplary model. We also note that the vast majority of interim sites are well managed and the surrounding neighborhoods are maintained free of tents. We appreciate the opportunity to respond to the questions, and bring clarity to potential gaps in information or misinformation.

As I have stated, we are at the beginning of the process for this project. These questions and answers are part of that process and we will continue to meet with community members to discuss this project over the weeks and months ahead. We are also committed to creating a community advisory committee to establish a formal process for engaging the community as this project moves forward to construction and operation.

You will notice in some of our responses in the attached Q&Q that we have already incorporated some of the feedback that we have heard into the project. We will work with you to develop guidelines on how to assess CD 5 success at this site around public safety and cleanliness, and look forward to a continued conversation, in good faith, and in accordance with the bylaws and rules set forth by the neighborhood councils, local HOAs, and the City of Los Angeles.

Councilwoman Katy Yaroslavsky
Fifth City Council District



cd5.lacity.gov

Gary Gero

CHIEF OF STAFF

O: (213) 473-7005

C: (213) 473-7005

Los Angeles City Hall

[200 North Spring St., Room 440](#)

[Los Angeles, CA 90012](#)

<Midvale Questions and Answers.pdf>

|



From: <brounbouy@aol.com>
To: vanessa.saldana@lacity.org
Date: Tue Aug 01 2023 20:42:33 GMT-0700 (PDT)
Subject: Meeting tonight 8/1/2023

Hi Vanessa

Thank you for attending the meeting tonight. Would appreciate receiving the information regarding the upcoming meetings - Thursday and Sunday.

Many thanks.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: brounbouy@aol.com
Date: Wed Aug 02 2023 13:18:32 GMT-0700 (PDT)
Subject: Re: Meeting tonight 8/1/2023

Hi,

Are you referring to the RSVP link or the information that will be provided during the meeting?

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside

O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: <brounbouy@aol.com>
To: vanessa.saldana@lacity.org
Date: Mon Aug 07 2023 12:54:41 GMT-0700 (PDT)
Subject: Re: Meeting tonight 8/1/2023

Hi Vanessa

Are there any notes re what happened at the meetings?

Thank you
Gail

Hi,

Are you referring to the RSVP link or the information that will be provided during the meeting?

Sincerely,

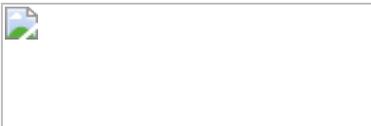
On Tue, Aug 1, 2023 at 8:42 PM <brounbouy@aol.com> wrote:

Hi Vanessa

Thank you for attending the meeting tonight. Would appreciate receiving the information regarding the upcoming meetings - Thursday and Sunday.

Many thanks.

--



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Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
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Los Angeles, CA 90012

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: brounbouy@aol.com
Date: Mon Aug 07 2023 13:02:54 GMT-0700 (PDT)
Subject: Re: Meeting tonight 8/1/2023

Hi Gail,

We recorded the zoom meeting, and will be uploading it to the Midvale website soon. We will also be sharing an FAQ with answers from CD5, LifeArk, and LA Family Housing.

I will provide you with that information once it's released.

Sincerely,

--



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Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
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Los Angeles, CA 90012

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From: <brounbouy@aol.com>
To: vanessa.saldana@lacity.org
Date: Mon Aug 07 2023 13:04:17 GMT-0700 (PDT)
Subject: Re: Meeting tonight 8/1/2023

Many thanks.

Hi Gail,

We recorded the zoom meeting, and will be uploading it to the Midvale website soon. We will also be sharing an FAQ with answers from CD5, LifeArk, and LA Family Housing.

I will provide you with that information once it's released.

Sincerely,

On Mon, Aug 7, 2023 at 12:54 PM <brounbouy@aol.com> wrote:

Hi Vanessa

Are there any notes re what happened at the meetings?

Thank you
Gail

Hi,

Are you referring to the RSVP link or the information that will be provided during the meeting?

Sincerely,

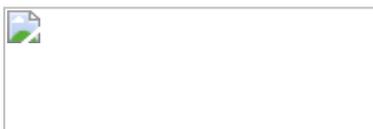
On Tue, Aug 1, 2023 at 8:42 PM <brounbouy@aol.com> wrote:

Hi Vanessa

Thank you for attending the meeting tonight. Would appreciate receiving the information regarding the upcoming meetings - Thursday and Sunday.

Many thanks.

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

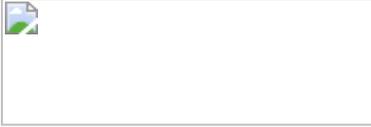
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--



Vanessa Saldana

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Meeting with Zach Warma (LA District 5) at Design Office

Created by: Zachary Warma · Your response: ✓Yes, I'm going

Time

3pm - 4pm (Pacific Time - Los Angeles)

Guests

✓ Zachary Warma
payal@connect-homes.com

Date

Thu Mar 30, 2023

Where

304 S Broadway, Suite 320, Los Angeles, 90013

Description

My Notes

From: "ilene@kitkat.org" <ilene@kitkat.org>
To: Allen Zipper <Allen.zipper@lacity.org>
Date: Mon Aug 14 2023 13:16:24 GMT-0700 (PDT)
Subject: Meeting

Hi Allen, Thanks for speaking with me on Friday. I have put together a small group from our community who all live on Kelton and Midvale north of Pico and South of Olympic who are anxious to meet with Katy for a thoughtful conversation about the project in specific, and our neighborhood in general. The best times for us to meet are 530pm or after on either the 23, 24, 28, or 30 of this month. I did not project out past the end of August in terms of our limitations, but we certainly can do so. We want to make very clear that we represent no one other than ourselves. And, we respectfully request that at this point this meeting is not used for PR purposes and that we are not publicly identified. (Most specifically, I am on your e mail list, and I was able to see that you met with the Rabbi's on Pico there after you had noted the meeting in our call.). The tension in our neighborhood is palpable, and while we do feel that we might be able to align in a more helpful way going forward, we are not there yet. Once we are good with all of this, I will send you a list, and copy them... Sound good? Thanks so much, Ilene

From: Allen Zipper <allen.zipper@lacity.org>
To: "ilene@kitkat.org" <ilene@kitkat.org>
Date: Mon Aug 14 2023 14:50:07 GMT-0700 (PDT)
Subject: Re: Meeting

Hi Ilene,

I will check with Katy's scheduler and get back to you with a date.

The meeting with the Pico/Robertson Rabbis was a public meeting that they were glad to share it with the community. I give you my word that the meeting with you and your neighbors is private. Our only expectation is that we all engage in a civil dialogue regarding the project and your surrounding community. As I mentioned the only thing that we would ask for is a list of the attendees and to meet at Temple Isaiah.

Yours,
Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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From: "ilene@kitkat.org" <ilene@kitkat.org>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Mon Aug 14 2023 15:11:54 GMT-0700 (PDT)
Subject: Re: Meeting

perfect.

Let me know the date, and I will copy you with the names and addresses if you would like those.... I guess we need to find space at Isaiah... Do you want to do that part, or would you like me to reach out?

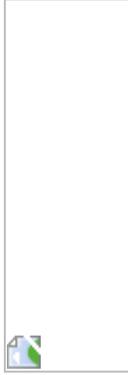
On Aug 14, 2023, at 2:50 PM, Allen Zipper <allen.zipper@lacity.org> wrote:

Hi Ilene,

I will check with Katy's scheduler and get back to you with a date.

The meeting with the Pico/Robertson Rabbis was a public meeting that they were glad to share it with the community. I give you my word that the meeting with you and your neighbors is private. Our only expectation is that we all engage in a civil dialogue regarding the project and your surrounding community. As I mentioned the only thing that we would ask for is a list of the attendees and to meet at Temple Isaiah.

Yours,
Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Allen Zipper <allen.zipper@lacity.org>
To: "ilene@kitkat.org" <ilene@kitkat.org>
Date: Mon Aug 14 2023 17:11:42 GMT-0700 (PDT)
Subject: Re: Meeting

Once I have the date, I will reach out to Rabbi Dara.

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: "ilene@kitkat.org" <ilene@kitkat.org>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Mon Aug 14 2023 17:18:42 GMT-0700 (PDT)
Subject: Re: Meeting

Ok great. Thanks Allen, i.

On Aug 14, 2023, at 5:11 PM, Allen Zipper <allen.zipper@lacity.org> wrote:

Once I have the date, I will reach out to Rabbi Dara.

Yours,
Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Allen Zipper <allen.zipper@lacity.org>
To: "ilene@kitkat.org" <ilene@kitkat.org>
Date: Mon Aug 14 2023 17:19:44 GMT-0700 (PDT)
Subject: Re: Meeting

About how many people will attend?

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: "ilene@kitkat.org" <ilene@kitkat.org>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Mon Aug 14 2023 17:23:12 GMT-0700 (PDT)
Subject: Re: Meeting

10

On Aug 14, 2023, at 5:19 PM, Allen Zipper <allen.zipper@lacity.org> wrote:

About how many people will attend?

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Allen Zipper <allen.zipper@lacity.org>
To: "ilene@kitkat.org" <ilene@kitkat.org>
Date: Mon Aug 14 2023 17:30:18 GMT-0700 (PDT)
Subject: Re: Meeting

Great

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: "ilene@kitkat.org" <ilene@kitkat.org>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Mon Aug 14 2023 17:32:22 GMT-0700 (PDT)
Subject: Re: Meeting

Thanks!

On Aug 14, 2023, at 5:30 PM, Allen Zipper <allen.zipper@lacity.org> wrote:

Great

Yours,
Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: "ilene@kitkat.org" <ilene@kitkat.org>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Mon Aug 14 2023 18:24:48 GMT-0700 (PDT)
Subject: Re: Meeting

Also.. one of our people put up a google doc to collect questions.. I think might be good for me to send that or a summary of it prior...

On Aug 14, 2023, at 5:30 PM, Allen Zipper <allen.zipper@lacity.org> wrote:

Great

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Allen Zipper <allen.zipper@lacity.org>
To: "ilene@kitkat.org" <ilene@kitkat.org>
Date: Mon Aug 14 2023 20:06:29 GMT-0700 (PDT)
Subject: Re: Meeting

Yes, please. That will help to ensure Katy can answer all of your group's questions in detail.

--

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Allen Zipper <allen.zipper@lacity.org>
To: "ilene@kitkat.org" <ilene@kitkat.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 18 2023 14:24:58 GMT-0700 (PDT)
Subject: Re: Meeting

Hi Ilene,

I am Cc'ing Fernando Morales, our Deputy Chief of Staff, and Vanessa Saldana who is the West LA Field Deputy and will be coordinating the gathering.

I spoke with Rabbi Dara and Deb Moses, we are set to meet in the Sales Community Center at Temple Isaiah next Thursday, August 24th from 5:30 to 6:30 PM.

Katy is looking forward to a thoughtful and productive discussion between you, your neighbors, and our team. Our goal will be to answer any questions about the project and listen to your and your neighbors' input. As we've discussed, everyone who attends agrees to keep this meeting private and none of it will be shared publicly.

The participants from our team will be:

- Katy Yaroslavsky - Councilwoman
- Fernando Morales - Deputy Chief of Staff - Housing/Homelessness, Operations, and Special Projects
- Allen Zipper - Director of Community Engagement
- Loren Jackson - Homeless Liaison

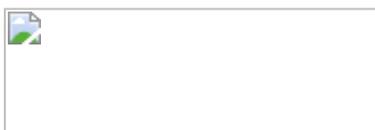
Please send me your list of attendees so I can share it with our team and Temple Isaiah security.

Also, please send me the list of questions so Katy and our team are prepared to respond with as much detail as possible.

We hope, eventually, that we will earn your group's support for the project, but for now, we are looking forward to starting a meaningful dialogue.

Shabbat Shalom

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: "ilene@kitkat.org" <ilene@kitkat.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Keith Solomon <keithsolomon@me.com>
Date: Sat Aug 19 2023 14:42:08 GMT-0700 (PDT)
Subject: Re: Meeting

Hi Allen,

Sorry for the delay... off the grid yesterday for a root canal/ funeral double feature. Alas, all is well and I am back. I am going to share this info with the group right now, and ask for confirmations, then I will send you the list.. and I will gather the questions on the doc someone had sent around and send them asap as well.

Thanks again for this; I for one am very much looking forward to the opportunity to connect, and I know my people are as well..

I have one tip for your team.... Some of what has been off-putting is the sell of how great this is going to be for us.... For those who live at ground zero, that approach does not seem honest or real.. If done well, we understand interim housing in our district will help our community at large.. those who are homeless, and those who live in homes in the neighborhood. It will bring in some needed humanity. This plan however means letting go of the hope that we will every recover a corner which could be inhabited by a community enlivened Starbucks, a book store, an amazing arthouse theatre, and a coffee bean. We have been grieving these losses already for some time.

Cheers,
Ilene

On Aug 18, 2023, at 2:24 PM, Allen Zipper <allen.zipper@lacity.org> wrote:

Hi Ilene,

I am Cc'ing Fernando Morales, our Deputy Chief of Staff, and Vanessa Saldana who is the West LA Field Deputy and will be coordinating the gathering.

I spoke with Rabbi Dara and Deb Moses, we are set to meet in the Sales Community Center at Temple Isaiah next Thursday, August 24th from 5:30 to 6:30 PM.

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- Allen Zipper - Director of Community Engagement
- Loren Jackson - Homeless Liaison

Please send me your list of attendees so I can share it with our team and Temple Isaiah security.

Also, please send me the list of questions so Katy and our team are prepared to respond with as much detail as possible.

We hope, eventually, that we will earn your group's support for the project, but for now, we are looking forward to starting a meaningful dialogue.

Shabbat Shalom

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: "ilene@kitkat.org" <ilene@kitkat.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Sat Aug 19 2023 17:29:33 GMT-0700 (PDT)
Subject: Re: Meeting

Hi Allen,

So upon my return this afternoon, I came home to a flyer announcing a neighborly protest at the site... at the very exact same time.

I don't love the look or feel of this; Were you aware?

Any chance we can adjust the time ?

We are all working very hard not to be on any particular "side" at this time and do lots of listening.

Thanks,
Ilene

On Aug 18, 2023, at 2:24 PM, Allen Zipper <allen.zipper@lacity.org> wrote:

Hi Ilene,

I am Cc'ing Fernando Morales, our Deputy Chief of Staff, and Vanessa Saldana who is the West LA Field Deputy and will be coordinating the gathering.

I spoke with Rabbi Dara and Deb Moses, we are set to meet in the Sales Community Center at Temple Isaiah next Thursday, August 24th from 5:30 to 6:30 PM.

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- Katy Yaroslavsky - Councilwoman
- Fernando Morales - Deputy Chief of Staff - Housing/Homelessness, Operations, and Special Projects
- Allen Zipper - Director of Community Engagement
- Loren Jackson - Homeless Liaison

Please send me your list of attendees so I can share it with our team and Temple Isaiah security.

Also, please send me the list of questions so Katy and our team are prepared to respond with as much detail as possible.

We hope, eventually, that we will earn your group's support for the project, but for now, we are looking forward to starting a meaningful dialogue.

CPRA-02-CD5-2-001407

Shabbat Shalom

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Fernando Morales <fernando.morales@lacity.org>
To: "ilene@kitkat.org" <ilene@kitkat.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Jenelle Henderson <jenelle.henderson@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 21 2023 07:42:32 GMT-0700 (PDT)
Subject: Re: Meeting

Thank you for looping me in, Allen. Ilene, apologies for the delay and I completely understand your concern. Is there a good time to speak today to discuss the best way to proceed in moving the time or date?

With sincere appreciation,

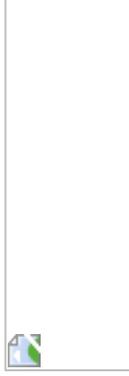
Fernando

From: Loren Jackson <loren.jackson@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 15 2023 10:17:57 GMT-0700 (PDT)
Subject: Midvale

Hi Fernando and Matthew,

I wanted to share some ideas on engaging community members on the Midvale project. From the comments we heard at the event, and continue to receive, it seems to me that there is a lack of understanding of homelessness and services in CD5. I would like an opportunity to meet with small groups of constituents to discuss the project along with the current state of homelessness. Talking with smaller groups where they can ask questions and have an intimate dialogue about their community, has always been an effective way of communicating on this issue. I want to be part of the solution and my experience in outreach and services over the past several years in these same communities can hopefully provide a needed perspective.

Can we find time to discuss options for engagement and work to draft talking points for these smaller meetings?



Loren Jackson

Homeless Liaison

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Loren Jackson <loren.jackson@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Tue Aug 15 2023 10:20:30 GMT-0700 (PDT)
Subject: Re: Midvale

Hi Loren,

If Matthew and Fernando agree with your idea, would you be interested in joining me on my monthly walks with folk around the Midvale area? This includes neighbors of Camden Ave.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Loren Jackson <loren.jackson@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Tue Aug 15 2023 10:31:42 GMT-0700 (PDT)
Subject: Re: Midvale

Yes if it's ok with Matthew. I log he says yes I'll just do the walks throws with you

--



Loren Jackson

Homeless Liaison

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: Loren Jackson <loren.jackson@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana
<vanessa.saldana@lacity.org>
Date: Tue Aug 15 2023 10:34:11 GMT-0700 (PDT)
Subject: Re: Midvale

Sounds good to me. Let me know when these walks take place. I can possibly join as well.

--

Matthew Tenchavez Director of Homelessness Strategies

From: Fernando Morales <fernando.morales@lacity.org>
To: Matthew Tenchavez <matthew.tenchavez@lacity.org>
Cc: Loren Jackson <loren.jackson@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 15 2023 10:39:59 GMT-0700 (PDT)
Subject: Re: Midvale

Thanks, Loren! I think this is essential and really helpful/really good for the walks and direct neighborhood conversations. I defer to Matthew, but if you're both open to it - I think we should have a segment of the small group meetings coming up be a "state of homelessness" portion where you provide additional context and understanding. If you think it is possible to do it within a 5-10 minute section, I can run by KY today during the scheduling meeting. Those meetings will be completed next week and the following.

Fernando



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

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July 24, 2023

Dear Neighbor,

Taking bold action to fight the homelessness crisis is the most pressing challenge in Los Angeles. In the Fifth Council District, we have seen a dramatic increase in the number of people living on the streets in recent years. According to the Los Angeles Homeless Count, there are as many as 1,300 people living in the district without a home. Unfortunately, due largely to the cost of housing on the Westside, there simply are not enough beds to bring people off the streets. In fact, there is only 1 interim housing unit for every 8 unsheltered Angeleno living in Council District 5. If we are to make meaningful progress on homelessness, we need to bring more beds online quickly.

That's why we are proud to announce a new interim housing project for the Westside set to open in Spring of 2024. Located at 2377 Midvale Avenue, Los Angeles CA 90064, this project will provide approximately 30 beds for participants living in the surrounding community. Each individual will be assigned to a living space, and be connected to an array of wrap-around services on-site.

The project will be constructed by LifeArk, a Los Angeles-based company that creates beautiful, high quality modular structures. Once opened, operations will be led by LA Family Housing, a national leader in helping people transition out of homelessness and poverty. LA Family Housing has a distinguished track record of operating well-managed buildings that provide participants with the services they need to stabilize their lives.

We understand that neighbors may have questions and/or concerns. To see the designs for the project, and learn about the safety protocols being implemented, building management and rules for participants, the construction schedule, and more, we invite you to join an information session in the coming days:

In-Person Information Session

Thursday, August 3, 2023 | 5:30 pm – 7:00 pm
Temple Isaiah Community Room
10345 W Pico Blvd



200 N. SPRING STREET, LOS ANGELES, CA 90012
LACITY.ORG



CPRA-02-CD5-2-001415

Virtual Information Session

Sunday, August 6, 2023 | 10:00 am – 11:00 am

To RSVP for one or both of these meetings, and to learn more about the project in general, visit councildistrict5.lacity.gov/Midvale.

Thank you for your continued support as we work together to bring an end to our homelessness crisis across the City.

All the best,



Karen Bass
MAYOR



Katy Yaroslavsky
COUNCILWOMAN, FIFTH DISTRICT

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Westsideforeverone@gmail.com
Date: Thu Aug 10 2023 16:10:52 GMT-0700 (PDT)
Subject: Midvale Follow Up Meeting

Hi Westside for Everyone,

I am reaching out on behalf of Councilwoman Yaroslavsky's office regarding a possible meeting with the Councilwoman and her staff to discuss the Midvale project in more detail and get input on how we can improve the project.

I am including a few dates and times that work for Councilwoman Yaroslavsky:

1. Monday, August 21 at 4pm
2. Tuesday, August 22 at 3pm
3. Monday, August 28th at 11am
4. Tuesday, August 29th at 3pm
5. Wednesday, August 30th at 1pm, 2pm, 3pm, 4pm
6. Thursday, August 31st at 1pm, 2pm

Please let me know what day works best for your executive team to meet virtually or in person.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

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From: Westside For Everyone <westsideforeveryone@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 14 2023 14:16:06 GMT-0700 (PDT)
Subject: Re: Midvale Follow Up Meeting

Hi Vanessa,

Thanks for reaching out! Sorry for slow reply, was under the weather this weekend and forgot to check this.

I can get back to you COB today. Let me know if her availability has changed at all.

Best,
Annie

From: Westside For Everyone <westsideforeveryone@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 14 2023 21:59:03 GMT-0700 (PDT)
Subject: Re: Midvale Follow Up Meeting

Hi Vanessa,

Circling back on this. I think Zoom would be easiest for us to coordinate with our members.

We would be available at the following times:

- Monday, August 21 at 4pm
- Tuesday, August 22 at 3pm
- Tuesday, August 29th at 3pm
- Wednesday, August 30th at 3pm or 4pm

Best,
Annie

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Westside For Everyone <westsideforeveryone@gmail.com>
Date: Tue Aug 15 2023 12:00:56 GMT-0700 (PDT)
Subject: Re: Midvale Follow Up Meeting

Thank you for your prompt response. August 20th at 4pm works for CD5. I will finalize the invitation and share it with you.

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

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From: Westside For Everyone <westsideforeveryone@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 15 2023 12:25:31 GMT-0700 (PDT)
Subject: Re: Midvale Follow Up Meeting

Clarifying, do you mean the 20th or 30th? Thanks!

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Westside For Everyone <westsideforeveryone@gmail.com>
Date: Tue Aug 15 2023 12:29:43 GMT-0700 (PDT)
Subject: Re: Midvale Follow Up Meeting

Yikes, apologies from my end! I meant to say August 30th.

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
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From: Westside For Everyone <westsideforeveryone@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 15 2023 12:31:19 GMT-0700 (PDT)
Subject: Re: Midvale Follow Up Meeting

great, thanks!

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Lisa Morocco <wncseat2@gmail.com>
Cc: Lisa Waltz <waltzworld@gmail.com>
Date: Tue Aug 15 2023 12:39:36 GMT-0700 (PDT)
Subject: Midvale Follow-Up Meeting : Overland Avenue Community

Hi Lisa,

I hope your vacation went well.

I am reaching out regarding a potential meeting with the Councilwoman and her staff to discuss the Midvale project in more detail, and to get input on how we can improve the project.

I am including a few dates and times that work for Councilwoman Yaroslavsky:

1. Thursday, August 24 at 2-3pm
2. Monday, August 28th at 2pm
3. Tuesday, August 29th at 2:30pm (with Terri's HOA)

Please let me know what day works best for your board to meet virtually or in person.

Sincerely,

--



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

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From: Lisa Morocco <wncseat2@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 18 2023 06:18:42 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting : Overland Avenue Community

Hi Vanessa
So sorry for the delay
OAC would be happy to piggyback with WOW on the 29th
let me know if that still works...
Lisa

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Lisa Morocco <wncseat2@gmail.com>
Date: Fri Aug 18 2023 09:32:50 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting : Overland Avenue Community

Hi Lisa,

So great to hear from you! Yes, that day works. I will notify our scheduler.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside

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From: Lisa Morocco <wncseat2@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 18 2023 10:55:42 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting : Overland Avenue Community

I went on a trip with my high school girlfriends..flying back tomorrow..tried to stay off email while we were together!

Lisa

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marilyn Tusher <mltusher@att.net>
Date: Thu Aug 10 2023 16:34:46 GMT-0700 (PDT)
Subject: Midvale Follow-Up Meeting with Westwood Gardens Civic Assn

Hi Marilyn,

I am reaching out regarding a potential meeting with the Councilwoman and her staff to discuss the Midvale project in more detail, and to get input on how we can improve the project.

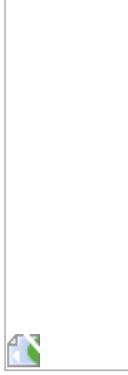
I am including a few dates and times that work for Councilwoman Yaroslavsky:

1. Monday, August 21 at 4pm
2. Tuesday, August 22 at 3pm
3. Monday, August 28th at 11am
4. Tuesday, August 29th at 3pm
5. Wednesday, August 30th at 1pm, 2pm, 3pm, 4pm
6. Thursday, August 31st at 1pm, 2pm

Please let me know what day works best for your association executive team to meet virtually or in person.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Marilyn Tusher <mltusher@att.net>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Westwood Gardens <westwoodgardens@gmail.com>
Date: Sun Aug 13 2023 19:26:02 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting with Westwood Gardens Civic Assn

Thank you for this invitation to discuss the Midvale/Pico homeless project further. However at this time our Board of Directors of Westwood Gardens Civic Assn., Inc. has decided that there is no need for further discussion with us on this matter. Our Board does not feel it would be beneficial.

As a Board we support out surrounding residential and business neighbors there, and do not wish to see a homeless project placed on that location. We have been carefully following all of the meetings and information and updates to reach this decision.

Thank you for reaching out to Westwood Gardens,

Marilyn Tusher, President

On Thursday, August 10, 2023 at 04:35:01 PM PDT, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Marilyn,

I am reaching out regarding a potential meeting with the Councilwoman and her staff to discuss the Midvale project in more detail, and to get input on how we can improve the project.

I am including a few dates and times that work for Councilwoman Yaroslavsky:

1. Monday, August 21 at 4pm
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3. Monday, August 28th at 11am
4. Tuesday, August 29th at 3pm
5. Wednesday, August 30th at 1pm, 2pm, 3pm, 4pm
6. Thursday, August 31st at 1pm, 2pm

Please let me know what day works best for your association executive team to meet virtually or in person.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside

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From: burt821@yahoo.com
To: Marilyn Tusher <mltusher@att.net>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Westwood Gardens
<westwoodgardens@gmail.com>
Date: Sun Aug 13 2023 20:11:35 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting with Westwood Gardens Civic Assn

Thank you Marilyn. Excellent and to the point.

Sent from my iPad

On Aug 13, 2023, at 7:26 PM, Marilyn Tusher <mltusher@att.net> wrote:

Thank you for this invitation to discuss the Midvale/Pico homeless project further. However at this time our Board of Directors of Westwood Gardens Civic Assn., Inc. has decided that there is no need for further discussion with us on this matter. Our Board does not feel it would be beneficial.

As a Board we support our surrounding residential and business neighbors there, and do not wish to see a homeless project placed on that location. We have been carefully following all of the meetings and information and updates to reach this decision.

Thank you for reaching out to Westwood Gardens,

Marilyn Tusher, President

On Thursday, August 10, 2023 at 04:35:01 PM PDT, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Marilyn,

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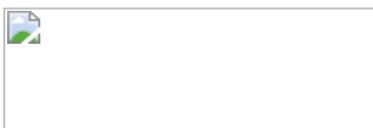
I am including a few dates and times that work for Councilwoman Yaroslavsky:

1. Monday, August 21 at 4pm
2. Tuesday, August 22 at 3pm
3. Monday, August 28th at 11am
4. Tuesday, August 29th at 3pm
5. Wednesday, August 30th at 1pm, 2pm, 3pm, 4pm
6. Thursday, August 31st at 1pm, 2pm

Please let me know what day works best for your association executive team to meet virtually or in person.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440

CPRA-02-CD5-2-001430



Los Angeles, CA 90012

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 16 2023 12:57:45 GMT-0700 (PDT)
Subject: Fwd: Midvale Follow-Up Meeting with Westwood Gardens Civic Assn

This is the email with Marilyn Tusher.

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

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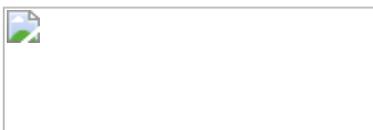
From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 14:17:25 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting with Westwood Gardens Civic Assn

"Thanks, Vanessa. Feel free to include me on the thread, but I think a message along this line makes sense:

Hi Marilyn,

Thank you for reaching out the other day and confirming that you did not want to meet with the Councilwoman regarding this project. We wanted to extend the opportunity to any board members as well, but wanted to make sure to check with you first prior to reaching out. We are setting up meetings with all other HOAs and neighborhood groups, in addition to presentations at WNC and WRAC. It would be great for Westwood Gardens Civic Association to be part of the conversation as well. Looking forward to hearing from you soon.

All the best,"



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

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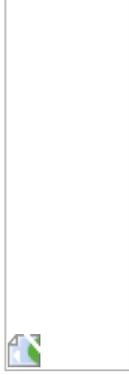
From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marilyn Tusher <mltusher@att.net>
Cc: Westwood Gardens <westwoodgardens@gmail.com>, Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 16 2023 14:29:57 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting with Westwood Gardens Civic Assn

Hi Marilyn,

Thank you for reaching out the other day and confirming that you did not want to meet with the Councilwoman regarding this project. We wanted to extend the opportunity to any board members as well, but wanted to make sure to check with you first prior to reaching out. We are setting up meetings with all other HOAs and neighborhood groups, in addition to presentations at WNC and WRAC. It would be great for Westwood Gardens Civic Association to be part of the conversation as well. Looking forward to hearing from you soon.

All the best,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
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From: Marilyn Tusher <mltusher@att.net>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 18 2023 19:12:47 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting with Westwood Gardens Civic Assn

Hi again,
Sorry for the delay, but our reply as before still stands at this time in regards to the Midvale/Pico homeless project.

This is the wrong project for this lot.

Enjoy your weekend,

Marilyn

On Wednesday, August 16, 2023 at 02:30:10 PM PDT, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Marilyn,

Thank you for reaching out the other day and confirming that you did not want to meet with the Councilwoman regarding this project. We wanted to extend the opportunity to any board members as well, but wanted to make sure to check with you first prior to reaching out. We are setting up meetings with all other HOAs and neighborhood groups, in addition to presentations at WNC and WRAC. It would be great for Westwood Gardens Civic Association to be part of the conversation as well. Looking forward to hearing from you soon.

All the best,

On Sun, Aug 13, 2023 at 7:26 PM Marilyn Tusher <mltusher@att.net> wrote:

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However at this time our Board of Directors of Westwood Gardens Civic Assn., Inc. has decided that there is no need for further discussion with us on this matter. Our Board does not feel it would be beneficial.

As a Board we support out surrounding residential and business neighbors there, and do not wish to see a homeless project placed on that location.
We have been carefully following all of the meetings and information and updates to reach this decision.

Thank you for reaching out to Westwood Gardens,

Marilyn Tusher, President

On Thursday, August 10, 2023 at 04:35:01 PM PDT, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Marilyn,

I am reaching out regarding a potential meeting with the Councilwoman and her staff to discuss the Midvale project in more detail, and to get input on how we can improve the project.

I am including a few dates and times that work for Councilwoman Yaroslavsky:

1. Monday, August 21 at 4pm
2. Tuesday, August 22 at 3pm
3. Monday, August 28th at 11am
4. Tuesday, August 29th at 3pm
5. Wednesday, August 30th at 1pm, 2pm, 3pm, 4pm
6. Thursday, August 31st at 1pm, 2pm

Please let me know what day works best for your association executive team to meet virtually or in person.

Sincerely,

--

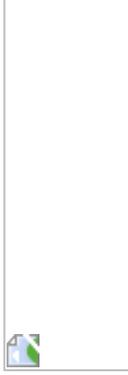


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 Field Deputy, Palms & Westside
 O: (323) 866-1828
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 Los Angeles, CA 90012



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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Cc: Lisa Morocco <wncseat2@gmail.com>
Date: Thu Aug 10 2023 16:30:37 GMT-0700 (PDT)
Subject: Midvale Follow-Up Meeting with WNC

Hi Terri and Lisa,

I am reaching out regarding a potential meeting with the Councilwoman and her staff to discuss the Midvale project in more detail, and to get input on how we can improve the project.

I am including a few dates and times that work for Councilwoman Yaroslavsky:

1. Monday, August 21 at 4pm
2. Tuesday, August 22 at 3pm
3. Monday, August 28th at 11am
4. Tuesday, August 29th at 3pm
5. Wednesday, August 30th at 1pm, 2pm, 3pm, 4pm
6. Thursday, August 31st at 1pm, 2pm

Please let me know what day works best for your WNC executive team to meet virtually or in person.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Date: Thu Aug 10 2023 16:29:05 GMT-0700 (PDT)
Subject: Midvale Follow-Up Meeting with WOWHOA

Hi Terri,

I am reaching out regarding a potential meeting with the Councilwoman and her staff to discuss the Midvale project in more detail, and to get input on how we can improve the project.

I am including a few dates and times that work for Councilwoman Yaroslavsky:

1. Monday, August 21 at 4pm
2. Tuesday, August 22 at 3pm
3. Monday, August 28th at 11am
4. Tuesday, August 29th at 3pm
5. Wednesday, August 30th at 1pm, 2pm, 3pm, 4pm
6. Thursday, August 31st at 1pm, 2pm

Please let me know what day works best for your HOA executive team to meet virtually or in person.

Sincerely,

--



Vanessa Saldana

Field Deputy, Palms & Westside

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From: Terri Tippit <tmtippit@ca.rr.com>
To: "Vanessa Saldana" <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 17:09:35 GMT-0700 (PDT)
Subject: RE: Midvale Follow-Up Meeting with WOWHOA

Is this the one for my hoa board? Where will mtng be held.
WNC is brn act so any mtng, even officers mtng, will need to have a posted agenda 72 hr. prior.
T

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Thursday, August 10, 2023 4:29 PM
To: Terri Tippit <tmtippit@ca.rr.com>
Subject: Midvale Follow-Up Meeting with WOWHOA

Hi Terri,

I am reaching out regarding a potential meeting with the Councilwoman and her staff to discuss Midvale project in more detail, and to get input on how we can improve the project.

I am including a few dates and times that work for Councilwoman Yaroslavsky:

1. Monday, August 21 at 4pm
2. Tuesday, August 22 at 3pm
3. Monday, August 28th at 11am
4. Tuesday, August 29th at 3pm
5. Wednesday, August 30th at 1pm, 2pm, 3pm, 4pm
6. Thursday, August 31st at 1pm, 2pm

Please let me know what day works best for your HOA executive team to meet virtually or in pe

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yarc (including any attachments), along with any associated personal identifying informat considered a public record under the California Public Records Act and may be subject disclosure under the Act.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Date: Fri Aug 11 2023 14:58:42 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting with WOWHOA

Hi Terri,

This meeting will be held either in-person at the district office or through google meets or zoom. I completely understand the brown acts policy.

Here's the updated availability for Councilwoman Yaroslavsky:

1. August 24th- 2-3pm
2. august 28th - 2-3pm
3. august 29th- 2-3pm or 3-4pm
4. august 31st - 3-4pm

Please let me know if any of these times work for your board.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
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From: Terri <tmtippit@ca.rr.com>
To: Vanessa Saldana CD5 <vanessa.saldana@lacity.org>
Date: Fri Aug 11 2023 15:51:25 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting with WOWHOA

so if for wnc we would have to agenda and open to public.
not a good idea.
if for hoa thats ok not open to public.
so you want me to pick date and ask my hoa board?

Get BlueMail for Android

On Aug 11, 2023, at 2:59 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Terri,

This meeting will be held either in-person at the district office or through google meets or zoom. I completely understand the brown acts policy.

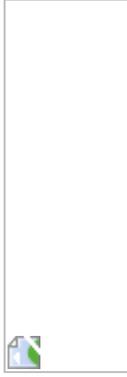
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2. august 28th - 2-3pm
3. august 29th- 2-3pm or 3-4pm
4. august 31st - 3-4pm

Please let me know if any of these times work for your board.

Sincerely,

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri <tmtippit@ca.rr.com>
Date: Fri Aug 11 2023 15:54:26 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting with WOWHOA

Roger that. Let's do your HOA board.

Please let me know what day works for your board based on the dates proposed. If those don't work, we can work something out for the week of september.

1. August 24th- 2-3pm
2. august 28th - 2-3pm
3. august 29th- 2-3pm or 3-4pm
4. august 31st - 3-4pm

--



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From: Terri Tippit <tmtippit@ca.rr.com>
To: "Vanessa Saldana" <vanessa.saldana@lacity.org>
Date: Tue Aug 15 2023 11:35:25 GMT-0700 (PDT)
Subject: RE: Midvale Follow-Up Meeting with WOWHOA

WOWHOA will take August 29th 2-3pm for WOWHOA mtng with Katy so far I have 6 able to atte
When will you know if on zoom or in person.

T

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Date: Tue Aug 15 2023 11:59:06 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting with WOWHOA

Hi Terri,

May we start at 2:30 to 3:30pm? If so, I will share the zoom or google meets credentials with you?

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
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Los Angeles, CA 90012



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From: Terri Tippit <tmtippit@ca.rr.com>
To: "Vanessa Saldana" <vanessa.saldana@lacity.org>
Date: Tue Aug 15 2023 12:23:47 GMT-0700 (PDT)
Subject: RE: Midvale Follow-Up Meeting with WOWHOA

Yes. Did you want to combine with Marilyn and Lisa's group or keep it small, as I said so far I have 6 think both Lisa and Marilyn have smaller boards. Or you could do each board separately.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Tuesday, August 15, 2023 11:59 AM
To: Terri Tippit <tmtippit@ca.rr.com>
Subject: Re: Midvale Follow-Up Meeting with WOWHOA

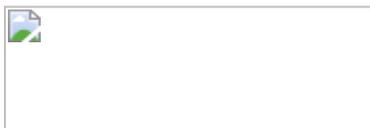
Hi Terri,

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On Tue, Aug 15, 2023 at 11:35AM Terri Tippit <tmtippit@ca.rr.com> wrote:

WOWHOA will take August 29th 2-3pm for WOWHOA mtng with Katy so far I have 6 able to at
When will you know if on zoom or in person.
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Los Angeles, CA 90012

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: godfrey@lafoward.org
Date: Thu Aug 10 2023 16:12:23 GMT-0700 (PDT)
Subject: Midvale Follow-Up Meeting

Hi Godfrey,

I am reaching out on behalf of Councilwoman Yaroslavsky's office regarding a possible meeting with the Councilwoman and her staff to discuss the Midvale project in more detail and get input on how we can improve the project.

I am including a few dates and times that work for Councilwoman Yaroslavsky:

1. Monday, August 21 at 4pm
2. Tuesday, August 22 at 3pm
3. Monday, August 28th at 11am
4. Tuesday, August 29th at 3pm
5. Wednesday, August 30th at 1pm, 2pm, 3pm, 4pm
6. Thursday, August 31st at 1pm, 2pm

Please let me know what day works best for your executive team to meet virtually or in person.

Sincerely,

--



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From: Godfrey Plata <godfrey@laforward.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Andy Bartholomew <andy.bartholomew@gmail.com>, "cc: Toby Muresianu" <toby.hardtospell@gmail.com>, Shula Green <shulamitegreen@gmail.com>, Amy She <pokey.xp@gmail.com>, Ava Marinelli <admarinelli@gmail.com>, Chris Dower <chrisdower01@gmail.com>, David Duncan <davidmduncan13@gmail.com>, Toby Muresianu <toby955@gmail.com>, Cipra Nemeth <cipran@gmail.com>
Date: Fri Aug 11 2023 00:15:59 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting

Hi Vanessa (CC: CD-5 team from LA Forward) --

Thank you for thinking of us. I'm CCing a group of our CD-5 residents here that have been a select group of some of the more consistent leaders in our CD-5 organizing effort.

CD-5 friends who I have not yet been able to loop in by text, please scroll down and read Vanessa's message from the CD-5 office, pertaining to a meeting with the Councilmember and her team.

Vanessa - On a text chain with a little more than half of this group, at least four folks (including me) mentioned that we could do **Thursday the 31st at either 1 or 2pm, virtually or in-person**. Let us know if that works.

However, CCing other folks here so that they're in the loop (and may not have been looped in yet or been able to chime in on time). Let's keep going with Thursday the 31st 1 or 2pm for now, but wanting to make sure our folks are in the know!

Let us know what's next, Vanessa.

Thanks much,
Godfrey

--

Godfrey Plata (he/him)
Deputy Director | [LA Forward](#)
godfrey@laforward.org
213.800.5935
Follow us on [Instagram](#) | [Twitter](#) | [Facebook](#)



From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Godfrey Plata <godfrey@lafoward.org>
Cc: Andy Bartholomew <andy.bartholomew@gmail.com>, "cc: Toby Muresianu" <toby.hardtospell@gmail.com>, Shula Green <shulamitegreen@gmail.com>, Amy She <pokey.xp@gmail.com>, Ava Marinelli <admarinelli@gmail.com>, Chris Dower <chrisdower01@gmail.com>, David Duncan <davidmduncan13@gmail.com>, Toby Muresianu <toby955@gmail.com>, Cipra Nemeth <cipran@gmail.com>
Date: Fri Aug 11 2023 14:33:23 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting

Hi Godfrey,

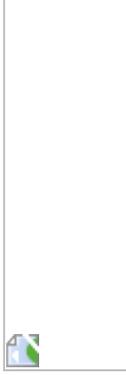
Thank you for your prompt response! August 31st at 2pm works for CD5.

It can either be in-person at the district office or through google meets. I understand most folks work, and we are willing to accommodate.

I will share a google invitation earlier next week, with all the details. I just want to reserve the slot now for your organization.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Godfrey Plata <godfrey@lafoward.org>
Cc: Andy Bartholomew <andy.bartholomew@gmail.com>, "cc: Toby Muresianu" <toby.hardtospell@gmail.com>, Shula Green <shulamitegreen@gmail.com>, Amy She <pokey.xp@gmail.com>, Ava Marinelli <admarinelli@gmail.com>, Chris Dower <chrisdower01@gmail.com>, David Duncan <davidmduncan13@gmail.com>, Toby Muresianu <toby955@gmail.com>, Cipra Nemeth <cipran@gmail.com>
Date: Tue Aug 15 2023 11:31:27 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting

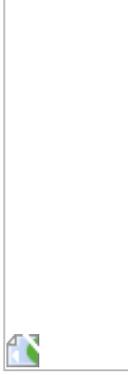
Hi Godfrey,

I shared the google invitation with you, and the rest of the team. May you please confirm if in-person or virtual is better for you?

For now, we have it as in-person, but I did share the google meetings invite just in case anyone cannot attend in person.

Sincerely,

--



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Cc: Andy Bartholomew <andy.bartholomew@gmail.com>, "cc: Toby Muresianu" <toby.hardtospell@gmail.com>, Shula Green <shulamitegreen@gmail.com>, Amy She <pokey.xp@gmail.com>, Ava Marinelli <admarinelli@gmail.com>, Chris Dower <chrisdower01@gmail.com>, David Duncan <davidmduncan13@gmail.com>, Toby Muresianu <toby955@gmail.com>, Cipra Nemeth <cipran@gmail.com>
Date: Tue Aug 29 2023 23:12:40 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting

Hi Godfrey,

May you please confirm if virtually works best to meet with the Councilwoman this Thursday at 2pm?

If so, can you please confirm the list of attendees so I can send out a separate ZOOM invitation.

Sincerely,

On Tuesday, August 15, 2023, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:
Hi Godfrey,

I shared the google invitation with you, and the rest of the team. May you please confirm if in-person or virtual is better for you?

For now, we have it as in-person, but I did share the google meetings invite just in case anyone cannot attend in person.

Sincerely,

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From: Godfrey Plata <godfrey@laforward.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Andy Bartholomew <andy.bartholomew@gmail.com>, "cc: Toby Muresianu" <toby.hardtospell@gmail.com>, Shula Green <shulamitegreen@gmail.com>, Amy She <pokey.xp@gmail.com>, Ava Marinelli <admarinelli@gmail.com>, Chris Dower <chrisdower01@gmail.com>, David Duncan <davidmduncan13@gmail.com>, Toby Muresianu <Toby955@gmail.com>, Cipra Nemeth <cipran@gmail.com>, David Levitus <david@laforward.org>
Date: Wed Aug 30 2023 07:30:09 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting

Hi there Vanessa —

Thanks for following up again, and apologies for the lack of clarity! I think we were good go with in-person, but let us know if virtually is the only way we will make this work this time. Please do confirm which way we should go. :)

Everyone who CC'd should be on the invite!

Godfrey

On Aug 29, 2023, at 11:12 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Godfrey,

May you please confirm if virtually works best to meet with the Councilwoman this Thursday at 2pm?

If so, can you please confirm the list of attendees so I can send out a separate ZOOM invitation.

Sincerely,

On Tuesday, August 15, 2023, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

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Sincerely,

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Date: Wed Aug 30 2023 11:58:05 GMT-0700 (PDT)
Subject: Fwd: Midvale Follow-Up Meeting

Hi Marley,

Can you send out an email to Godfrey and those CC'd in the email confirming tomorrow's meeting? Also, can you share with them parking details.

Thank you!

--



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Vanessa Saldana
Field Deputy, Palms & Westside

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Los Angeles City Hall
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From: Marley Powell <marley.powell@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, godfrey@laforward.org,
andy.bartholomew@gmail.com, toby.hardtospell@gmail.com, shulamitegreen@gmail.com, Amy
She <pokey.xp@gmail.com>, admarinelli@gmail.com, chrisdower01@gmail.com,
davidmduncan13@gmail.com, Toby955@gmail.com, cipran@gmail.com, david@laforward.org
Cc: George Hakopiants <george.hakopiants@lacity.org>, Fernando Morales
<fernando.morales@lacity.org>
Date: Wed Aug 30 2023 12:04:44 GMT-0700 (PDT)
Subject: Re: Midvale Follow-Up Meeting

Good Afternoon Everyone,

Vanessa wanted me to confirm tomorrow's meeting with you all at 2pm. It will be in the CD5 District Office.

Our office is located at 6380 Wilshire Blvd., Suite 800, Los Angeles, CA 90048. You are able to park on P3 in our building.

Please take the elevator to the 8th floor; our office will be the one with the double doors as soon as you exit. Please ring the doorbell, and someone will open the door for you.

We have validation slips that can be provided to you once you sign in.

Please let me know if you have any questions!
Marley

From: Marilyn Tusher <mltusher@att.net>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 02 2023 10:44:54 GMT-0700 (PDT)
Subject: Midvale homeless mtg tomorrow

Do you know what the agenda is for this most important mtg? I plan to attend.
Thanks, Marilyn

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Marilyn Tusher <mitusher@att.net>
Date: Wed Aug 02 2023 11:36:08 GMT-0700 (PDT)
Subject: Re: Midvale homeless mtg tomorrow

Hi Marilyn,

The agenda will be provided tomorrow at the entrance of the meeting. However, I can provide you with a rough agenda:

- opening remarking from Rabbi Cohen
- Remarks by Councilwoman Yaroslavsky, LifeArk, LAHSA, and LA Family Services
- remarks by Mayor Bass (her attendance is pending)
- there will be 4 tables that will have CD5 staff, Life Ark, LAHSA, and LA Family Services to answer questions

--



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From: Your Palms-Studio Central neighbors <reply@rs.email.nextdoor.com>
To: vanessa.saldana@lacity.org
Date: Fri Aug 18 2023 15:59:27 GMT-0700 (PDT)
Subject: Midvale Housing Project



Midvale Housing Project We were told at the community event fiasco that this... [See more](#)

 Janet Savage

  1  Share

[View post](#)

This message is intended for vanessa.saldana@lacity.org. [Unsubscribe here](#). Nextdoor, 420 Taylor Street, San Francisco, CA 94102

From: "Leo Daube (Google Docs)" <comments-noreply@docs.google.com>
To: allen.zipper@lacity.org
Date: Tue Aug 22 2023 12:39:24 GMT-0700 (PDT)
Subject: Midvale/Kelton Re... - Format: highlight

Leo Daube added a suggestion to the following document

 Midvale/Kelton Residents meeting - Temple Isaiah

 1 suggestion

 Leo Daube • 12:33 PM, Aug 22 (PDT) **New**
Format: highlight

[Open](#)

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because you are subscribed to all discussions on [Midvale/Kelton Residents meeting - Temple Isaiah](#). [Change what Google sends you](#). You can reply to this email to reply to the discussion.



From: Fernando Morales <fernando.morales@lacity.org>
To: Leo Daube <leo.daube@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jenelle Henderson <jenelle.henderson@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Allen Zipper <allen.zipper@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>
Date: Mon Jul 31 2023 18:09:15 GMT-0700 (PDT)
Subject: Midvale/LifeArk CPRA

Hi Team,

If you're receiving this email then you have either not completed the upload of documents or you have done so, but did not mark your completion on the tracker within the folder. Given that we need to move forward with this request, ***please upload and mark the tracker by EOD tomorrow***. Let me know if you have any questions!

I will send a reminder in the all staff group tomorrow as well.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Gary's Original Email:

Hi Team!

We have a new CPRA request for records, studies, correspondence, meeting appointments, etc. related to the proposed interim housing project on Midvale. So, please search your emails, files, phone, etc. for the terms "Midvale" and "LifeArk" and save any responsive documents in this folder G:\Shared drives\CNC C05\CPRAs\Midvale-LifeArk by no later than next Monday, July 31.

A slightly changed process: you will see in that folder a document that has each of your names. Please note in this document if you do or don't have responsive records by placing a Y or an N in the middle column. If you do have records, please note in the third column that you have uploaded them. Please complete this search AS SOON AS POSSIBLE but no later than next Monday, 7/31.

Let me know if you have any questions, thanks!

Gary



CPRA-02-CD5-2-001466

Gary Gero



cd5.lacity.gov

CHIEF OF STAFF

O: (213) 473-7005

C: (213) 473-7005

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Leo Daube <leo.daube@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Michelle Flores <michelle.flores@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jenelle Henderson <jenelle.henderson@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Tue Aug 01 2023 11:09:40 GMT-0700 (PDT)
Subject: Re: Midvale/LifeArk CPRA

Hello Fernando,

All emails regarding LifeArk/Midvale I have been cc'ed on have been uploaded to the CPRA folder. I have marked "N" for both Loren and Perla.

--



Matthew Tenchavez

Director of Homelessness Strategies

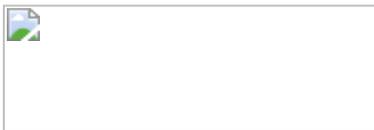
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

From: Allen Zipper <allen.zipper@lacity.org>
To: Janet Hirsch <janethirsch59@gmail.com>
Date: Mon Aug 28 2023 17:15:46 GMT-0700 (PDT)
Subject: Midvale Meeting

Virtual Meeting with One LA re: Midvale
Tuesday, August 29 · 1:30 – 2:30pm
Time zone: America/Los_Angeles
Google Meet joining info
Video call link: <https://meet.google.com/hxy-besq-keh>
Or dial: (US) +1 573-342-3125 PIN: 646 519 467#
More phone numbers: <https://tel.meet/hxy-besq-keh?pin=3789639429086>

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

[Sign up for our Newsletter](#)

From: Janet Hirsch <janethirsch59@gmail.com>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Mon Aug 28 2023 17:16:55 GMT-0700 (PDT)
Subject: Re: Midvale Meeting

Please add Yvonne Mariajimenez, Neighborhood Legal Services to the invitation list

YMariajimenez@nlsla.org

From: Allen Zipper <allen.zipper@lacity.org>
To: Jenelle Henderson <jenelle.henderson@lacity.org>
Date: Mon Aug 14 2023 17:16:28 GMT-0700 (PDT)
Subject: Midvale Neighbors Meeting

Hi Jenelle,

Would you please check with Katy about the following meeting that I discussed with her regarding the Midvale Project:

- August 24th at 5:30 PM
- Temple Isaiah
- A small group of Temple members who live on Kelton and Midvale
- For a Thoughtful conversation about the project in specific, and the neighborhood in general
- I will get the names of the attendees before and vet them.
- I can staff Katy
- We need to check if she wants additional staff as well

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Jenelle Henderson <jenelle.henderson@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Date: Wed Aug 16 2023 11:22:49 GMT-0700 (PDT)
Subject: Re: Midvale Neighbors Meeting

Hi Allen. I have added this to Katy's calendar.

Thanks,
Jenelle

--



cd5.lacity.gov

Jenelle Henderson

Executive Assistant

O: (213) 473-7005

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Loren Jackson <loren.jackson@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Tue Sep 12 2023 18:12:57 GMT-0700 (PDT)
Subject: Midvale parking lot

Good evening Fernando,

August 5 11:35 am 10 people

August 6 12:45am 7 people

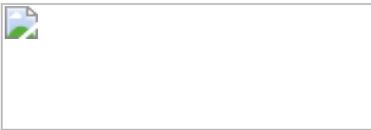
August 11 1:05am 8 people

All males

If you need more details or any additional information, let me know. I'll keep a record of the times I went there and how many people I didn't talk to anyone, so I don't have names for you.

From: Fernando Morales <fernando.morales@lacity.org>
To: Loren Jackson <loren.jackson@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Sep 12 2023 18:18:14 GMT-0700 (PDT)
Subject: Re: Midvale parking lot

Thank you so much, Loren!



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

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200 North Spring St., Room 440

Los Angeles, CA 90012

On Tue, Sep 12, 2023 at 6:13 PM Loren Jackson <loren.jackson@lacity.org> wrote:

Good evening Fernando,

August 5 11:35 am 10 people

August 6 12:45am 7 people

August 11 1:05am 8 people

All males

If you need more details or any additional information, let me know. I'll keep a record of the times I went there and how many people I didn't talk to anyone, so I don't have names for you.

From: Tom Waters <twfaircroft@gmail.com>
To: "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>
Date: Thu Aug 03 2023 18:38:40 GMT-0700 (PDT)
Subject: Midvale/Pico Homeless Site

Vanessa, I've just left the meeting at Temple Isaiah and am very, very alarmed at how this process is playing out.

More importantly, we at the Los Angeles Performing Arts Conservatory (180 feet from the proposed site), are incredibly concerned for the continued safety of our students who already face a gauntlet of mentally ill and drug addicted transients on their way into class every day! We have had homeless men threaten students and staff with metal pipes and golf clubs, we've had a homeless person, in a violent rage, break a window and try to gain entry into the building during school hours, causing staff to evacuate students out of a back exit.

What seems like a noble idea will become a horrible tragedy (and it will happen) when one of our young, innocent students is attacked. We've prevented it so far, but the law of averages just swayed way to the other side I'm afraid.

Not to mention the already sparse parking available to the few local merchants will now go away.

If Los Angeles wants to go through with this project then, in our case, Los Angeles will need to pay to relocate our school to a safer area.

Let's talk. My cell is 310-579-1236 and set up a meeting with the councilwoman and the honorable Mayor's office.

Sincerely,
Tom Waters

--

Tom Waters

From: Maryam Zar <president@pacpalicc.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Sep 06 2023 16:55:58 GMT-0700 (PDT)
Subject: Midvale project - WRAC LUPC meets Monday 9/11

Dear Fernando, Hope you had a great holiday weekend! Last month, you called me and asked that WRAC LUPC not take-up consideration of the controversial Midvale project, as proposed, before you and your team at CD5 had a chance to speak/present to our committee. We will meet this coming Monday, September 11, at 6:30Pm, via zoom. Would you like to join us and make a presentation? I reported to the board last month, as well as to you on the phone, that I have been hearing from Leuiana Anderson, and find some of her/their requests sensible. For example, they'd like to understand (a) why/by what criteria was the Midvale parking light deemed "under utilized", and (b) why wouldn't the Council Office consider a different available location that would not (in their estimation) decimate the local business community, while being situated to serve more people. They say they are not inherently opposed to a project of this sort, but oppose the location - and consider the lack of community engagement prior to decision making to be a fatal flaw. I, and the WRAC LUC, would certainly appreciate hearing from you (and the CD5 team) about all these issues. Best, Maryam.

From: Fernando Morales <fernando.morales@lacity.org>
To: Maryam Zar <president@pacpalicc.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Sep 08 2023 18:03:08 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Hi Maryam,

My sincere apologies for the delay in responding. LA Family Housing and CD 5 will be available on Monday to present and connect with the committee members.

(a) why/by what criteria was the Midvale parking light deemed "under utilized"

The average usage of this lot was below 40%. LADOT operates the parking machine on site. Additionally, replacement parking is a commitment that the Councilwoman has made. There is no shortage of parking in this area (and most definitely in comparison to corridors with more active businesses and activations) with the Guitar Center, Lenny's and Hudson within one block, the work occurring now is to make sure that a comparable number of spots are available publicly at affordable rates.

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Other public sites have been explored and deemed infeasible within the area (we have gone through ones mentioned to us - Caltrans, Post Office, DOT, and others). Private lots, including 1977, which we have not visited with community members are in the most conservative estimations more than 2-3 year projects that will not bring these essential beds online. Furthermore, this site, unlike all sites will be explicitly serving the immediate community and will allow for additional revitalization work along this corridor. When our team has walked, and particularly on Westwood Blvd, we witnessed over 50% commercial space vacancy and over 7 individuals experiencing homelessness and walking up and down the area - including one person passed out at Chocolate Bash. We need these tools and the resources that this site brings to this site.

Again, apologies for the late message - feel free to call anytime!

Fernando
(213) 887-3269



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

On Wed, Sep 6, 2023 at 4:56 PM Maryam Zar <president@pacpalicc.org> wrote:
Dear Fernando,

Hope you had a great holiday weekend!

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I, and the WRAC LUC, would certainly appreciate hearing from you (and the CD5 team) about all these issues.

Best, Maryam.

From: Fernando Morales <fernando.morales@lacity.org>

To: Maryam Zar <president@pacpalicc.org>

Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>

Date: Fri Sep 08 2023 18:07:52 GMT-0700 (PDT)

Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Hi Maryam - apologies, resending with some edits below:



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005



cd5.lacity.gov

District: (323) 866-1828
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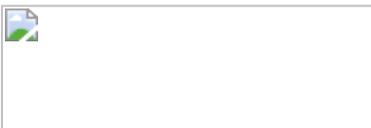
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From: Maryam Zar <president@pacpalicc.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Sep 08 2023 19:34:26 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Fernando. I'll gladly put you on the agenda as guest speakers at WRAC LUPC this Monday.

Here is the connection link:

Topic: WRAC LUPC

Time: Monday, August 11 at 6:30PM

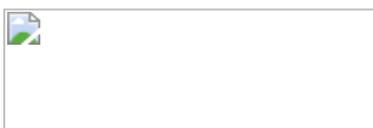
Join Zoom Meeting

<https://us02web.zoom.us/j/82240552285>

Best, Maryam.

On Sep 8, 2023, at 6:07 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Maryam - apologies, resending with some edits below:



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

CPRA-02-CD5-2-001478



District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

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To: Maryam Zar <president@pacpalicc.org>

Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Stephanie Klasky-Gamer <Stephanie@lafh.org>, Kelsey Madigan <kmadigan@lafh.org>, Kimberly Roberts <kroberts@lafh.org>

Date: Mon Sep 11 2023 12:40:53 GMT-0700 (PDT)

Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Maryam! I've attached the presentation for tonight.



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

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On Fri, Sep 8, 2023 at 7:34 PM Maryam Zar <president@pacpalicc.org> wrote:
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Topic: WRAC LUPC

Time: Monday, August 11 at 6:30PM

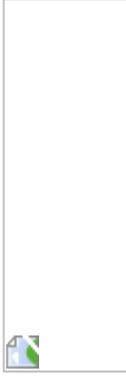
Join Zoom Meeting

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Fernando Morales

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Best, Maryam.

Attachments:

CPRA-02-CD5-2-001482

- WRAC Midvale IH Deck.pptx

From: Maryam Zar <president@pacpalicc.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Sep 11 2023 14:05:46 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Fernando.
This looks great and we look forward to hearing from you.

Best, Maryam.

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Housing/Homelessness, Operations, and Special Projects
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Fernando
(213) 887-3269

CPRA-02-CD5-2-001483



cd5.lacity.gov

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Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005
District: (323) 866-1828
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Date: Mon Sep 11 2023 17:27:55 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

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Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

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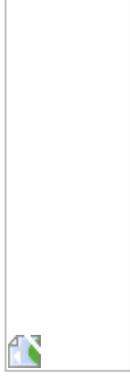
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CPRA-02-CD5-2-001488

Date: Tue Sep 12 2023 09:38:23 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Hi Fernando,

The code section is [LAMC SEC. 12.80. HOMELESS SHELTERS – EMERGENCIES – CITY OWNED AND LEASED PROPERTY.](#)

Dylan

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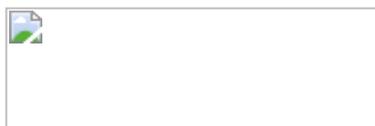
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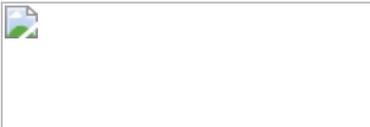
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Pronouns: He, Him, His

PLANNING DIRECTOR

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All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

Notice to Land Use Industry Professionals: If you are compensated to interact with City employees, City law may require you to register as a lobbyist and report your activity. Any individual may qualify as a lobbyist, regardless of occupation, education, training, or professional title. A lobbyist may hold a position that includes but is not limited to attorney, CEO, consultant, architect, engineer, government liaison, business owner, permit applicant, urban planner, expeditor, land developer, various real estate specialists, and others. More information is available on the Ethics Commission's lobbying page and Influencing Land Use Decisions brochure. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

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Bcc: kevin.wheeler@marvista.org

Date: Tue Sep 12 2023 09:54:03 GMT-0700 (PDT)

Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

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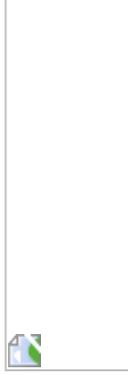
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I have also attached the presentation and questions document. Below is the website link as well.

<https://councildistrict5.lacity.gov/Midvale>

All the best,

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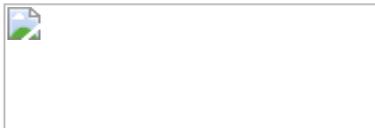
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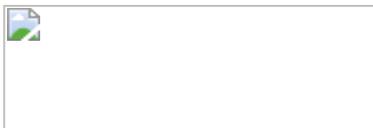
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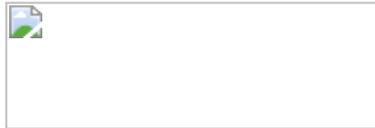
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- WRAC Midvale IH Deck (1).pptx
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To: Dylan Sittig <dylan.sittig@lacity.org>

Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants

CPRA-02-CD5-2-001494

<george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 09:54:53 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Dylan! Really appreciate it!



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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The code section is [LAMC SEC. 12.80. HOMELESS SHELTERS – EMERGENCIES – CITY OWNED AND LEASED PROPERTY.](#)

Dylan

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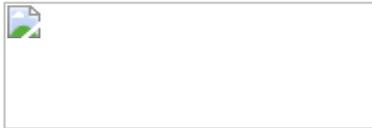
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Dylan Sittig

Pronouns: He, Him, His

PLANNING DIRECTOR



cd5.lacity.gov

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All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

Notice to Land Use Industry Professionals: If you are compensated to interact with City employees, City law may require you to register as a lobbyist and report your activity. Any individual may qualify as a lobbyist, regardless of occupation, education, training, or professional title. A lobbyist may hold a position that includes but is not limited to attorney, CEO, consultant, architect, engineer, government liaison, business owner, permit applicant, urban planner, expeditor, land developer, various real estate specialists, and others. More information is available on the Ethics Commission's lobbying page and Influencing Land Use Decisions brochure. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

From: "kevin.wheeler@marvista.org" <kevin.wheeler.zone6director@gmail.com>
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Cc: Maryam Zar <president@pacpalicc.org>, Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 10:58:31 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Hi Fernando,

Hope I'm not intruding but I jumped off BCC to say thank you for providing the information on the emergency declaration and to ask a follow up question.

In our meeting last evening you mentioned that 25% (rough approximation as I can't remember the exact figure you gave) of the interim housing developments were adjacent to R1 zoning. Can you please provide some additional information on that figure you mentioned? See below.

- Number of interim housing developments adjacent to R1 zoning?
- Percentage of interim housing developments adjacent to R1 zoning?
- Location of interim housing developments adjacent to R1 zoning? Provide a map if possible with the total number of units in the interim housing development.
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Thank you,

Kevin Wheeler
Mar Vista Community Council

Zone 6 Director | PLUM Chair



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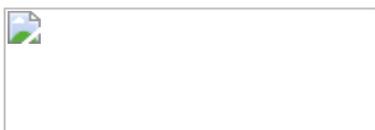
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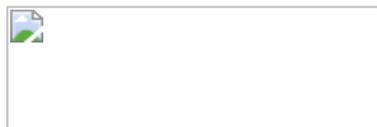
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- image001.png

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Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 11:06:55 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

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CPRA-02-CD5-2-001502



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CPRA-02-CD5-2-001505

Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 18:24:08 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thanks, Maryam. Yes, Barbara has done a great job on focusing on and synthesizing objections. We are/continue to be interested in all thoughts/comments, and look forward to engaging further moving forward. There will be many more conversations about the site, both programmatically and resources for this area outside of the site.

All the best,

Fernando



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Thanks, Maryam. Apologies, I misspoke, I will be the sole presenter tonight. Given the committee's focus on land use, we felt comfortable with the council office leading the presentation and answer questions from the committee.

All the best,

Fernando



Fernando Morales



cd5.lacity.gov

**Deputy Chief of Staff
Housing/Homelessness, Operations, and
Special Projects**
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

On Mon, Sep 11, 2023 at 2:06 PM Maryam Zar
<president@pacpalicc.org> wrote:

Thank you, Fernando.
This looks great and we look forward to hearing from you.

Best, Maryam.

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<fernando.morales@lacity.org> wrote:

Hi Maryam - apologies, resending with some edits below:



cd5.lacity.gov

Fernando Morales
**Deputy Chief of Staff
Housing/Homelessness,
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<WRAC Midvale IH Deck (1).pptx><HOA Questions and Responses (1).pdf>

From: Maryam Zar <president@pacpalicc.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Sep 06 2023 16:55:58 GMT-0700 (PDT)
Subject: Midvale project - WRAC LUPC meets Monday 9/11

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Date: Fri Sep 08 2023 18:03:08 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

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Date: Fri Sep 08 2023 18:07:52 GMT-0700 (PDT)

Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

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Date: Fri Sep 08 2023 19:34:26 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Fernando. I'll gladly put you on the agenda as guest speakers at WRAC LUPC this Monday.

Here is the connection link:

Topic: WRAC LUPC

Time: Monday, August 11 at 6:30PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82240552285>

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CPRA-02-CD5-2-001514



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Date: Mon Sep 11 2023 12:40:53 GMT-0700 (PDT)

Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Maryam! I've attached the presentation for tonight.



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff

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Attachments:

CPRA-02-CD5-2-001518

- WRAC Midvale IH Deck.pptx

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To: Fernando Morales <fernando.morales@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Sep 11 2023 14:05:46 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

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cd5.lacity.gov

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Date: Mon Sep 11 2023 20:02:53 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

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CPRA-02-CD5-2-001524

Date: Tue Sep 12 2023 09:38:23 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Hi Fernando,

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Dylan Sittig

Pronouns: He, Him, His

PLANNING DIRECTOR

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All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

Notice to Land Use Industry Professionals: If you are compensated to interact with City employees, City law may require you to register as a lobbyist and report your activity. Any individual may qualify as a lobbyist, regardless of occupation, education, training, or professional title. A lobbyist may hold a position that includes but is not limited to attorney, CEO, consultant, architect, engineer, government liaison, business owner, permit applicant, urban planner, expeditor, land developer, various real estate specialists, and others. More information is available on the Ethics Commission's lobbying page and Influencing Land Use Decisions brochure. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

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Date: Tue Sep 12 2023 09:54:03 GMT-0700 (PDT)

Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Maryam. Sincerely appreciate you creating that space on the agenda and maintaining a healthy space for conversation and to answer questions from WRAC council members.

The code section is [LAMC SEC. 12.80. HOMELESS SHELTERS – EMERGENCIES – CITY OWNED AND LEASED PROPERTY](#) (Kevin is bcc'd here) - thanks! I have received a couple additional inquiries from councils. Vanessa, George, and I will make sure to follow up with them with answers.

I have also attached the presentation and questions document. Below is the website link as well.

<https://councildistrict5.lacity.gov/Midvale>

All the best,

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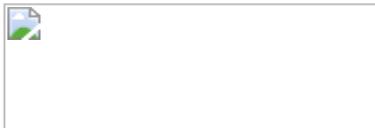
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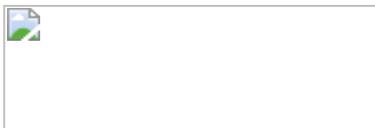
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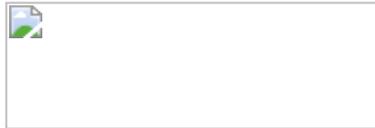
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Attachments:

- WRAC Midvale IH Deck (1).pptx
- HOA Questions and Responses (1).pdf

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<george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 09:54:53 GMT-0700 (PDT)
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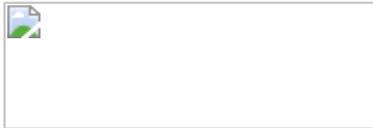
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Fernando
(213) 887-3269



cd5.lacity.gov

Fernando Morales

**Deputy Chief of Staff
Housing/Homelessness, Operations,
and Special Projects**

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA
90012

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Dylan Sittig

Pronouns: He, Him, His

PLANNING DIRECTOR



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All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

Notice to Land Use Industry Professionals: If you are compensated to interact with City employees, City law may require you to register as a lobbyist and report your activity. Any individual may qualify as a lobbyist, regardless of occupation, education, training, or professional title. A lobbyist may hold a position that includes but is not limited to attorney, CEO, consultant, architect, engineer, government liaison, business owner, permit applicant, urban planner, expeditor, land developer, various real estate specialists, and others. More information is available on the Ethics Commission's lobbying page and Influencing Land Use Decisions brochure. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

From: "kevin.wheeler@marvista.org" <kevin.wheeler.zone6director@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Maryam Zar <president@pacpalicc.org>, Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 10:58:31 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Hi Fernando,

Hope I'm not intruding but I jumped off BCC to say thank you for providing the information on the emergency declaration and to ask a follow up question.

In our meeting last evening you mentioned that 25% (rough approximation as I can't remember the exact figure you gave) of the interim housing developments were adjacent to R1 zoning. Can you please provide some additional information on that figure you mentioned? See below.

- Number of interim housing developments adjacent to R1 zoning?
- Percentage of interim housing developments adjacent to R1 zoning?
- Location of interim housing developments adjacent to R1 zoning? Provide a map if possible with the total number of units in the interim housing development.
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Thank you,

Kevin Wheeler
Mar Vista Community Council

Zone 6 Director | PLUM Chair



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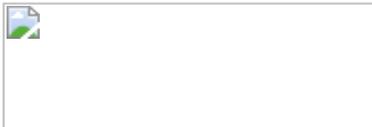
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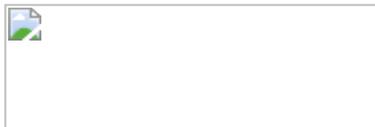
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Attachments:

- image001.png

From: Maryam Zar <president@pacpalicc.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 11:06:55 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

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CPRA-02-CD5-2-001538



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<WRAC Midvale IH Deck (1).pptx><HOA Questions and Responses (1).pdf>

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To: Maryam Zar <president@pacpalicc.org>

CPRA-02-CD5-2-001541

Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 18:24:08 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thanks, Maryam. Yes, Barbara has done a great job on focusing on and synthesizing objections. We are/continue to be interested in all thoughts/comments, and look forward to engaging further moving forward. There will be many more conversations about the site, both programmatically and resources for this area outside of the site.

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From: VJ Waks <vjwaks@gmail.com>

To: Vanessa Saldana <vanessa.saldana@lacity.org>, Jeffrey Ellis <jeffrey.wssm@gmail.com>, "barbara.wssm@gmail.com" <barbara.wssm@gmail.com>

Date: Sun Aug 27 2023 11:53:38 GMT-0700 (PDT)

Subject: Midvale Project

After much additional discussion with community members we find the following issues which must be addressed before proceeding.

The Inside Safe project in LA has seen 1 in 6 homeless participants drop out of the program for failure to participate in services and/or illegal activity. What is the long term plan for those admitted to the 30 unit site? Is the site meant as a halfway house measure or a permanent residence?

What criteria were used to select this site? Why were the other sites rejected? Its immediate closeness to residential homes is alarming if any sort of fire occurs in the building. Has the City sufficient liability coverage in this event and potential legal action? This also pertains to any criminal activity that may harm the neighborhood that has its origins in the Project.

What are the other sites the District considered aside from this one?

What are the criteria for applicants to have housing there? Are addicts allowed in? Are participants with prior drug/gang/ criminal records allowed to have tenancy?

Homeless women are subjected to assault and rape in encampment. How will this be addressed inside the units and the building itself.

If illegal activity does occur how can security actually know it has occurred or monitor it? What will be the immediate consequences?

We thank you for your review and serious consideration of these open items on the Midvale Project

Very best
Victoria WAKS

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: VJ Waks <vjwaks@gmail.com>
Cc: Jeffrey Ellis <jeffrey.wssm@gmail.com>, "barbara.wssm@gmail.com" <barbara.wssm@gmail.com>, Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 29 2023 17:13:19 GMT-0700 (PDT)
Subject: Re: Midvale Project

Hi Victoria,

I apologize for the delayed response. It's been a couple of hectic weeks...

I am looping in our deputy chief of staff, Fernando Morales, for his awareness. We are compiling another list of Q&As that have been submitted to our office, and we will make sure to get answers to your questions.

I appreciate your patience!

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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From: VJ Waks <vjwaks@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 29 2023 17:38:22 GMT-0700 (PDT)
Subject: Re: Midvale Project

Hi Vanessa many thanks
We'll look forward
Your work is greatly appreciated
V.

On Tue, Aug 29, 2023, 5:14 PM Vanessa Saldana <vanessa.saldana@lacity.org> wrote:
Hi Victoria,

I apologize for the delayed response. It's been a couple of hectic weeks...

I am looping in our deputy chief of staff, Fernando Morales, for his awareness. We are compiling another list of Q&As that have been submitted to our office, and we will make sure to get answers to your questions.

I appreciate your patience!

Sincerely,

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From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 29 2023 18:18:48 GMT-0700 (PDT)
Subject: Re: Midvale Project

Thanks, Vanessa! Can we also get a phone call with Victoria scheduled? Happy to discuss these with her for next week!

Fernando



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: VJ Waks <vjwaks@gmail.com>
Date: Wed Aug 30 2023 15:41:37 GMT-0700 (PDT)
Subject: Re: Midvale Project

Hi,

We would appreciate a phone call with you to discuss the Midvale project in more detail.

Please let me know if you are available next week with a few dates and times, so my director of homelessness and I to join you.

Sincerely,

--



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From: VJ Waks <vjwaks@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 30 2023 15:54:23 GMT-0700 (PDT)
Subject: Re: Midvale Project

Thanks Vanessa who is the Director?

Its possible tonight's meeting may make a call unnecessary as well as I've shared that email w several in the community. Let's schedule if we need to after the meeting if ok w you

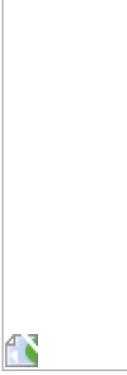
Very best and thanks for your time
Victoria

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: VJ Waks <vjwaks@gmail.com>
Date: Wed Aug 30 2023 15:57:20 GMT-0700 (PDT)
Subject: Re: Midvale Project

Of course! We will see you at today's meeting.

I meant to say our deputy chief of staff, Fernando Morales. He will be presenting on behalf of CD5 today.

--



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WOWHOA Questions and Comments

A. Process, Consultation, Feedback (including future)

- 1. What was/were the reason(s) for this proposed project not being discussed prior to the July 24 announcement with: (a) affected HOAs; (b) Westside Neighborhood Council and (c) the nearby businesses?**

A: We shared the project proposal the moment it was ready to be talked about with the community. To do so earlier would have been premature, as there were several feasibility questions that needed to be addressed. It was important to all partners that we presented the community with a plan that was well thought through so we could be prepared to answer questions that would arise, and have fruitful discussions.

As part of our announcement of the project, Councilwoman Yaroslavsky called leaders from the local HOAs, Neighborhood Council, and the broader community on the 23rd of July. On the morning of the 24th, our office hand-delivered physical letters to 160 residents in the immediate vicinity of the project site, we emailed the announcement to 2,400 individuals living within 1 mile of the project site, and we shared the project with our email list of 10,000 individuals. This is the beginning of the process, not the end, and all feasible modifications to the project and its operations will be incorporated into the final proposal.

- 2. What other city-owned parcels were identified for consideration? What was the evaluation process as to availability and suitability?**

A: We began looking at locations suitable for interim housing last winter, and assessed over 100 sites, including properties owned by LADWP, CalTrans, Metro, and other public agencies. These included locations identified by former Councilmember Koretz, Controller Ron Galperin, community organizations, and City departments. The criteria we used to screen sites included, but were not limited to: the current or future use of the site, restrictions imposed by local or state statutes, financial and technical feasibility, access to transit and services, and whether there were existing homeless encampments in the vicinity that the site could help clear. After our extensive search, only a handful of sites remained suitable for consideration and this was the first that was ready to move forward. Because it is a City-owned property, there are no acquisition costs and no delays related to undertaking a commercial real estate transaction. Council District 5 has more than 1,000 unhoused individuals who need housing options, so while this site is the first to be ready to break ground, other sites are continuing to be actively evaluated.

- 3. How many other areas within Council District 5 are being similarly developed? If so, what are those locations? What has been the discussion process with those residences/businesses nearby?**

A: We are exploring a number of other sites that went through our screening process and that can serve homeless populations in other areas of the district. We are also working with the Mayor's office to identify existing buildings that can be purchased or leased to be used for housing. There are more than 1,000 Council District 5 residents who are unhoused, and they will remain on the streets until we are able to make beds available to them. We all want clean and safe streets in our communities and this cannot be achieved unless and until we are able to house homeless individuals.

- 4. What, if any, consultation occurred prior to July 24 with either or both: (a) LAPD; and/or (b) LAFD -- particularly the Senior Lead Officers in this neighborhood (not just leadership located downtown)?**

A: Our office briefed the LAPD West LA Captain and the LAPD Homeless Coordinator's Office. LAPD is supportive of this project, because they know firsthand that when housing is coupled with wrap-around services and neighborhood enforcement of anti-camping laws, crime goes down. LAFD has been intimately involved in the feasibility process to ensure the site meets fire safety standards.

- 5. What statistical information is available for review that led to the conclusion of this City-owned parking lot being under-utilized?**

A: When this site was first being considered, our office requested a parking utilization analysis of the parking lot from LADOT. That analysis was conducted earlier this year and it indicated that the utilization rate was roughly 40%, and it also noted that additional, convenient nearby street and surface lot parking would be able to absorb any loss in parking capacity.

- 6. What will be the process for determining the eligibility of individuals to be offered housing?**

A: It is our firm commitment that those who participate will be individuals who are already living on the streets in the surrounding area. Once this standard is met, LA Family Housing, Council District 5 homeless outreach staff, and the Los Angeles Homeless Services Authority will determine if an individual is appropriate for this type of housing.

- 7. What would be the process by which nearby residents and businesses can provide feedback? Report problems?**

A: Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a regular

basis. The Council Office will also continue to provide support, answer questions, and respond to any quality of life concerns of nearby residents. Site staff will be reachable 24/7 for matters related directly to participants staying at the site - any community member will be able to reach out to the site at any hour of the day. Council District Five staff will also be available to address issues arising from the site or in the community by contacting our District Office.

B. Residents - Eligibility

- 1. Will there be a minimum age for an individual to be provided a housing unit? Maximum age?**

A: Participants must be 18 years and older to participate. There is no maximum age limit.

- 2. Will a housing unit be provided to an individual with either physical or mental disabilities?**

A: Yes. There will be ADA accessible interim housing units for those residents with physical disabilities. LA Family Housing staff will also provide onsite mental healthcare services. Individuals with high-acuity mental health needs will be eligible for this site. Should it become clear after admission that a participant needs a higher level of mental-health care including inpatient mental health services, detox/substance use services, skilled nursing facility etc., LA Family Housing will work with County and City partners to establish and transfer the participant to an appropriate level of care that meets the participant's needs.

- 3. What is the background check process for a potential occupant?**

A: Participants will be screened in the Megan's Law database.

- 4. Would a resident be allowed to have her/his children in this unit?**

A: No, this location and these housing units are meant to serve individual adults, not families.

- 5. Would each unit be restricted to one individual per unit?**

A: Yes, though couples could potentially share a unit if requested.

6. What would be the duration of the “lease” agreement for an individual desiring such housing?

A: There is no lease agreement. LAFH works with participants until they are permanently housed, which could occur within weeks or a few months depending on whether the participant has the necessary paperwork and if permanent units are available. But the goal is to transition people into permanent housing as quickly as possible so that these interim units can be used to help move additional people off of the street.

7. Will occupation of a housing unit be deemed by the City/County, State and federal agencies as meeting the minimum requirements for residency; voting eligibility; library passes; school enrollment; delivery of U.S. mail.

A: State law stipulates that participation in publicly funded shelter and interim housing programs does not constitute tenancy. LAFH case managers will work with participants to ensure that participants receive all benefits to which they are entitled.

C. Operations - Site

1. What will be the City’s plan for maintenance of the existing trees on the site? Would any trees be removed? Would trees be added?

A: It is our goal to retain all mature trees on the property and to incorporate them into the project design to the maximum extent feasible. Tree maintenance is conducted by the Department of Street Services and their role will not change as a result of this project. Additionally, there will be extensive landscaping and greenery added to the site during construction, including additional trees and plants in the setback areas along Pico Boulevard, Midvale Avenue, and on the northern border.

2. If an individual has a motor vehicle or an electric bicycle, where would such equipment be stored?

A: Based on past experience we would expect only about 10%-15% of participants to own vehicles (approximately 3-4). We are seeking privately-owned parking spaces to help mitigate potential impacts and if we are able to secure such parking, it could be used by staff and residents. Bike racks will also be included on site for participants’ bikes.

3. What type of barrier, if any, will be installed for separation from the nearby residences? From the nearby businesses?

A: The site will be entirely fenced and gated, and will have 24-hour security on-site. Additionally, the site will include a 10-foot setback along the northern border and will

include trees and landscaping to help provide a buffer. All communal outdoor activities will occur within the portion of the property to the south of the alley.

4. What do daytime and nighttime operations look like at an interim housing program - are participants expected to leave the facility during the day?

A: The project will be operated 24 hours a day, 7 days a week. Participants are not asked or expected to leave during the day time. Nighttime activity will be limited, with established quiet hours from 10pm to 8am. Staff and security will be on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a curfew in place, but quiet hours will be strictly enforced. Additionally, amplified music will not be permitted.

Participants will be provided with the following services by LAFH and most of these will be provided onsite. If transportation is needed to access offsite services, it will be provided.

- Case Management/Housing Navigation
- Mental Health Support
- Participant Coordinators: 24/7 crisis intervention/document ready support (IDs, social security, healthcare enrollment, etc.)
- Security 24/7 on site support
- Employment Services
- Pet Support Services
- Connection to Department of Mental Health, Substance Use Services, Physical Health Services
- Support for enrollment in programs such as Supplemental Security Income, Medi-Cal, CalFresh, etc.
- Community Enrichment Events: Yoga, Game Nights, Movie Nights, Art classes, Mental Health and Wellness Groups, etc.

D. Operations - Residents

1. What is the intended duration of how long the Pico-Midvale “village” would be at that location? What would be the quarterly/semi-annual/annual review. Process?

A: The use agreement for the site would be for 10 years. Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a monthly basis. We expect to create and begin convening the community advisory committee this Fall.

2. What is the process for removal of residents, particularly a resident who might violate establishing occupancy regulations?

A: Participants must follow the rules of the program. Participants who are unable to successfully follow site standards may need a higher level of care including inpatient mental health services, detox/substance use services, skilled nursing facility etc. In such situations, LA Family Housing will work with County and City partners to establish and transfer the participant to an appropriate level of care that meets the participant's needs.

3. What will be the City's liability to address any property damage that might occur at nearby residences or businesses, even if no video evidence is available to document an actual incident?

A: Our office is committed to undertaking a set of public safety enhancements in and around the project site to reduce public incidents, property damage or other issues. We look forward to working with the community to develop a list of actions that we can implement to ensure this site does not create a nuisance in the community.

4. Would residents of the facility be allowed to have visitors? Sleepovers?

A: No. Only participants of the Interim Housing project would be allowed onsite.

5. What would be the policy and enforcement mechanism regarding Sleepovers?

A: Only participants of the Interim Housing project would be allowed onsite. Onsite 24-hour security and LAFH staff will enforce the operating rules.

6. What would be the policy and enforcement mechanism regarding music/radios? Loud noises?

A: Large speakers and audio equipment are not permitted on site.

7. Would amplified sound be permitted? Amplified alarms?

A: No.

8. Would there be a curfew? If so, how would the curfew be enforced if a resident of a housing unit has an overnight job at some location?

A: The project will be operated 24 hours a day, 7 days a week. However, nighttime activity will be limited, with established quiet hours from 10pm to 8am. Staff and security will be on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a curfew in place.

9. Would residents of the facility be required to store bicycles only inside each housing unit?

A: Bike racks will be provided on site to appropriately store bikes.

10. Would residents of the facilities be allowed to have pets?

A: Yes.

E. Safety

1. Will LAPD and LAFD respond to incidents at any single housing unit?

A: Yes.

2. Will LAPD and LAFD respond to an incident of alleged harassment? Drug Use?

A: Yes.

3. Will the City provide on-site 24/7 security for the proposed housing village? If so, would such security be armed?

A: Yes – security is a key component in providing peace of mind for the surrounding community and interim housing participants. The project will have 24-hour security on site as well as security cameras. Security will undertake regular walks along the project's perimeter. Security is not armed with a gun, but are trained in de-escalation.

4. If so, would such security be responsible for enforcement of drug-use and drug-selling laws?

A: Security and LAFH staff will be on site 24/7 to enforce standards/expectations of the program. If laws are broken, law enforcement will be called and individuals no longer appropriate for the site will be exited if they are in violation of the facility's participation agreements and state and local guidelines.

F. Encampments (other)

1. What will be the correlation of: (a) the operation of this “village”; and (b) the ability of the City/County no longer to allow individuals from mounting tents or otherwise occupying space on other streets, such as elsewhere on Pico Blvd. and cross-streets? On Exposition Blvd, between Sawtelle and Sepulveda?

A: Camping within 1,000 feet of the site would be prohibited. Homeless outreach teams from CD5, LAFH, and others will regularly monitor the vicinity and seek voluntary

compliance with anti-camping laws. Signs will also be installed to allow for enforcement of this law if voluntary compliance is not successful and our office will give LAPD full authority to enforce the anti-camping restrictions. Outside of this 1,000 foot perimeter, we will also enforce Americans with Disabilities Act (ADA) requirements to ensure passable sidewalks. Additional sanitation, such as street and sidewalk cleaning, and enforcement services will guarantee the surrounding area remains clean and secure.

G. Businesses - Local Impact

1. What will be the location of disabled parking permit spaces for use by customers of the nearby businesses?

A: Based on LADOT records, less than 40% of this lot is being used during a given day. Additionally, there are two additional parking lots within a 10 minute walk of this location, and additional street parking on Pico and Westwood Boulevards that both have capacity to absorb parking needs. Even so, we are exploring options for access to nearby parking options, including directly across Pico Boulevard at the former Westside Pavilion lot.

2. To mitigate traffic congestion on Pico Blvd. (west direction), the northernmost lane is designated tow-away from 4:00pm to 7:00, Mon-Fri. Any suggestion to allow parking in that lane from 4:00 to 7:00pm to compensate for the loss of parking in the Pico-Midvale lot will have immediate, daily and very negative consequences for traffic congestion on Pico Blvd.....stretching to the east beyond Overland Avenue and perhaps even Beverly Glen Blvd.

A: Our office does not support changing the parking restrictions described above.

3. What will be the process by which the impact on customer traffic (both quantitative and qualitative) for local businesses might be impacted by this proposed "village"?'

A: While we don't expect any significant impact on customer traffic, we will continue to discuss this issue on a monthly basis with the community advisory group, which will include business representatives. Similar sites in other parts of LA have caused minimal impact to customer traffic. Our expectation is that with the removal of street encampments in the vicinity, customer traffic at the local businesses will improve.

We also note that unhoused individuals currently reside in the vicinity of this project. Our office continues to receive numerous calls from local businesses whose businesses are being impacted by unhoused individuals right now. The presence of 24-hour security, enforcement of the 1,000 feet no camping zone, and additional sidewalk cleaning and sanitation services should improve the businesses and neighborhoods environment from where it is now.

WSSM Questions and Comments

A. Location

- 1. When was the LADOT survey done that determined that the Pico lots were underutilized? May the community review the related study and findings? What criteria were used to make the determination that the site is underutilized?**

A: When this site was first being considered in early 2023, our office requested a parking utilization analysis of the parking lot from LADOT, which they conducted earlier this year. The study showed that the utilization rate was roughly 40% on any given day, and it also noted that additional, convenient nearby street and surface lot parking would be able to absorb any loss in parking capacity. We are working with LADOT to make the study available as soon as possible.

- 2. The targeted lots are the only City parking lots serving Pico Blvd. small businesses west of the City lot on Overland Avenue north of Pico Blvd. Were you aware that when the County Social Service building vacated its former premises on Pico between Veteran and Greenfield Avenues that the local small businesses lost the parking that was available there at night and on weekends?**

A: We believe that convenient nearby street and surface lot parking will be able to absorb any loss in parking capacity. We are also working with owners of private parking lots in the area to make those parking spaces available to the public. The City has converted a number of its parking lots to provide this type of housing across the city.

- 3. Are you aware that for some time the lot was a gas station operated by the family who lived on the lot behind it? Are there issues related to soil and site contamination that should be addressed if people are to live on the property? If any ground is to be broken for related construction activity, what safety measures might be needed to mitigate potential contamination from the former gas station? (What remediation was done in the past?)**

A: The Bureau of Engineering has conducted and will continue to conduct site assessments to determine any health concerns related to construction activity, and all health concerns that require mitigation will be mitigated.

- 4. May we see a rendering of the planned layout of the facility? What will separate the adjacent home from the facility? Height of fence or wall? Distance from nearest project structure to separating fence or wall? Landscape plan?**

A: Yes, renderings are available on our website at councildistrict5.LACity.org/Midvale. We are proposing a 10 foot setback from the adjacent residence to the north and there will be trees and landscaping throughout and surrounding the project site. Our goal is to

make this a model facility that improves the neighborhood and community feedback is important to our effort.

- 5. Does the property interface with any sensitive uses? Nearest sensitive uses? What rules apply to this type of facility in terms of proximity to sensitive uses, cannabis locations, etc.**

A: No.

- 6. Under Controller Galperin's analysis of available properties for housing projects, this property does not appear. What has changed to result in its consideration?**

A: This site was previously considered financially infeasible because the city was required to pay for replacement of all the parking spaces in any future development, pursuant to a 2019 Memorandum of Understanding (MOU) between LADOT and the Housing Department. This added millions of dollars to the cost of any project on a City-owned parking lot, including this one. However, earlier this year the Mayor and City Council recognized that homelessness is a crisis in our communities and therefore have been working to systematically remove impediments to building interim housing, permanent supportive housing, and affordable housing. As part of this work, the City Council nullified this MOU, thereby removing the requirement to replace every parking space.

- 7. The community would like to engage with you and the City to identify other larger and potentially more suitable locations for a Westside facility. Will you work with us to explore such locations? We have suggestions!**

A: We welcome the opportunity to work with the community to ensure that this facility is an asset that makes the neighborhood safer, and we also welcome all suggestions for other potential interim housing and permanent supportive housing solutions. In order to rehouse the hundreds of CD5 residents who have become homeless, we need to identify many locations that would be suitable for interim and permanent housing.

B. Client/Resident Selection

- 1. What exactly does it mean to give priority for beds to local individuals having priority for the beds? How will that be operationalized? What evidence will be used to identify local established homeless from the area? Eligibility to meet? How will proof of local residence be established? How long will one have to have been a Westside homeless in this part of CD 5?**

A: Because this is an entirely city-funded site, we have more discretion in how participants in the project are selected. It is our firm commitment that those who participate will be individuals who already live in the surrounding area. Other Council Districts have already opened buildings to provide housing specifically for local

residents. When unhoused participants are re-housed close to family, friends, doctors, employers, and others with whom they have existing ties, they are able to get back on their feet much more quickly. Once it has been determined that an unhoused individual is residing in the surrounding area, LA Family Housing, Council District 5 homeless outreach staff, and the Los Angeles Homeless Services Authority will determine if an individual meets the criteria for placement in this interim housing site, including the level of care someone may need. If they need a higher level of care than what the site provides, prospective participants will be directed to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc.

2. What is the plan for the selection and screening of residents? How are potential residents to be vetted? Who will be considered as residents?

A: Participants will be screened against the Megan's Law database. In order to keep this site lower-barrier and serve people in the immediate community, the site will not preclude those with a criminal record. The more barriers to entry that we impose on this project, the harder it will be to eliminate street encampments and homelessness in our neighborhoods. However, criminal activity will not be tolerated. If laws are broken, law enforcement will be called and individuals no longer appropriate for the site will be exited if they are in violation of the facility's participation agreements and state and local guidelines. If an individual cannot conform to the rules of the program and needs a higher level of care than what the site provides, they will be connected to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc.

3. From what list or lists will candidates be taken? What criteria will be used to determine who can and cannot live there?

A: The primary criteria for participation in this project will be whether or not someone is living in the surrounding area and that they meet the criteria detailed above in B1.

4. Who is responsible for doing the background checks on individuals staying in these units? Will Meagan's Law apply? Can individuals with petty crime and violent crime histories be prohibited? How can selection of individuals who live there be based upon criminal background and mental health status? There are some severely mentally ill individuals wandering our streets who need a higher level of servicing and who do not belong in tight living quarters. What assurances can be provided as to the screening process and level of those experiencing mental illness to be accepted and those to be Denied?

A: Participants will be screened against the Megan's Law database. In order to keep this site low-barrier and serve people in the immediate community, the site will not preclude those with a criminal record. However, criminal activity will not be tolerated onsite. If laws are broken, law enforcement will be called. If an individual cannot conform to the rules of the project and needs a higher level of care than what the site provides, they will be

directed to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc. Our office in partnership with LAPD will enforce the 1,000 feet no camping zone.

5. Can a community representative (with appropriate professional background) be included in any prospective resident review process?

A: No, however, we are committed to establishing a community advisory group to regularly interact with CD5 and LAFH regarding operations at the site. The catchment area and parameters for participation will be overseen by CD 5 and determined in coordination with LA Family Housing and People Assisting the Homeless (PATH) outreach teams already working in the area.

6. We have been told that this type of housing is focused on “stabilizing” the clients. What does that mean? Are these clients able to work?

A: Stabilizing includes addressing physical health, trauma, mental health, substance use, teaching life skills, job placement services, and connecting people to support programs such as health insurance (such as Medi-Cal) and income and food support programs (such as Supplemental Security Income and CalFresh), etc. A person who is wondering where they are going to sleep or eat every day is not able to manage other than very basic needs. By providing food and interim housing, we engage participants in services that would assist them in being successfully transitioned into permanent housing. Some participants may already have jobs and for those who do not, there will be job placement services available onsite.

C. Community Relations

1. Tell us about the 24/7 community liaison to be associated with the project. What are the expectations for this person and their job? How will it work?

A: On-site staff will be reachable 24/7 for matters related directly to participants living at the site. When questions are asked that are not related to participants, they will ensure that our office or appropriate public safety/emergency services contacts are shared. This staff will be able to respond to direct issues such as quiet hours, operations issues, etc. We will add more detail to ensure that it is clear that 24/7 availability will be a part of the contract for these inquiries. The CD5 office staff will also be available to assist with any issues that may arise.

2. Will any community members be able to contact the community liaison? What kind of response time can the community expect?

A: Community members will be able to directly contact Council District or LA Family Housing staff for matters related to the site, its operations, and its participants. We are committed to working with the community to implement a process for responding to all

such calls or emails within a reasonable timeframe. We will work with the community advisory committee to establish what is a reasonable timeframe for emergency and non-emergency communications.

3. What efforts will be employed to create connections with the community? With WLA Homeless organization?

A: Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a monthly basis. We are also happy to work with the West LA Homeless organization. The Council Office will also continue to provide support, answer questions, and respond to any quality of life concerns of nearby residents.

4. Are there examples of efforts to connect resident clients with community members? Are there plans for any voluntary programs that connect client residents with local nonprofit organizations or businesses to provide opportunities for community service (for example: dog walking at the Lange Foundation, weeding at the Westwood Greenway) or job training? Will program staff be available to accompany clients to these settings?

A: Definitely. We want the site and its participants to be integrated into the community since local residents can play a supportive role in helping participants stabilize their lives. LAFH has a volunteer team that connects volunteers with participants.

5. In terms of neighbors on the 2300 and 2200 blocks of Midvale and Kelton: Currently, neighbors can walk safely to and from businesses, transit (EXPO Line and Pico buses) and neighborhood homes in accord with the Community Plan's objective of a "walkable neighborhood." Will not the crowded, proposed facility with tiny private spaces for its residents spur them to congregate on Midvale and Kelton (and Pico), thereby obstructing walkers, and will not multiple trips to supply the facility and transport its residents, employees and service providers cause continued congestion?

A: No. The facility design includes ample on-site outdoor patio space within the gated project site to encourage congregating inside the facility, and LA Family Housing will provide activities for the participants such as job training, life skills, and social activities such as yoga, art classes, etc. Additionally, participants in the program will not be allowed to congregate on Midvale, Kelton or Pico Blvd. Working with service providers and security on site, as well as LA Sanitation and LAPD, the surrounding sidewalk will be kept clear of any debris or activity. Sanitation will provide regular cleaning of the street and sidewalk, and security guards will ensure that any individual living on site does not spend significant time loitering outside of the premises. LA Family Housing works with their team to ensure that any deliveries to the site are done in a way that minimizes local impact to the surrounding community.

D. Security / Public Safety

- 1. Understanding that LAPD response time in our community is poor and may not be adequate to address issues arising in conjunction with any altercations or problems involving a program resident, or that take place at the location, what does “stepped up LAPD enforcement” actually mean? How will this enhanced enforcement to be implemented be any different from what we currently experience?**

A: CD5 staff have had extensive conversations with local LAPD leadership and Chief Moore about ensuring that the interim housing project enhances the community. In addition, there are funds in the City’s budget for increased LAPD overtime specifically for enhanced police services related to homelessness around housing sites. We will be directing that LAPD use these overtime funds to provide increased patrols and enforcement in the areas surrounding this site and the nearby community. The City Council has also approved an increase in funding for LAPD so that it can hire additional officers and offer bonuses and other incentives to both retain existing officers and bring back recently retired officers. We hope that this increased budget will lead to additional staffing across the department, such that when this facility opens, response times in this community will be reduced.

- 2. Describe specific duties and authority of the 24/7 security staff to be part of the Program.**

A: Security will be stationed at the entrance to the site, and walk the perimeter hourly. They will also search participants’ items upon entry, and support staff inside the site if necessary.

- 3. What is to happen if and when a resident who is having a drug-induced psychotic break and leaves the facility for the adjacent homes and vehicles in the residential area? Will the security guard be responsible for stopping that person?**

A: All participants will be assessed for their readiness to live in this setting. If an individual cannot conform to the rules of the program and needs a higher level of care than what the site provides, they will be directed to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc. Therefore, we think this is an unlikely scenario. However, were it to happen, the 24-hour onsite staff is specifically trained in monitoring participants to prevent these types of occurrences. LAFH utilizes the county’s PMRT (Psychiatric Mobile Response Team) to respond to acute episodes of mental health crises. If the person is an imminent danger to themselves or others, LAPD will be called to assist.

- 4. Is the security guard (or onsite staff) going to stop a client with a meth habit from leaving the facility and casing nearby homes and vehicles to find money or something to fence for his/her next fix? Can the guard leave the immediate premises?**

A: Security does not leave the premises/block where the site is located but if they observe that laws are being broken, law enforcement will be called immediately.

- 5. If the security guard does need to follow a resident in crisis off the premises, what happens on site with the other residents then left without security?**

A: Security does not leave the premises/block where the site is located, but if they observe a participant who is in crisis leaving the site, they will contact the appropriate LA Family Housing staff to intervene.

- 6. Can the private security be empowered to enforce required “no camping” rules?**

A: LAFH staff and security will encourage and ask participants and anyone else near the facility not to loiter outside the facility. Should it be necessary, LAPD and CD5 staff will assist in enforcing no camping rules within 1,000 feet of the site.

- 7. Will there be a no tolerance policy for possession and/or use of alcohol and drugs on the property? Can that prohibition be extended to within 1,000 feet of the property?**

A: Drugs and alcohol are considered contraband and not allowed on site. Existing laws that prohibit illegal drug use and open containers extend to areas surrounding the interim housing. These laws are enforced by LAPD, and LAPD is committed to stepping-up patrols to ensure that the building enhances the neighborhood and increases safety in the surrounding areas.

- 8. The establishment of a “no encampment zone” is illusory if there is no enforcement. Relying upon a call to the LAPD for enforcement does not provide the community with any measure of assurance that the zone can and will be enforced.**

A: Council District 5 staff will work with LAPD to enforce the no-camping zone surrounding the site. In other parts of the district, CD5 staff has been very successful in maintaining compliance with no-camping zones in partnership with LAPD. There will also be posted signage that will allow LAPD to enforce these zones if needed.

- 9. Can the “no encampment zone” be expanded beyond the 1,000 feet radius to include a broader area?**

A: City law allows for up to a 1,000 feet no camping zone from a specific site, and we are committed to implementing one and enforcing it.

- 10. As part of the project, will the City install security video cameras at the corners of the blocks adjacent to the project (2200 and 2300 blocks of Midvale and Kelton, 2300 block of Westwood, adjacent Pico blocks and where deemed necessary) (Ayres?)? Who will be responsible for maintaining and monitoring the videos if and as needed? Will residents and businesses have access to the videos should there be a crime committed in the area?**

A: Video camera placement will be determined as plans for the site continue to progress. We are open to discussing any suggestions for security camera placement and maintenance with the community and the community advisory committee.

E: Contract Term

- 1. While the lease term has been announced as a 10-year term, the community seeks your support for the inclusion of an escape clause and mechanism to implement it under whose terms the program could be terminated. This would be triggered in response to a failure to perform and meet standards established, for failure to deliver on promises made, and/or for unintended negative impacts not previously disclosed. Criteria for termination to be defined with input from the community.**

A: We are committed to working with the community on a set of operating standards and to reporting on compliance with those standards. We want and expect that this project will be a benefit to the community by reducing street homelessness in the area. But if the site itself becomes a nuisance, then we would implement corrective actions up to and including closing the facility if necessary.

- 2. Will you support the crafting of such terms with the community in order to address public safety concerns and to mitigate unintended/unforeseen negative impacts on the Community?**

A: Yes, absolutely. We are fully committed to operating this site safely and responsibly .

- 3. Will you agree to a formal review every six months for the first two years with annual reviews thereafter?**

A: Yes.

4. What kind of record of complaints or problems will be kept and by whom?

A: Council District 5 staff, LAPD, and LAFH will keep a record of all complaints or problems associated with the site and we will work with the community advisory committee to resolve issues and concerns in a timely manner.

F: Program Characteristics / Services to improve resident client quality of life**1. What's the expected range of the length of client stay for these units? For how long will individuals be housed in the interim location, and what will they be doing while housed?**

A: Participants are able to stay on site until they are housed. Sometimes this takes a matter of a few weeks, and sometimes this takes several months depending on housing availability. While on site, participants will be working with service providers to be connected to permanent housing, receive mental health or substance use care, participate in group or community activities, job training, or participate in on-site activities. Some residents will have outside employment.

2. Describe the characteristics of the population to be housed at this program.

A: People experiencing homelessness who are over the age of 18 and who meet the threshold suitability criteria as detailed in prior responses.

3. The project's immediate goal seems to be housing 30 persons. What are the intermediate objectives for the clients who reside on site?

A: While there will be 30 units onsite at any given time, we expect the site to help many more people over the course of its operation. The number one objective while participating in this project is to transition people into more permanent housing as quickly as possible, thereby opening space to help move others off of the street. As noted, LAFH staff will support program participants so that they can begin rebuilding their lives by addressing physical health, trauma, mental health, substance use, teaching life skills, job placement services, and connecting people to support programs such as health insurance (such as Medi-Cal) and income and food support programs (such as Supplemental Security Income and CalFresh), etc.

4. Many view programs of this nature to be experimental with few measurable long-lasting impacts. What are the defined measures of success?

A: We will define our success by the number of participants connected to housing from the site, the number of connections to employment, and providing mental health and/or substance use treatment to those participants who may need it.

5. What programming is to be required for residents? Is participation required?

A: Participation in regularly scheduled programming is not required. However, participants are expected to work towards permanent housing during their stay, which may include applying for and receiving replacement identity documents and applying for any benefits for which they may be eligible. LA Family Housing will provide assistance services to ensure participants can move to permanent housing as quickly as possible.

6. What are residents going to be doing all day?

A: Many people who have become homeless have lost critical documents such as drivers licenses, social security cards, and other essential identification which is needed in order to obtain social services and benefits for which they are eligible. Participants' goals are to work toward securing everything they need in order to enroll in these programs and, most importantly, to secure and maintain permanent housing. There will also be job training, lifeskills training, mental and physical health care services, addiction treatment services, and a variety of social activities onsite and there are several spaces within the facility to congregate.

7. Please describe in detail how the delivery of services will be done. What is to be delivered onsite? What is to be delivered offsite? If offsite, how are residents expected to access the programming? Is transportation to be provided? Typical schedule of a resident at a similar facility operated by this social service agency?

A: Participants will be provided with the following services by LAFH and most of these will be provided onsite. If transportation is needed to access offsite services, it will be provided.

- Case Management/Housing Navigation
- Mental Health Support
- Participant Coordinators: 24/7 crisis intervention/doc readiness support
- Security 24/7 on site support
- Employment Services
- Pet Support Services
- Connection to Department of Mental Health, Substance Use Services, Physical Health Services
- Support for enrollment in programs such as Supplemental Security Income, Medi-Cal, CalFresh, etc.
- Community Enrichment Events: Yoga, Game Nights, Movie Nights, Art classes, Mental Health and Wellness Groups, etc.

8. It was reported that a team of mental health and substance use disorder specialists, permanent housing navigation support and employment assistance will be made available to help these Angelenos reestablish their lives. Where will

those services be offered? Is any programming required? Is participation by residents tracked? Is failure to participate in any programs grounds for removal? Who assesses and tracks the needs and progress of residents?

A: Services are offered on site and participation is tracked. LAFH's onsite teams assess the progress and ongoing needs of participants.

- 9. Would residents of the facility be capable/able to be volunteers to, for example, help keep the Pico corridor clear of trash, walk dogs for the Lange Foundation, weed at the Westwood Greenway, or other community service jobs? Would there be staff available to supervise off-site volunteer activities?**

A:LAFH will be happy to work with the local community to identify potential volunteer and volunteer projects to benefit the local community and to help enrich the participants, based on their physical capacities and interest.

- 10. On some levels, this project appears to be a test of concept. What is the rationale for grouping 30 homeless people traumatized from homelessness with 29 other similarly traumatized persons into tiny modules while they are in off-site medical (includes mental health) or other treatments? A random selection of homeless persons will likely have at least 30% suffering addiction and 30% experiencing mental illness. Is there concern that some may harm or exploit others in the group?**

A: There are approximately 16,000 units of interim housing across the city, many of which are in facilities that are very similar to this one so we are relying on the lessons learned and best practices from these operations to make this a model facility. All participants are evaluated before being placed in order to assess and ensure their readiness to live in interim housing. If a participant requires a higher level of care, they will be transferred to an appropriate facility that meets their needs. LAFH has four decades of experience working with people who have become homeless. They currently operate 13 interim housing sites, and are among the most experienced service providers in the country.

G: Social Service Provider Operations

- 1. How will staffing be done? Who will be onsite and what additional resources will be brought to the location (and when)?**

A: Please see answer below (next question) for specific positions. Participants will be provided with the following services by LAFH and most of these will be provided onsite. If transportation is needed to access offsite services, it will be provided.

- Case Management/Housing Navigation
- Mental Health Support

- Participant Coordinators: 24/7 crisis intervention/doc readiness support
- Security 24/7 on site support
- Employment Services
- Pet Support Services
- Connection to Department of Mental Health, Substance Use Services, Physical Health Services
- Support for enrollment in programs such as Supplemental Security Income, Medi-Cal, CalFresh, etc.
- Community Enrichment Events: Yoga, Game Nights, Movie Nights, Art classes, Mental Health and Wellness Groups, etc.
- Outreach services completed by PATH

2. What is the typical onsite staffing pattern for a program location of this size?

A: On site there will be:

- 2 participant coordinators on site 24/7
- 1 security guard on site 24/7
- 1 Full-Time Mental Health Specialist
- 1 Full-Time Housing Navigator
- 1 Part-Time Housing Navigator
- 1 food services staff member on site per meal

3. Where will staff park?

A: Most staff will park onsite or in any replacement parking that we obtain.

4. What is the average longevity of field workers placed in locations such as this with the organization?

A: LAFH attracts passionate staff who have dedicated their lives to moving people experiencing homelessness into permanent housing. Many staff have been with LAFH for many years. Kelsey Madigan, who will lead the operation at Pico-Midvale, has been with the agency for nearly 7 years and worked in interim housing for 6 of the 7 years.

5. What is the level of education and training of on-site workers? Hiring salary and Range?

A: LAFH staff range from entry level with a desire and passion to serving people experiencing homelessness to licensed clinicians with decades of experience with this population. LAFH has committed to a minimum wage of \$20 per hour for all staff to be responsive to the cost of living in LA, with staff compensation commensurate with the role for which they are hired.

6. Who is going to provide the vocational and mental health counseling? Where are they going to conduct their sessions?

A: LAFH staff will provide these services on site.

7. How often will porta potty facilities be cleaned and serviced? How will the trucks access the site?

A: No porta potties will exist on site. All units have an ensuite private bathroom that is directly connected to the City sewer system.

8. If someone living at the facility breaks the rules and is removed, what is to keep them from camping/living nearby?

A: Once placed in interim housing, the vast majority of participants remain in housing. Occasionally, however, there are individuals who choose to leave or who violate the rules and are required to leave. While some of those individuals may return to the street, because we will be enforcing anti-camping laws in the area, they will not be permitted to set up a tent within 1,000 feet of the facility.

9. What is the policy on visitors to the facility and to residents' quarters?

A: No visitors will be allowed onsite.

10. Any curfews? Hours of outside use? Quiet hours? Outdoor activities? Communal spaces?

A: The project will be operated 24 hours a day, 7 days a week. Nighttime activity, however, will be limited, with established quiet hours from 10pm to 8am. There will be staff and security on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a strict curfew in place.

11. What data is gathered by the operator and what are the measures for success? After a client leaves interim housing, how is their future activity tracked? Success defined as...?

A: Data on the participants served at the facility and their eventual outcomes is collected and reported through the Homeless Management Information System, or HMIS, a shared homeless services system that is used throughout the county. The success of interim housing depends in part on having a sufficient number of permanent housing units. We are working to create these units in the district and across the city and support efforts to make it easier and faster to build more affordable and supportive housing units citywide.

12. What evidence will be gathered to evaluate whether the project is achieving its objectives and will an independent evaluator analyze and report the findings? If not reaching its objectives, will the project be terminated?

A: We will define our success by the reduction of street homelessness in the vicinity of the site, the number of participants connected to housing from the site, the number of connections to services such as employment and mental health and/or substance use treatment to those participants who may need it.

13. Can restrictions on delivery hours by trucks be established? Can truck deliveries be required to use major arterials to access the site and not use the local residential Streets?

A: Food and cleaning/linen supplies need to be delivered to the site regularly to support the needs of the site. Our Operations team works with vendors to utilize the most appropriate access point with the least impact on the community and participants/staff at the site. We will work with the community on the details for these operational issues to minimize these impacts.

H: Economics

1. What is the projected cost to prepare the site, purchase the units and supporting structures, and install them to be ready for operation? Project cost? Total cost per unit? Cost per square foot?

A: The per unit cost is roughly \$60,000 per unit, though there will be additional site preparation and construction costs that are still being determined.

2. How is the opportunity cost of this project to be evaluated? How has the impact to the Pico business corridor been evaluated? Impact on commercial rental rates and property values?

A: Right now, we receive numerous calls from area businesses and residents each week regarding existing unhoused individuals who are disrupting business operations. We expect this project to be a net positive for the community as it will reduce street homelessness in the area, especially as we will be enforcing anti-camping laws in the vicinity. In addition, the increased sanitation resources, 24-hour security, and enhanced LAPD patrols, and other public safety measures will create a more positive environment for pedestrians and residents.

3. What incentives will the City offer to existing small businesses to remain on the neighborhood business corridor if the project is having negative impacts on their Business?

A: We will work closely with existing small businesses to address any negative impacts. However, we believe that the added 24-hour security, increased LAPD patrol, anti-camping enforcement, sanitation resources, greenery, and walkable sidewalks will all positively impact local businesses. We are also investigating if there are existing or new funding programs to assist small businesses near the site with grants and/or low interest loans.

4. What incentives will the City offer to potential small businesses to locate on the neighborhood business corridor to fill empty spaces created as a result of current tenants leaving in response to the project?

A: We will work closely with existing small businesses and will have business representation on the community advisory committee to address any issues or concerns related to the project. CD 5 will also commit to investigating opportunities to provide support for local businesses as noted above.

5. What analysis was done to determine the economic impact on nearby businesses from the loss of parking?

A: LADOT conducted an assessment of the parking lot and determined that it was underutilized and noted that street and surface lot parking was available in the vicinity. We believe that this nearby parking will be able to absorb any loss in parking capacity. Even so, we are committing to working with private parking lots in the area to make those parking spaces available to the public.

6. Economic impacts on businesses results not just from the loss of parking. In Portland and other cities, the mere presence of individuals loitering around businesses have driven customers away. How will loitering be monitored and can residents be prohibited from doing so?

A: Right now, we receive numerous calls from area businesses and residents each week regarding existing unhoused individuals who are disrupting business operations. In addition to the no camping zone that will be established within 1,000 feet of the site, LAFH staff will also ensure that participants are not loitering outside of the facility. Communal spaces located inside the facility will also help reduce any loitering by program participants. It is also important to note that part of the purpose of this facility is to reduce existing street homelessness in the area which is itself creating negative economic impacts. Our goal is to improve conditions for businesses by reducing street homelessness.

7. What economic analysis was done to determine the economic impact on nearby businesses, rents and property values based upon the presence of this facility with a concentration of former homeless at a single location in their vicinity?

Impact on sales tax and/or property tax revenues? Impact on jobs should businesses leave the area?

A: We believe this site will be a net benefit to the nearby businesses since it will reduce street homelessness in the vicinity and will include increased public safety features such as more LAPD patrols, security cameras, more frequent street/sidewalk cleaning, and enforcement of anti-camping laws. Our staff are taking best practices and lessons learned from similar facilities in other parts of the city and applying them to this facility as we are committed to having a safe, well-managed site. More than 100 interim sites are operating across the city and the vast majority operate in an orderly and responsible manner, and with enforcement of anti-camping laws in their vicinity these are assets to their community as they have reduced street homelessness in the area.

8. In terms of harm prevention, what data are being collected and analyzed now since the imminent closure of the two parking lots threatens to severely reduce afternoon and evening patronage of nearby businesses, especially restaurants? (The north side of Pico does not allow any parking from 4 to 7 pm on weekdays.)

A: We believe that convenient nearby street and surface lot parking will be able to absorb any loss in parking capacity. We are also working with private parking lots in the area to make those parking spaces available to the public.

9. Impacts vs. gain of a very small number of beds?

A: Given the low utilization rate of the parking lot, and the availability of nearby lots and street parking, we believe that the potential for this site to bring more people off the street and into housing is worth pursuing. The Mayor and City Council, along with Angelenos everywhere, recognize that homelessness is a crisis in our communities and that we need a large number of interim housing, permanent supportive housing, and affordable housing to address this crisis. While this site may have a relatively small number of beds, we expect that the units will turnover frequently, allowing a large number of people to be transitioned from the streets. The Pico-Midvale facility is just one additional housing site that CD 5, the Mayor, and the region will be moving forward in the coming months.

10. What is the expected cost of operation of the program. What are City expenses vs. social service provider expenses?

A: The city will also be entering into a contract with LA Family Housing as the onsite service provider and the cost of this contract is yet to be finalized.

11. How many and which operators passed on getting involved because the project was “too small?” Average size of City’s tiny home facilities and interim housing locations? Ideal size?

A: LAFH was chosen as the operator for this site because of its reputation as a national leader in helping people transition out of homelessness and poverty. There are a range of facilities of this type in the City and while there is no “ideal size” most are about this size or larger. Because we are not installing “tiny homes” but larger units with their own bathrooms, we will have a smaller number of total units, but we believe this is a fair trade-off for a better facility overall, where any impacts and concerns can be well managed.

12. What are the economies of scale that could be achieved with a larger facility? Ideal size?

A: There is no ideal size for such projects as each is unique to the size, shape, and topography of the parcel on which it is located and larger facilities do not necessarily result in economies of scale. We are looking forward to bringing more beds online at other locations, and we welcome any suggestions for additional sites that could accommodate more participants.



SCHEME A

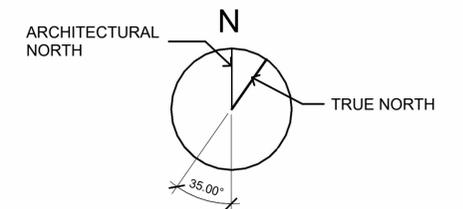
- AMENITIES DISTRIBUTED BETWEEN NORTH AND SOUTH CAMPUS
- 31 TOTAL SLEEPING UNITS, INCLUDING 4 ADA

NORTH CAMPUS (RESIDENTIAL ZONING):

- SLEEPING UNITS
- COMMUNITY BUILDING
- OFFICES
- STORAGE BUILDING

SOUTH CAMPUS (SPECIAL OVERLAY DISTRICT/COMMERCIAL):

- SLEEPING UNITS
- LAUNDRY
- SHADED OUTDOOR AREA
- DOG RUN
- PARKING (3 STANDARD + 1 ADA)





SCHEME E

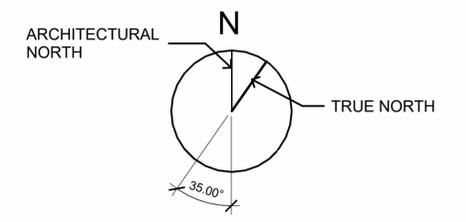
- AMENITIES CENTRALIZED IN SOUTH CAMPUS
- 31 TOTAL SLEEPING UNITS, INCLUDING 4 ADA

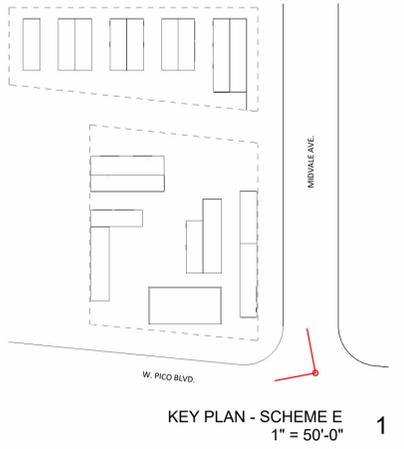
NORTH CAMPUS (RESIDENTIAL ZONING):

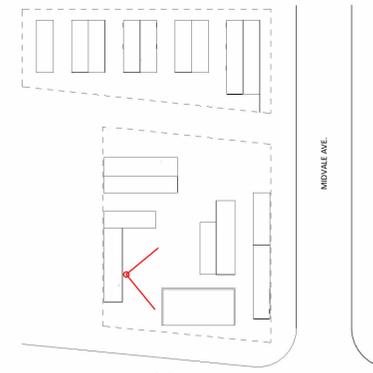
- SLEEPING UNITS

SOUTH CAMPUS (SPECIAL OVERLAY DISTRICT/COMMERCIAL):

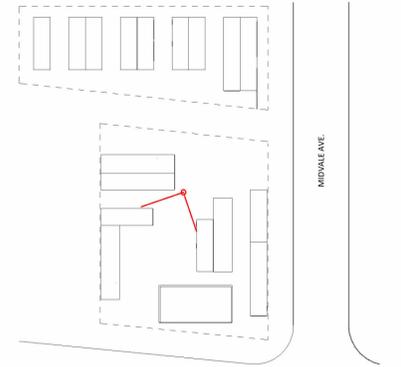
- SLEEPING UNITS
- COMMUNITY BUILDING
- STORAGE BUILDING
- LAUNDRY FACILITY
- OFFICES
- SHADED OUTDOOR AREA
- DOG RUN
- PARKING (3 STANDARD + 1 ADA)







KEY PLAN - SCHEME E
1" = 50'-0"



KEY PLAN - SCHEME E
1" = 50'-0"



KEY PLAN - SCHEME E
1" = 50'-0"

1



LEFT: SHELTER INTERIOR. IMAGES ABOVE: ILLUSTRATE POTENTIAL LOOK AND FEEL OF THE SHELTER.



HOMEKEY MOUNTAIN VIEW SHELTER PROJECT

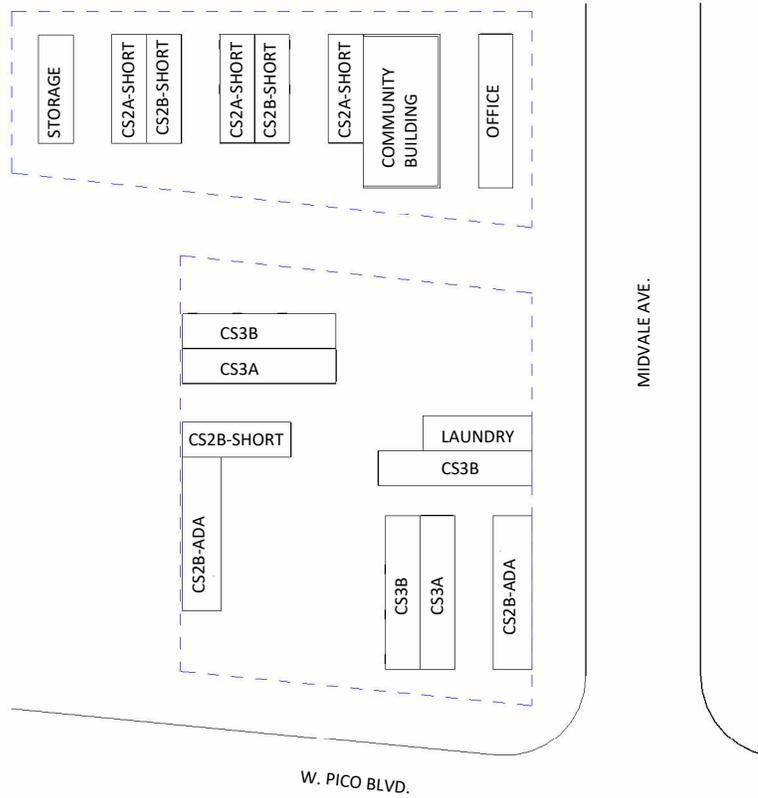
- LOCATED IN MOUNTAIN VIEW, CA
- PROJECT COMPLETED 2021

LEFT: COMMUNITY BUILDING. TOP RIGHT: INTERIOR OF COMMUNITY BUILDING. BOTTOM RIGHT: SHELTER UNITS.

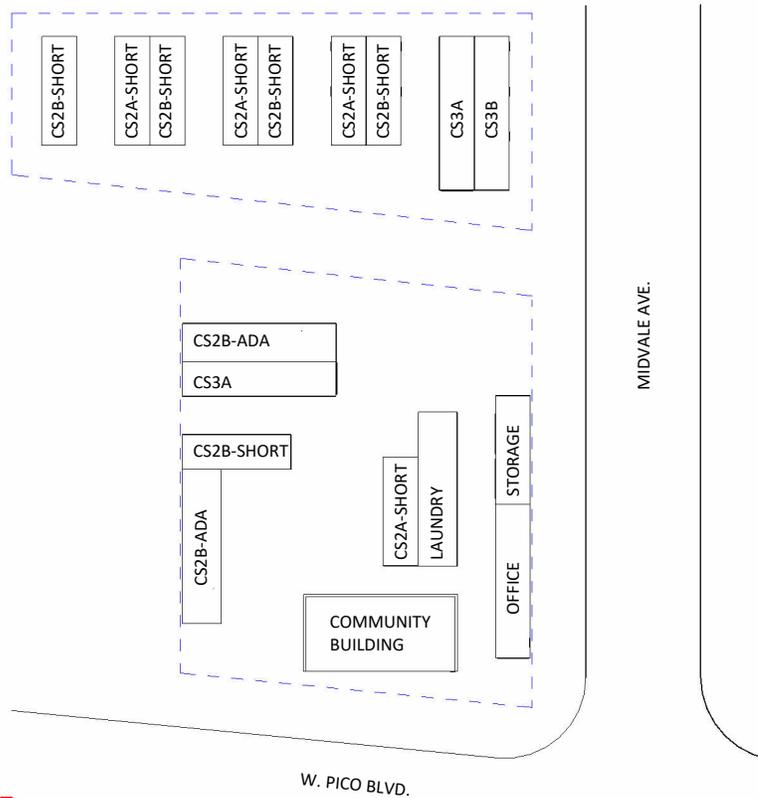
APPENDIX -
 BUDGET KEYPLAN / MOD DISTRIBUTION DIAGRAM



SCHEME A



SCHEME E



CONNECT SHELTER PRELIMINARY PRICING ESTIMATE



DATE: 6/02/2023

LOCATION: LOS ANGELES, CA
 CONFIGURATION: [SCHEME A](#)

Models	Size	SF	Modules	Beds	Baths/RR	
CS2-B-ADA	10'-3" x 40'-3"	413	2	4	4	
CS3-A	9'-1" x 40'-2"	365	2	6	6	
CS3-B	9'-1" x 40'-2"	365	3	9	9	
CB - COMMUNITY SPACE	20'-1 x 40'-4"	810	1			
CS4 - OFF & CONFERENCE	8'-1" x 40'-4"	326	1		1 (Public Accessible RR)	
CS2-A Short	9'-0" x 28'-6"	257	3	6	6	
CS2-B Short	9'-0" x 28'-6"	257	3	6	6	
SHELL + 3 LAUNDRY W/D	9'-0" x 28'-6"	257	1			
SHELL ONLY (STORAGE)	9'-0" x 28'-6"	257	1			
			17	31	32	Total Units

DESIGN	Item	Notes	Subtotals	Total
	DESIGN FEE	Coordination with AOR on layout, code compliance MEP, Fire sprinkler, Title 24, Structural Engineering consultants (shelter models only) State Approvals for all shelter model types Design development for all shelter model types Custom fabrication drawings for all shelter model types Up to 10 hours of meetings	\$ 210,000	\$ 210,000
	REIMBURSABLES	Travel expenses, copies of drawings, postage, other expenses	tbd	

PRODUCTION	Models	Module Cost	Module Quantity	Unit Cost	Unit Quantity	Subtotals	Total
	CS2-B-ADA	\$ 160,700	2	\$ 80,350	4	\$ 321,400	
	CS3-A	\$ 155,200	2	\$ 51,733	6	\$ 310,400	
	CS3-B	\$ 155,200	3	\$ 51,733	9	\$ 465,600	
	CB - COMMUNITY SPACE	\$ 274,600	1			\$ 274,600	
	CS4 - OFF & CONFERENCE	\$ 118,000	1			\$ 118,000	
	CS2-A Short	\$ 107,500	3	\$ 53,750	6	\$ 322,500	
	CS2-B Short	\$ 107,500	3	\$ 53,750	6	\$ 322,500	
	SHELL + 3 LAUNDRY W/D	\$ 93,200	1			\$ 93,200	
	SHELL ONLY (STORAGE)	\$ 82,600	1			\$ 82,600	
	FIT-OUT/OPTIONAL UPGRADES						
	Fire sprinklers (R2 occupancy) - allowance	\$ 4,500	17			\$ 76,500	

DELIVERY/SETTING/INSTALLATION	Item	Per Unit	Quantity	Subtotals	Total
	TRUCKING	\$ 2,500	18	\$ 45,000	\$ 45,000 <-2>
	SETTING EQUIPMENT				
	Crane set	tbd			
	SETTING				
	Shelters (set on foundation, rack, level, bolt & weld)	tbd			
	INSTALLATION				
	Shelters (seaming, cross over connections)	tbd			
	MEP connections (to site, between stories)	tbd			
	Additional structures	By Others/ NIC			

Sales Tax on Production costs \$ 75,826

ESTIMATED PRELIMINARY PRICE \$ 2,718,126

PRE-DELIVERY ON-SITE WORK	Item	Subtotals	Total
	Preparation of site for the installation of Shelters is not included and shall be performed by a local contractor		NIC <-3>
	Foundations		NIC
	Utility hook ups		NIC
	Ramps		NIC
	Stairs		NIC

NOTES ON PRICING

- <1> Production costs are subject to change up until the Purchase Order is signed, at which time these costs are fixed for the Project
- <2> Installation costs will be included in the Purchase Order as actual costs plus a 15% fixed fee and are provided as an estimate only
- <3> Every site is different and will have varying levels of preparation required for the installation of the Shelter units. This estimate will fluctuate depending on site specific conditions and local labor rates

CONNECT SHELTER PRELIMINARY PRICING ESTIMATE



DATE: 6/2/2023

LOCATION: LOS ANGELES, CA
 CONFIGURATION: [SCHEME E](#)

Models	Size	SF	Modules	Beds	Baths/RR
CS2-B-ADA	10'-3" x 40'-3"	413	2	4	4
CS3-A	9'-1" x 40'-2"	365	2	6	6
CS3-B	9'-1" x 40'-2"	365	1	3	3
COMMUNITY SPACE	20'-1 x 40'-4"	810	1		
CS1 - LAUNDRY	10'-3" x 40'-3"	413	1		
CS4 - OFF & CONFERENCE	8'-1" x 40'-4"	326	1		1 (Public Accessible RR)
CS2-A Short	9' x 28'-6"	257	4	8	8
CS2-B Short	9' x 28'-6"	257	5	10	10
SHELL ONLY (STORAGE)	9' x 28'-6"	258	1		
			18	31	32
					Total Units

DESIGN	Item	Notes	Subtotals	Total
	DESIGN FEE	Coordination with AOR on layout, code compliance MEP, Fire sprinkler, Title 24, Structural Engineering consultants (shelter models only) State Approvals for all shelter model types Design development for all shelter model types Custom fabrication drawings for all shelter model types Up to 10 hours of meetings	\$ 225,000	\$ 225,000
	REIMBURSABLES	Travel expenses, copies of drawings, postage, other expenses	tbd	

PRODUCTION

Models	Module Cost	Module Quantity	Unit Cost	Unit Quantity	Subtotals	Total
CS2-B-ADA	\$ 160,700	2	\$ 80,350	4	\$ 321,400	
CS3-A	\$ 155,200	2	\$ 51,733	6	\$ 310,400	
CS3-B	\$ 155,200	1	\$ 51,733	3	\$ 155,200	
COMMUNITY SPACE	\$ 274,600	1			\$ 274,600	
CS1 - LAUNDRY	\$ 146,400	1			\$ 146,400	
CS4 - OFF & CONFERENCE	\$ 118,000	1			\$ 118,000	
CS2-A Short	\$ 107,500	4	\$ 53,750	8	\$ 430,000	
CS2-B Short	\$ 107,500	5	\$ 53,750	10	\$ 537,500	
SHELL ONLY (STORAGE)	\$ 82,600	1			\$ 82,600	
FIT-OUT/OPTIONAL UPGRADES						
Fire sprinklers (R2 occupancy) - allowance	\$ 4,500	18			\$ 81,000	

DELIVERY/SETTING/INSTALLATION

Item	Per Unit	Quantity	Subtotals	Total
TRUCKING	\$ 2,500	19	\$ 47,500	\$ 47,500 <2>
SETTING EQUIPMENT				
Crane set	tbd			
SETTING				
Shelters (set on foundation, rack, level, bolt & weld)	tbd			
INSTALLATION				
Shelters (seaming, cross over connections)	tbd			
MEP connections (to site, between stories)	tbd			
Additional structures	By Others/ NIC			

Sales Tax on Production costs \$ 77,791

ESTIMATED PRELIMINARY PRICE \$ 2,807,391

PRE-DELIVERY ON-SITE WORK

Item	Total
Preparation of site for the installation of Shelters is not included and shall be performed by a local contractor	NIC
Foundations	NIC
Utility hook ups	NIC
Ramps	NIC
Stairs	NIC

NOTES ON PRICING
 <1> Production costs are subject to change up until the Purchase Order is signed, at which time these costs are fixed for the Project
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Gary Gero <gary.gero@lacity.org>

Midvale Site - Budget meeting attendance confirmation

1 message

zachary.warma@lacity.org <zachary.warma@lacity.org>

Tue, Aug 29, 2023 at 1:54 PM

Reply-To: zachary.warma@lacity.org

To: chris.espinosa@lacity.org, edwin.gipson@lacity.org, gary.gero@lacity.org, zachary.warma@lacity.org

Ed - quick question, sir.

I noticed that you declined the meeting invitation. Just want to confirm whether or not you plan to be attending.

Thanks so much!

- Zack Warma

Join with Google Meet

Meeting link

meet.google.com/edu-bjdz-ixg

Join by phone

(US) [+1 765-325-9213](tel:+17653259213)

PIN: 672745754

[More phone numbers](#)

Midvale Site - Budget

Wednesday Aug 30, 2023 · 10am – 11am (Pacific Time - Los Angeles)

Guests

chris.espinosa@lacity.org - organizer

zachary.warma@lacity.org

gary.gero@lacity.org

edwin.gipson@lacity.org

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: "john.t.fellows@gmail.com" <john.t.fellows@gmail.com>
Date: Tue Aug 22 2023 16:22:52 GMT-0700 (PDT)
Subject: Midvale

Hi John,

Per our conversation, here's a copy of the Midvale Q&A.

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

Attachments:

- HOA Q&A Preamble Draft.pdf
 - Midvale HOA Questions and Comments.pdf
-

From: Leiauna Anderson <leiauna@mac.com>
To: Councilmember.Yaroslavsky@lacity.org
Cc: zachary.warma@lacity.org, gary.gero@lacity.org, Fernando Morales <fernando.morales@lacity.org>
Date: Thu Aug 31 2023 23:37:41 GMT-0700 (PDT)
Subject: Midvale-Pico Interim Housing Project Inquiry

Hello Councilmember Yaroslavsky,

What is the legal basis by which you are implementing this project?

Best,

Leiauna Anderson

From: Fernando Morales <fernando.morales@lacity.org>
To: Leiauna Anderson <leiauna@mac.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Bcc: councilmember.yaroslavsky@lacity.org, gary.gero@lacity.org, zachary.warma@lacity.org
Date: Fri Sep 01 2023 14:20:46 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project Inquiry

Hi Leiauna,

I'm not sure I understand the question. I am including Vanessa if you would like to set up a time to talk. Thanks!

All the best,

Fernando



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

On Thu, Aug 31, 2023 at 11:37 PM Leiauna Anderson <leiauna@mac.com> wrote:
Hello Councilmember Yaroslavsky,

What is the legal basis by which you are implementing this project?

Best,

Leiauna Anderson

From: Councilmember Yaroslavsky <councilmember.yaroslavsky+noreply@lacity.org>
To: <fernando.morales@lacity.org>
Date: Fri Sep 01 2023 14:21:00 GMT-0700 (PDT)
Subject: Re: Re: Midvale-Pico Interim Housing Project Inquiry

Hello, and thank you for contacting the Office of Councilwoman Yaroslavsky! On behalf of Councilwoman Yaroslavsky, we strive to provide excellent constituent service. Our goal is that your message will be reviewed and responded to with the best point of contact within 48 business hours (excluding weekends, holidays, and days of internal/planning retreats). In order to best guide your request immediately, below are some additional resources and points of contact: CD 5 Field Deputy Coverage Areas and Contacts - https://www.google.com/maps/d/u/0/edit?hl=en&mid=1hirKd_RNGROm_XREgHtW6iESTEllif4&ll=34.08302751460375%2C-118.41393401142581&z=12 If this is a life threatening situation, please call 911 for emergency services. General City Services: 3-1-1 or the 311 app - including the request number when messaging the local field deputy will increase resolution time LA Dept of Mental Health: (800) 854-7771 Homelessness Outreach Services: LAHOP.org and/or 211 Parking Enforcement: (213) 485-4184 LAPD Non-Emergency: (877) 275-5273 LADWP: (800) 342-5397 Immediate Life Threatening Emergency: 9-1-1 Housing/Homelessness: In order for the CD 5 team to be efficient in addressing your concerns and dedicating appropriate resources, please ensure that you fill out an LA HOP request, 311 Request, call 911 for emergencies, and use the 24 Hour LA Department of Mental Health Hotline when appropriate. Confirmation that an Los Angeles Homelessness Outreach Portal (LAHOP) request was sent, a 311 Service Request ticket, or what you were able to report to law enforcement and Los Angeles Department of Mental Health (LADMH) will help us follow up directly and have the most up to date information. Thank you!

From: Leiauna Anderson <leiauna@mac.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, zachary.warma@lacity.org, gary.gero@lacity.org
Date: Sun Sep 10 2023 21:56:53 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project Inquiry

Hi Fernando,

Thanks for your reply. I'm also adding Zachary and Gary back to the thread given their history with this project. To rephrase my question so that you understand, what are the approvals/authorizations that have been completed and what are the ones you have yet to complete in order for this project to "move forward" as you indicated it would at the Westside Neighborhood Council Land Use meeting on August 30th?

Best,
Leiauna Anderson

On Sep 1, 2023, at 2:20 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Leiauna,

I'm not sure I understand the question. I am including Vanessa if you would like to set up a time to talk. Thanks!

All the best,

CPRA-02-CD5-2-001593

Fernando



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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On Thu, Aug 31, 2023 at 11:37 PM Leiauna Anderson <leiauna@mac.com> wrote:
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What is the legal basis by which you are implementing this project?

Best,

Leiauna Anderson

From: Fernando Morales <fernando.morales@lacity.org>
To: Leiauna Anderson <leiauna@mac.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, zachary.warna@lacity.org, gary.gero@lacity.org
Date: Mon Sep 11 2023 11:55:53 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project Inquiry

Hi Leiauna,

Thanks for clarifying and understood. No official actions have been required at this time. The next and final step is for a motion to be introduced, then it will be heard at committees and go for a full council vote. As soon as we have determined the date of introduction, we will be sharing it with stakeholder groups for the area (WNC/HOA/etc) I hope this is helpful.

All the best,

Fernando



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On Sun, Sep 10, 2023 at 9:57 PM Leiauna Anderson <leiauna@mac.com> wrote:
Hi Fernando,

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What is the legal basis by which you are implementing this project?

Best,

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From: Leiauna Anderson <leiauna@mac.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, zachary.warna@lacity.org, gary.gero@lacity.org, Councilmember.Yaroslavsky@lacity.org
Date: Tue Sep 12 2023 12:02:54 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project Inquiry

Hi Fernando,

Thank you for your reply. You answered where, but made a vague reference to when and failed to address how this project is planned to be implemented. To be more clear, I am asking:

1. What approvals will be required?
2. Will there be a zone change?
3. Will there be a specific plan amendment?
4. Where is the funding specifically coming from and under what authority?
5. What law or legal justification is being used to build this project on an R1 property, in violation of existing city law?
6. Will there be any accompanying ordinances?
7. Will the project attempt to make use of a mayoral declaration or directive? If so, how and which one(s)?
8. How will the secretive bidding/selection process be made lawful?
9. Has the mayor already issued directives or authorizations related to this project, presumably without public disclosure?
10. What law or process is being used to circumvent CEQA?
11. Under what legal authority has the normal, official process associated with a project been discarded?
12. Will there be appeal rights? Why are you calling this a "next and FINAL step?"
13. Regarding the "when": How much warning will the community stakeholders get?

I look forward to receiving this information.

Best,

Leiauna Anderson

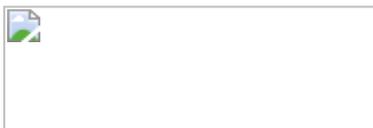
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On Thu, Aug 31, 2023 at 11:37 PM Leiauna Anderson
<leiauna@mac.com> wrote:

Hello Councilmember Yaroslavsky,

What is the legal basis by which you are implementing this project?

Best,

Leiauna Anderson

From: Fernando Morales <fernando.morales@lacity.org>
To: Gary Gero <gary.gero@lacity.org>
Date: Tue Sep 12 2023 13:52:00 GMT-0700 (PDT)
Subject: Fwd: Midvale-Pico Interim Housing Project Inquiry

Deliberative answers for City Attorney review:

"Hi Leiauna,

Below are the responses to your inquiries:

1. What approvals will be required? City Council motion is required
2. Will there be a zone change? No
3. Will there be a specific plan amendment? No
4. Where is the funding specifically coming from and under what authority? Still being determined
5. What law or legal justification is being used to build this project on an R1 property, in violation of existing city law? That is incorrect, it is not a violation per Sec 12.80 of LAMC: https://codebook.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-118465
6. Will there be any accompanying ordinances? No
7. Will the project attempt to make use of a mayoral declaration or directive? If so, how and which one(s)? Homelessness State of Emergency - specifically Section 8.33 of Article 3, Chapter 3, Division 8 of the Los Angeles Administrative Code, as set forth in Ordinance 187922 (CF: 23-0652)
8. How will the secretive bidding/selection process be made lawful? See above if you have bidding/selection process questions.
9. Has the mayor already issued directives or authorizations related to this project, presumably without public disclosure? No
10. What law or process is being used to circumvent CEQA? Yes - report of CEQA exemption will be part of motion
11. Under what legal authority has the normal, official process associated with a project been discarded? This is the normal, official process associated with interim housing built on city land per LA Municipal Code.
12. Will there be appeal rights? Why are you calling this a "next and FINAL step? No - as with any by-right project, a process well known by planning and land use committee members (Barbara), no. Because the next step after the motion will be construction.
13. Regarding the "when": How much warning will the community stakeholders get? As soon as we have a date of introduction determined.

Best,

Fernando"



Fernando Morales

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Los Angeles, CA 90012



cd5.lacity.gov

----- Forwarded message -----

From: **Leiauna Anderson** <leiauna@mac.com>
Date: Tue, Sep 12, 2023 at 12:03 PM

CPRA-02-CD5-2-001598

Subject: Re: Midvale-Pico Interim Housing Project Inquiry
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, <zachary.warma@lacity.org>, <gary.gero@lacity.org>, <Councilmember.Yaroslavsky@lacity.org>

Hi Fernando,

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1. What approvals will be required?
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I look forward to receiving this information.

Best,

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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects



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Best,
Leiauna Anderson

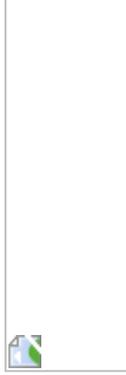
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Hello Councilmember Yaroslavsky,

What is the legal basis by which you are implementing this project?

Best,

Leiauna Anderson





10631 Banana Avenue
Fontana, CA 92337
Phone: 909-349-2800

Sale Quotation

Customer: City of Los Angeles	Ship To: Cypress Park 499 & 503 N San Fernando Road Los Angeles, CA. 90031
Attention: Marina Quinonez	
Phone #: 213-485-4378	Fx:

Monday, December 27, 2021	Terms: 50% deposit	Ship Via: Common Carrier
Salesperson: Mike Forrest	Quotation good for 15 days	

PRICING & DESCRIPTION

(1) 12x28 HCD approved Commercial Modular (Residential - NON ADA accessible): (Typical of 32 each) See proposed floor plan, submittals and City elevations - Option "B") 1 year labor and material warranty for installation. *Extended OEM - Factory 5 year warranty included for building only*.		
Building Sale Price w/ Fire Sprinklers:	Taxable	\$107,279.22
Title Transfer Fees:		\$880.15
Sales Tax @ 9.5%		\$10,191.53
Total Building Cost:		\$118,350.90
Delivery (factory to site): 14' wide x 16' high (Maximum)		\$1,428.57
Total Delivery Charges:		\$1,428.57
CP Pier Foundation Plans and calculations:		Included
Mobile Modular Site Supervision:		Included
Installation: (Excluding plumbing, electrical, & low voltage hook up)		Included
CP Anchor Pier installation:		Included
Hitch removal: (Store under trailer)		Included
Tire removal: (Store under trailer)		Included
Axle removal: (If required - store under trailer)		Included
CP Pier Seismic Anchor Piers & Steel piers on P.T. wood pads	Taxable	Included
1 hour fire rated skirting (Perimeter of clusters) Average 46LF per unit	Taxable	Included
Roof and wall close up where units adjoin.		Included
Fire Sprinkler HCD site inspection		Included
Sub-Total Installation Charges:		\$21,769.45
Sales tax on installation materials @ 9.5%		\$400.48
Total Delivery / Installation Charges (including taxes):		\$23,598.51
Total Per Each Building Charges:		\$141,949.41
Optional:		
1 hour rated sidewall overhang (Extended 5' up roof)	Per LF (Taxable)	\$455.00
1 hour rated roof eave at endwalls	Per LF (Taxable)	\$65.00
Exceptions and Clarifications:		

- Pricing above is based on a **MINIMUM** order of 32 each of this model
- Sales tax is charged on all materials
- Excludes all furniture and appliances (Cooktop is included).
- Excludes all decking, stairs and ADA ramp
- Set-up cost based on 90% compaction or 1,500 p.s.f. soil bearing capacity.
- Pricing is based upon others providing all City permits, fees, taxes, licenses, utility connections and preparation of a level **(to within 3" across all trailers sharing a common threshold height)**, compact and accessible site. Pricing based prevailing wage for site installation.
- *5 year Extended Factory - OEM warranty is limited to defective installation and materials of the building only. Excludes occupant misuse or abuse and normal wear and tear. Claims must be filed directly with the manufacturer (not Mobile Modular)



10631 Banana Avenue
Fontana, CA 92337
Phone: 909-349-2800

Sale Quotation

Customer: City of Los Angeles	Ship To: Cypress Park 499 & 503 N San Fernando Road Los Angeles, CA. 90031
Attention: Marina Quinonez	
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Sales Tax @ 9.5%		\$10,191.53
Total Building Cost:		\$118,350.90
Delivery (factory to site): 14' wide x 16' high (Maximum)		\$1,428.57
Total Delivery Charges:		\$1,428.57
CP Pier Foundation Plans and calculations:		Included
Mobile Modular Site Supervision:		Included
Installation: (Excluding plumbing, electrical, & low voltage hook up)		Included
CP Anchor Pier installation:		Included
Hitch removal: (Store under trailer)		Included
Tire removal: (Store under trailer)		Included
Axle removal: (If required - store under trailer)		Included
CP Pier Seismic Anchor Piers & Steel piers on P.T. wood pads	Taxable	Included
1 hour fire rated skirting (Perimeter of clusters) Average 46LF per unit	Taxable	Included
Roof and wall close up where units adjoin.		Included
Fire Sprinkler HCD site inspection		Included
Sub-Total Installation Charges:		\$21,769.45
Sales tax on installation materials @ 9.5%		\$400.48
Total Delivery / Installation Charges (including taxes):		\$23,598.51
Total Per Each Building Charges:		\$141,949.41
Optional:		
1 hour rated sidewall overhang (Extended 5' up roof)	Per LF (Taxable)	\$455.00
1 hour rated roof eave at endwalls	Per LF (Taxable)	\$65.00
Exceptions and Clarifications:		

- Pricing above is based on a **MINIMUM** order of 32 each of this model
- Sales tax is charged on all materials
- Excludes all furniture and appliances (Cooktop is included).
- Excludes all decking, stairs and ADA ramp
- Set-up cost based on 90% compaction or 1,500 p.s.f. soil bearing capacity.
- Pricing is based upon others providing all City permits, fees, taxes, licenses, utility connections and preparation of a level **(to within 3" across all trailers sharing a common threshold height)**, compact and accessible site. Pricing based prevailing wage for site installation.
- *5 year Extended Factory - OEM warranty is limited to defective installation and materials of the building only. Excludes occupant misuse or abuse and normal wear and tear. Claims must be filed directly with the manufacturer (not Mobile Modular)

From: Meg Sullivan <megolicious1@gmail.com>
To: "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>
Date: Sat Aug 05 2023 22:55:23 GMT-0700 (PDT)
Subject: NO TO INTERIM HOMELESS HOUSING AT CITY LOT ON MIDVALE & PICO

Putting interim homeless housing on the city lot at Midvale at Pico would surely be the last nail in the coffin for the neighborhood's commercial corridor, which has been struggling to find its bearings since the decline and closure of the Westside Pavilion in 2019. After the pandemic then closed the mall's westside extension -- along with our beloved Landmark Theaters and Westside Tavern -- the neighborhood has been in a tailspin. Store after store, restaurant after restaurant has shuttered along Pico, and there are no signs of a rebound.

The CD5 council office should be doing everything possible to resuscitate our once vibrant retail and restaurant ecology. Instead Katy Yaroslavsky appears hell bent on kicking our neighborhood when it's down. The plan for interim housing on the Midvale lot will certainly kill what few businesses have been hanging on for dear life and discourage any of our vacant storefronts from ever being leased out.

Shame on you, Katy Yaroslavsky! Shame!

Even before the mall closed, taking with it hundreds of public parking spots that have since been demolished, the corner of Midvale and Pico already did not have enough parking to accommodate the surrounding businesses. We all know of the restaurant that wanted to expand into a vacant storefront on that very block, but could not do so because it could not meet the city's own parking requirements. Not enough capacity in the area.

Of course, the Midvale lot right now is not used as much as possible because the entire commercial corridor has been decimated by the protracted repurposing of the mall's east side (for basically a giant tech campus that is expected to provide little if any community benefit) and the enduring devastation of the pandemic.

What has been our neighborhood's contribution to the H and HHH funds? Undoubtedly, considerable. Enough to actually purchase struggling private property for homeless housing -- so that much needed city property does not have to be cannibalized? I have no doubt. And yet has the council office done so? No!

That's certainly not for lack of options. What about the former Adventure 16 site -- situated as it is across from the County Health Department offices and insulated from the community by public storage? Ideal location. What about the long-abandoned big box site across Sepulveda from Trader Joes at Palms -- with its back to the creek again, less likely to affect neighborhood vitality. Again, an ideal location to acquire, having been shuttered for at least five years. Undoubtedly, there are many more.

And yet the city has not chosen to marshal city and county funds to acquire these or any other privately held, struggling sites in CD5. If the city's and county's own funds -- collected from our community's taxes -- couldn't cover the cost, why didn't it apply for state funds as Culver City has done to purchase two privately owned plots for homeless housing?

Instead, in a flagrant show of disregard for her own constituents, Yaroslavsky wants to do the lazy thing and claw back city parking, with no regard to how crucial it is for the neighborhood's ability to rebound.

The only good outcome I can imagine from such a flagrant disregard for the needs of constituents is a protracted recall effort like the one that eventually discouraged Bonnin from seeking reelection. CD5 certainly deserves elected officials who are more concerned about the needs of its constituents.

Sincerely,

Meg Sullivan

Resident for 21 years of 90064

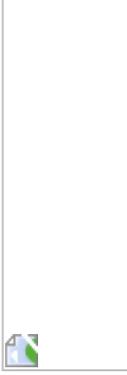
From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Meg Sullivan <megolicious1@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Fri Aug 18 2023 14:37:03 GMT-0700 (PDT)
Subject: Re: NO TO INTERIM HOMELESS HOUSING AT CITY LOT ON MIDVALE & PICO

Hi Meg,

Thank you for relaying your concerns to our office. I will share them with the Councilwoman.

All the best,

--



Vanessa Saldana
Field Deputy, Palms & Westside

O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

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Olympic and Crenshaw, Los Angeles, CA 90024

Council District (5): Katy Yaroslavsky

Initial Analysis:

This site includes an unimproved section of 10th Street and is bisected by an active driveway used by the adjacent business, a Rite Aid pharmacy. The portion of the site located west of the Rite Aid driveway is ~9,860 square feet.

The site is located in the Wilshire Park neighborhood. It is surrounded by a mix of commercial and residential uses.

There is one supermarket and two pharmacies within half a mile of the site. There are three parks and six schools within half a mile of the site. There are homeless services providers roughly one mile from the site.

Metro buses #R7, 20, 28, 210, and 720 and Big Blue Bus #7 stop within one quarter mile of the site.

Owner: City of Los Angeles
Zoning: None
APN: None
Lot Size: ~15,900 SF



CPRA-02-CD5-2-001606

Olympic and Crenshaw, Los Angeles, CA 90024
Council District (5): Katy Yaroslavsky



CPRA-02-CD5-2-001607

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: "nreimer1@verizon.net" <nreimer1@verizon.net>
Cc: "roberthoo.1la@gmail.com" <roberthoo.1la@gmail.com>, "warrennancy1@gmail.com" <warrennancy1@gmail.com>, "paulapearlman@gmail.com" <paulapearlman@gmail.com>, "janethirsch59@gmail.com" <janethirsch59@gmail.com>, Deborah Moses <Deborah@templeisaiah.com>, "khalid.iaf2016@gmail.com" <khalid.iaf2016@gmail.com>, "debrasilverman@gmail.com" <debrasilverman@gmail.com>
Bcc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Gary Gero <gary.gero@lacity.org>, Jenelle Henderson <jenelle.henderson@lacity.org>
Date: Mon Aug 28 2023 20:22:52 GMT-0700 (PDT)
Subject: One-LA/ Councilwoman Yaroslavsky Midvale IH Meeting

Good evening,

Happy Monday!

I hope everyone is doing well. In preparation for tomorrow's meeting with Councilwoman Yaroslavsky and her team, please use the Zoom credential listed below.

Join ZoomGov Meeting

<https://www.zoomgov.com/j/1604254345?pwd=TKZuK1R6V2w2RWtJczcxUmFLSyt1dz09>

Meeting ID: 160 425 4345

Passcode: 719559

One tap mobile

+16692545252,, 1604254345# US (San Jose)

+16692161590,, 1604254345# US (San Jose)

Please let me know if you have any questions.

Sincerely,



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

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From: Allen Zipper <allen.zipper@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Tue Aug 29 2023 08:32:11 GMT-0700 (PDT)
Subject: Re: One-LA/ Councilwoman Yaroslavsky Midvale IH Meeting

Hi Vanessa,

Would you please add Yvonne Mariajimenez from Neighborhood Legal Services to the Zoom Invite for 1:30 with One LA? She works with One LA on housing equity issues. Her email is YMariajimenez@nlsa.org

Thank you.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Tue Aug 29 2023 09:30:56 GMT-0700 (PDT)
Subject: Re: One-LA/ Councilwoman Yaroslavsky Midvale IH Meeting

Hi Allen,

Will do!

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Allen Zipper <allen.zipper@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Tue Aug 29 2023 09:55:16 GMT-0700 (PDT)
Subject: Re: One-LA/ Councilwoman Yaroslavsky Midvale IH Meeting

Thanks.

Yours,
Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

[Sign up for our Newsletter](#)

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: YMariajimez@nlsia.org
Date: Tue Aug 29 2023 09:31:53 GMT-0700 (PDT)
Subject: One-LA/ Councilwoman Yaroslavsky Midvale IH Meeting

Good morning,

Happy Tuesday!

In preparation for tomorrow's meeting with Councilwoman Yaroslavsky and her team, please use the Zoom credential listed below.

Join ZoomGov Meeting

<https://www.zoomgov.com/j/1604254345?pwd=TKZuK1R6V2w2RWtJczcxUmFLSyt1dz09>

Meeting ID: 160 425 4345

Passcode: 719559

One tap mobile
+16692545252,,1604254345# US (San Jose)
+16692161590,,1604254345# US (San Jose)

Please let me know if you have any questions.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Yvonne Mariajimenez <YMariajimenez@nlsia.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, Martha Gonzalez <MarthaGonzalez@nlsia.org>
Date: Tue Aug 29 2023 09:42:48 GMT-0700 (PDT)
Subject: Re: One-LA/ Councilwoman Yaroslavsky Midvale IH Meeting

Thank you.

The meeting is at 1:30 PM, correct?

Yvonne Mariajimenez (she/her/hers)

President & CEO

Phone: (818) 834-7531



Neighborhood Legal Services of Los Angeles County
1104 E. Chevy Chase Dr., Glendale, CA 91205
Hotline: (800) 433-6251

nlsia.org



From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Tuesday, August 29, 2023 9:31 AM
To: Yvonne Mariajimenez <YMariajimenez@nlsia.org>
Subject: One-LA/ Councilwoman Yaroslavsky Midvale IH Meeting

Good morning,

Happy Tuesday!

In preparation for tomorrow's meeting with Councilwoman Yaroslavsky and her team, please use the Zoom credential listed below.

Join ZoomGov Meeting

<https://www.zoomgov.com/j/1604254345?pwd=TkZuK1R6V2w2RWtJczcxUmFLSyt1dz09>

Meeting ID: 160 425 4345

Passcode: 719559

One tap mobile

+16692545252,,1604254345# US (San Jose)

+16692161590,,1604254345# US (San Jose)

Please let me know if you have any questions.

Sincerely,

--



Vanessa Saldana

Field Deputy, Palms & Westside

O:

(323) 866-1828

Los Angeles City Hall



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Los Angeles, CA 90012

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Attachments:

- Outlook-ga5kqsdX.png
 - Outlook-Facebook
 - Outlook-instagram
 - Outlook-linkedin
 - Outlook-Twitter
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Yvonne Mariajimenez <YMariajimenez@nlsia.org>
Cc: Martha Gonzalez <MarthaGonzalez@nlsia.org>
Date: Tue Aug 29 2023 09:42:46 GMT-0700 (PDT)
Subject: Re: One-LA/ Councilwoman Yaroslavsky Midvale IH Meeting

Yes, that is correct. I apologize for not adding that information.

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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Attachments:

- Outlook-ga5kqsdX.png
 - Outlook-Facebook
 - Outlook-instagram
 - Outlook-linkedin
 - Outlook-Twitter
-

From: H Milder <bobbymilder@gmail.com>
To: Councilmember.Yaroslavsky@lacity.org
Cc: mayor.business@lacity.org, vanessa.saldana@lacity.org, Zachhary.Warma@lacity.org,
mark.sedlander@gmail.com, mhamgillespie@gmail.com
Date: Wed Aug 16 2023 06:52:01 GMT-0700 (PDT)
Subject: Oppose use of Midvale lot for homeless housing

As a resident of Rancho Park in CD5, I oppose the use of the city parking lot at Midvale and Pico for homeless housing and urge you to abandon the plan.
I'm not against housing and services for the homeless, but this is absolutely the wrong location. In fact, the utilization of any city parking lot along or parallel to Pico will deal the mortal blow to the Rancho Park commercial corridor, which has been in distress ever since the closure of the Westside Pavilion and the subsequent pandemic.
The city lots are an absolute necessity for neighborhood businesses to rebound by attracting clientele beyond neighbors who live within walking distance. These lots are key to preserving the walkable character of our neighborhood, which I and my neighbors cherish so much. Look instead for a less-needed, more appropriately-sited location, possibly a distressed commercial property. (The long abandoned Adventure 16 site comes to mind.)

H Milder
90064

From: <mhamgillespie@gmail.com>
To: "'H Milder'" <bobbymilder@gmail.com>, <Councilmember.Yaroslavsky@lacity.org>
Cc: <mayor.business@lacity.org>, <vanessa.saldana@lacity.org>, <Zachhary.Warma@lacity.org>, <mark.sedlander@gmail.com>
Date: Wed Aug 16 2023 07:16:58 GMT-0700 (PDT)
Subject: RE: Oppose use of Midvale lot for homeless housing

Thank you so much for taking the time to respond to my outreach communication. I have noted concerns on behalf of the Westside Neighborhood Council. The City representatives whom you on your email may respond separately.



Margaret H. Gillespie
Westside Neighborhood Council, Seat 12

From: H Milder <bobbymilder@gmail.com>
Sent: Wednesday, August 16, 2023 4:52 PM
To: Councilmember.Yaroslavsky@lacity.org
Cc: mayor.business@lacity.org; vanessa.saldana@lacity.org; Zachhary.Warma@lacity.org; mark.sedlander@gmail.com; mhamgillespie@gmail.com
Subject: Oppose use of Midvale lot for homeless housing

As a resident of Rancho Park in CD5, I oppose the use of the city parking lot at Midvale Pico for homeless housing and urge you to abandon the plan.

I'm not against housing and services for the homeless, but this is absolutely the wrong I In fact, the utilization of any city parking lot along or parallel to Pico will deal the mortal I the Rancho Park commercial corridor, which has been in distress ever since the closure Westside Pavilion and the subsequent pandemic.

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H Milder
90064

Attachments:

- image001.png
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: H Milder <bobbymilder@gmail.com>
Cc: Councilmember.Yaroslavsky@lacity.org, mayor.business@lacity.org, Zachary.Warna@lacity.org, mark.sedlander@gmail.com, mhamgillespie@gmail.com
Date: Fri Aug 18 2023 14:39:44 GMT-0700 (PDT)
Subject: Re: Oppose use of Midvale lot for homeless housing

Hi,

Thank you for relaying your concerns to our office. I will share them with the Councilwoman.

Are you available for a phone call to further discuss this project?

All the best,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: vanessa.saldana@lacity.org
Date: Fri Aug 18 2023 14:39:55 GMT-0700 (PDT)
Subject: Delivery Status Notification (Failure)



Address not found

Your message wasn't delivered to **Zachhary.Warma@lacity.org** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/?p=NoSuchUser> q11-20020a170902e30b00b001b8b41166e5sor1948668plc.20 - gsmtip

Attachments:

- icon.png
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From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: vanessa.saldana@lacity.org
Date: Fri Aug 18 2023 14:39:56 GMT-0700 (PDT)
Subject: Delivery Status Notification (Failure)

Hello vanessa.saldana@lacity.org, We're writing to let you know that the group you tried to contact (councilmember.yaroslavsky) may not exist, or you may not have permission to post messages to the group. A few more details on why you weren't able to post: * You might have spelled or formatted the group name incorrectly. * The owner of the group may have removed this group. * You may need to join the group before receiving permission to post. * This group may not be open to posting. If you have questions related to this or any other Google Group, visit the Help Center at <https://support.google.com/a/lacity.org/bin/topic.py?topic=25838>.

Thanks, lacity.org admins ----- Original message ----- X-Received: by

2002:a17:902:7684:b0:1bc:e6a:205a with SMTP id m4-

20020a170902768400b001bc0e6a205amr400942pll.4.1692394795156; Fri, 18 Aug 2023

14:39:55 -0700 (PDT) ARC-Seal: i=1; a=rsa-sha256; t=1692394795; cv=none; d=google.com; s=arc-20160816;

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ARC-Authentication-Results: i=1; mx.google.com; dkim=pass header.i=@lacity.org

header.s=google header.b=kyONI5ix; spf=pass (google.com: domain of
vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender)

smtp.mailfrom=vanessa.saldana@lacity.org; dmarc=pass (p=NONE sp=NONE dis=NONE)

header.from=lacity.org Return-Path: Received: from mail-sor-f41.google.com (mail-sor-
f41.google.com. [209.85.220.41]) by mx.google.com with SMTPS id v2-

20020a17090a898200b0026838acdcbsor1416360pjn.6.2023.08.18.14.39.55 for (Google
Transport Security); Fri, 18 Aug 2023 14:39:55 -0700 (PDT) Received-SPF: pass (google.com:

domain of vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender) client-
ip=209.85.220.41; Authentication-Results: mx.google.com; dkim=pass header.i=@lacity.org

header.s=google header.b=kyONI5ix; spf=pass (google.com: domain of
vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender)

smtp.mailfrom=vanessa.saldana@lacity.org; dmarc=pass (p=NONE sp=NONE dis=NONE)

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s=google; t=1692394795; x=1692999595; h=cc:to:subject:message-id:date:from:in-reply-
to:references :mime-version:from:to:cc:subject:date:message-id:reply-to;

header.s=google header.b=kyONI5ix; spf=pass (google.com: domain of

vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender)

smtp.mailfrom=vanessa.saldana@lacity.org; dmarc=pass (p=NONE sp=NONE dis=NONE)

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to:references :mime-version:from:to:cc:subject:date:message-id:reply-to;

header.s=google header.b=kyONI5ix; spf=pass (google.com: domain of

vanessa.saldana@lacity.org designates 209.85.220.41 as permitted sender)

smtp.mailfrom=vanessa.saldana@lacity.org; dmarc=pass (p=NONE sp=NONE dis=NONE)

header.from=lacity.org DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=lacity.org;
s=google; t=1692394795; x=1692999595; h=cc:to:subject:message-id:date:from:in-reply-
to:references :mime-version:from:to:cc:subject:date:message-id:reply-to;

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NJ5CYcXQwsDNZkuHj3oR50ogbfZLz3AnhrqETrDE/baXIt/dclwyqlzOK6OXj4+DSYav Yh1A==
X-Gm-Message-State:
AOJu0Yz5QqajkXEPAOrWt3il9oHwji9p+Q5FGSFaFa8ImuWZgU0u098m
Z+qGbJiA9LIZPjiG5+zqnxY/x6RGcZelr2JRiAD+hwVL X-Google-Smtp-Source:
AGHT+IG0O2GCYBCWICiO4T7/96HgjONRnbUtyqhWD37R9oNWytTmp82/g0/SyPGife7F7qKU
lrRPdViQzGwFkNJa3aM= X-Received: by 2002:a17:90b:3690:b0:25c:8b5e:814 with SMTP id
mj16-20020a17090b369000b0025c8b5e0814mr414039pjb.44.1692394794657; Fri, 18 Aug
2023 14:39:54 -0700 (PDT) MIME-Version: 1.0 References: In-Reply-To: From: Vanessa
Saldana Date: Fri, 18 Aug 2023 14:39:44 -0700 Message-ID: Subject: Re: Oppose use of
Midvale lot for homeless housing To: H Milder Cc: Councilmember.Yaroslavsky@lacity.org,
mayor.business@lacity.org, Zachhary.Warma@lacity.org, mark.sedlander@gmail.com,
mhamgillespie@gmail.com Content-Type: multipart/alternative;
boundary="0000000000008eccfd0603395e47" ----- Message truncated -----

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: leo.daube@lacity.org
Date: Wed Aug 23 2023 11:04:21 GMT-0700 (PDT)
Subject: Out of the Office Re: Fwd: Pico and Midvale

Thank you for your email. I appreciate your patience and will respond to your email when I return.

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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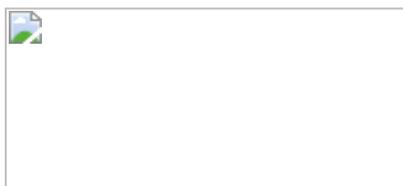
From: Dylan Sittig <dylan.sittig@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Date: Thu Mar 30 2023 10:27:13 GMT-0700 (PDT)
Subject: Ownership for 2371 Midvale Ave

2 different owners in ZIMAS, for your follow up.

Ownership (Assessor)
MAH S AND E LLC C/O C/O EMIL MAHGEREFTEH
550 S HILL ST STE 688
LOS ANGELES CA 90013

Ownership (Bureau of Engineering, Land Records)
CHANG,LILA R TR LILA R CHANG TRUST
1715 FAIR OAKS AVE NO 8
S PASADENA CA 91030

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

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From: Dylan Sittig <dylan.sittig@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Date: Thu Apr 13 2023 11:25:22 GMT-0700 (PDT)
Subject: Re: Ownership for 2371 Midvale Ave

Hi,

Did you get a chance to send something to these folks?

Best,
Dylan

On Thu, Mar 30, 2023 at 10:27 AM Dylan Sittig <dylan.sittig@lacity.org> wrote:
2 different owners in ZIMAS, for your follow up.

Ownership (Assessor)
MAH S AND E LLC C/O C/O EMIL MAHGEREFTEH
550 S HILL ST STE 688
LOS ANGELES CA 90013

Ownership (Bureau of Engineering, Land Records)
CHANG,LILA R TR LILA R CHANG TRUST

1715 FAIR OAKS AVE NO 8
S PASADENA CA 91030

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

200 North Spring Street, Room 440, Los Angeles,
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--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

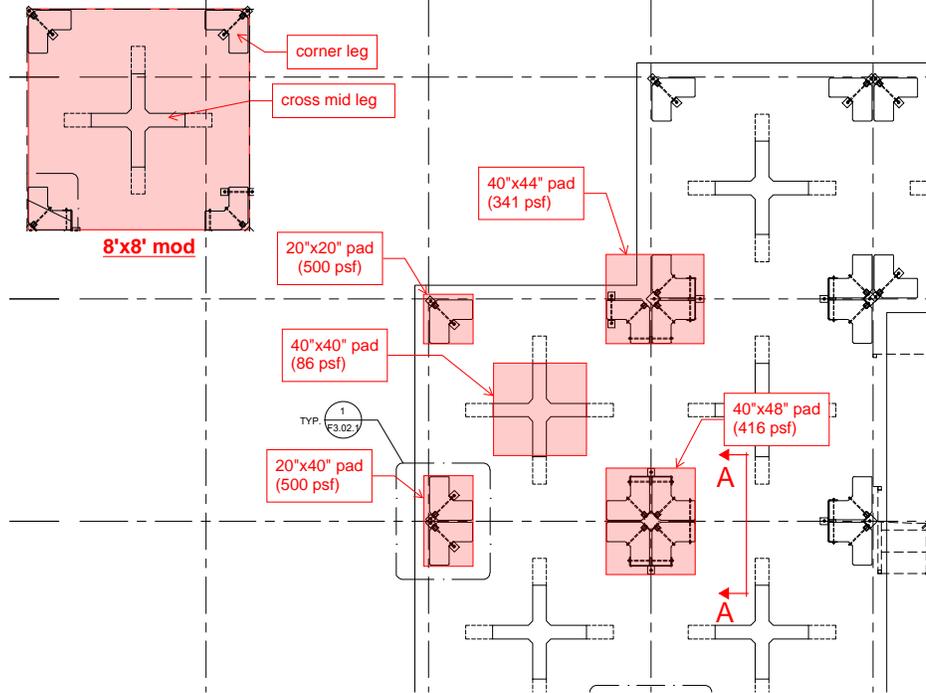
200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

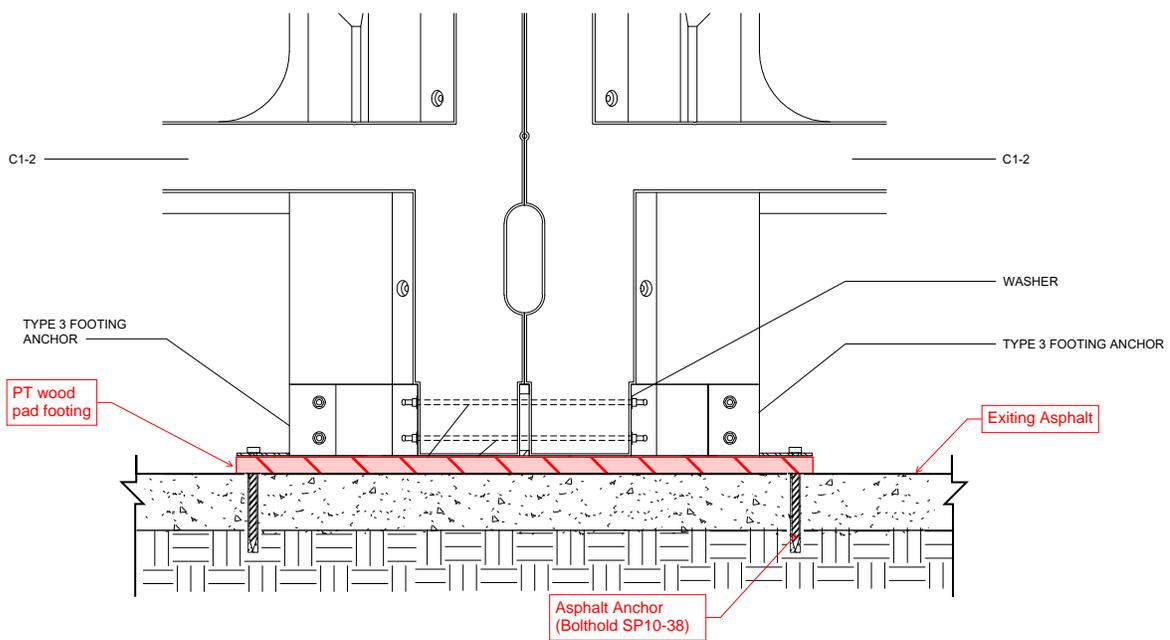
Email: dylan.sittig@lacity.org

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Notes:
 The loads are per one leg of the 4 corner legs of an 8'x8' mod and cross mid leg of the mod
 Total load = unfactored floor live (50 psf)+ total dead (floor, roof, walls)
 Total load per leg = 1388 lbs
 Total load per mid cross leg = 960 lbs
 Below are max applied pressure per leg/legs based on shown pad sizes for each configuration



Typical foundation plan with applied pressure



Section A-A

Typical Pad footing with Asphalt anchor



Zachary Warma <zachary.warma@lacity.org>

Petition in support of the 1050 La Cienega project

2 messages

Toby Muresianu <toby.hardtospell@gmail.com>

Sun, Jun 4, 2023 at 2:52 PM

To: katy.yaroslavsky@lacity.org, dylan.sittig@lacity.org, kristen.pawling@lacity.org, zachary.warma@lacity.org

Cc: Annie Bickerton <aebickerton@gmail.com>, margaret harrington <mgh1900@gmail.com>, Oren Hadar <oren@orenhadar.com>, Scott Epstein <scott@abundanthousingla.org>, Leonora Camner <leonora@abundanthousingla.org>, Cynthia Clemons <cynthia@abundanthousingla.org>

Hello!

Reaching out on behalf of Westside for Everyone. It was good meeting staff on the call a few weeks ago, and Katy at our endorsement meeting during the campaign.

Attached is a letter signed by over 60 residents in CD5 and adjacent areas in strong support of the new apartment building planned at [1050 La Cienega](#) and the 290 much-needed homes it will bring to the area.

We know that CD5 doesn't officially have power over this project, since it complies with existing zoning. To be clear: If it is simply allowed to proceed as is without interference, that is great. Adding desperately needed housing during a housing crisis shouldn't be delayed by lengthy building-by-building negotiations. Of course, we would also love for you to reiterate the support you showed during the building hearing :).

That said, staff has discussed participating in discussions between the folks building the apartment and the 'community.' If these are occurring, we would also like to be included as members of the community. Historically, thousands of people in the area have successfully voted in favor of new housing - Measure HHH, Measure H, No on S, etc - but goals were too often undermined by opaque and obscure negotiations. We hope that with Katy and the new momentum towards building housing, we can move LA away from these kinds of processes.

We included signatures from adjacent areas in recognition that community ties do not stop at invisible political borders - nor do the statewide housing and homelessness crises that the vast majority of Angelenos list as their top concerns - and all affected people deserve a voice.

All the best

Toby Muresianu
Westside for Everyone

 **Letter In Support of 1050 La Cienega.pdf**
57K**Dylan Sittig** <dylan.sittig@lacity.org>

Mon, Jun 5, 2023 at 9:28 AM

To: Toby Muresianu <toby.hardtospell@gmail.com>

Cc: katy.yaroslavsky@lacity.org, kristen.pawling@lacity.org, zachary.warma@lacity.org, Annie Bickerton <aebickerton@gmail.com>, margaret harrington <mgh1900@gmail.com>, Oren Hadar <oren@orenhadar.com>, Scott Epstein <scott@abundanthousingla.org>, Leonora Camner <leonora@abundanthousingla.org>, Cynthia Clemons <cynthia@abundanthousingla.org>, Thao Tran <thao.tran@lacity.org>

Hello Toby,

Thank you for providing this letter. We will review it and let you know if we have any questions.

Sincerely,
Dylan

[Quoted text hidden]

--

CPRA-02-CD5-2-001629



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

[200 North Spring Street, Room 440, Los Angeles, CA 90012](#)

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

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From: vanessa saldana <vanesolis98@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 17 2023 16:16:58 GMT-0700 (PDT)
Subject: Photo from X

Sent from my iPhone

Attachments:

- Image-1.png
-

From: Lisa Morocco <wncseat2@gmail.com>
To: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Mon Aug 21 2023 15:49:04 GMT-0700 (PDT)
Subject: Pico Business Response for Pico/Midvale Project

Dear CM

I am getting many comments about the Pico/Midvale project from the businesses near and far. I will share them with you when we speak on Thursday. Until then..I wanted you to see one of the latest emails..from a business on Pico.

Lisa Morocco
WNC Seat 2

Hi Lisa - thanks for writing and for your update. There was similar controversy as the city implemented plans to create a roughly equivalent (though not nearly as good-looking) facility at an underused Metro bus terminal in Venice (Main St.). The work went ahead and I am not aware of continued difficulties associated with it. I think these projects provide a much-needed service - ie getting people directly off the streets. No neighborhood will unanimously welcome these without controversy during the discussion/feedback phase, but we must all be willing to accommodate them if we are to ever be able to see fewer encampments and homeless individuals out in public.

Although I have not been aware of the project until today, and I am not in a business directly adjacent to the planned site, I strongly support this project, and would welcome one near my business or home.

From: Fernando Morales <fernando.morales@lacity.org>
To: Lisa Morocco <wncseat2@gmail.com>
Cc: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Tue Aug 22 2023 11:20:41 GMT-0700 (PDT)
Subject: Re: Pico Business Response for Pico/Midvale Project

Thank you for sharing with the Councilwoman and team, Lisa! The team is looking forward to speaking on Thursday. Just to confirm, the meeting this Thursday is with staff (George, Matthew, Vanessa, and I).

Vanessa and I spoke with Marc Pollock and the business property owner directly abutting the site. There were some very reasonable asks shared and we are following up after working through each item they brought up!

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Lisa Morocco <wncseat2@gmail.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>
Date: Tue Aug 22 2023 11:50:13 GMT-0700 (PDT)
Subject: Re: Pico Business Response for Pico/Midvale Project

Thanks very much for sharing this, Lisa. Really appreciate it.

From: Jeff Hronek <wnc.safety@icloud.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 17:01:49 GMT-0700 (PDT)
Subject: pico midvale questions

Hi Jeff,
I wrote some questions below.
Thank You!
John

Questions

1. We were told that there was “a D.O.T study” that asserted that the parking lot was under-utilized. When was the study done? Was it a utilization study specifically of the parking lot? Can we see the report?
2. Was there any economic impact study done for this project? If so, can we please see the study? If no study was done, why not?

We were told that this would be “low threshold” shelter. We have very little experience with low threshold shelters in residential neighborhoods. We were also told that the shelter would be available to individuals with active addiction challenges and those with mental health situations who were deemed capable of taking cares of themselves and that, other than the Megan’s law limitation on known sex offenders, there would be very limited background checks done.

This is a fragile population that imposes a much greater implied obligation for care and security than would be true in a “high threshold” facility. Supporting this population has many logistical considerations that have so far not been addressed.

3. How will the shelter handle the inevitable medical emergencies that occur when housing this fragile population (drug and alcohol overdoses, emergency detox, cardiac arrest, physical trauma, etc). What urgent care medical services will be available on site?
4. We are told that people applying for residence who cannot take care of themselves will be referred elsewhere. Who will do this triage? Will licensed medical practitioners evaluate them? Will trained social workers evaluate them? What will prevent them from simply taking up residence on the street 500 ft. away from the facility?
5. What does LA City risk management say about attempting to treat this fragile population with such limited planning and resources? Is the risk worth the return for 30 beds?
6. We were told that “there are funds to hire off duty LA PD officers for additional security”. Does LAPD have the capacity to provide officers on an overtime basis? Has anyone checked with LAPD?
7. Was LAPD consulted in the planning for this shelter?

Sent from my iPhone

From: Jeff Hronek <wnc.safety@icloud.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 17:02:38 GMT-0700 (PDT)
Subject: pico midvale questions

Jeff, As mentioned in my email yesterday, I think that it is important to emphasize that with street parking restrictions in effect from 4 to 7, and permit parking required after 5 on the sidestreets, the businesses along Pico have virtually no parking available for their customers until after 7:00. Apropos to the item above about the lot being "underutilized," is that true between 5 and 7? Frankly, I find that hard to believe. Finally, someone with greater knowledge than I about the zoning and related laws might want to research the original grant of a variance allowing parking to see if the basis for the variance allowing parking on the R-1 portion can be used to object to the planned project. Ken Sent from my iPhone

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Jeff Hronek <wnc.safety@icloud.com>
Date: Wed Aug 16 2023 13:16:44 GMT-0700 (PDT)
Subject: Re: pico midvale questions

Hi Jeff,

Apologies for the delayed response from my end. Somehow your email got lost in my inbox.

Can I have the contact information for the individual sharing their concerns with you? We will be releasing soon the FAQ that Terri and Barbara shared with us, and it answers Ken's questions.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Jeff Hronek <wnc.safety@icloud.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 11:36:01 GMT-0700 (PDT)
Subject: Re: pico midvale questions

Hi Vanessa,

Im not sure I understand your question.

These questions are on behalf of myself and very concerned stakeholders in my area.

Thank you,

Jeff Hronek
Wnc - safety chair

On Aug 16, 2023, at 1:16 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

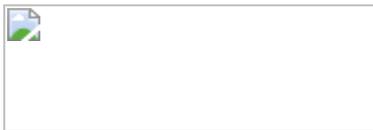
Hi Jeff,

Apologies for the delayed response from my end. Somehow your email got lost in my inbox.

Can I have the contact information for the individual sharing their concerns with you? We will be releasing soon the FAQ that Terri and Barbara shared with us, and it answers Ken's questions.

Sincerely,

--



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Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
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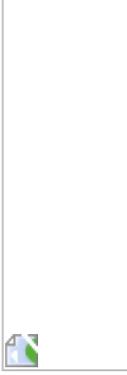
From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Jeff Hronek <wnc.safety@icloud.com>
Date: Tue Aug 22 2023 13:01:55 GMT-0700 (PDT)
Subject: Re: pico midvale questions

Hi Jeff,

I misunderstood your email. I am attaching the Q&As that were brought up and can answer many of the concerns that stakeholders around the area have.

Sincerely,

--



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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Attachments:

- Midvale HOA Questions and Comments.pdf
-

From: Brad Valtman <brad.valtman@gmail.com>
To: "vanessa.saldana@lacity.org" <vanessa.saldana@lacity.org>
Date: Wed Aug 30 2023 14:16:43 GMT-0700 (PDT)
Subject: Pico-Midvale Project

Hello Vanessa,

I live near the proposed project on Pico-Midvale, after calling the Councilwoman's office, I was directed to contact you. I heard there was a meeting this evening at 6pm, but I'm unable to attend in person. I was wondering if the meeting was going to be streamed on zoom, and if so, would it be possible to get a link.

I am also looking for more information on the proposed project and operations, but I've been struggling to find anything that isn't being put out by the very vocal opposition. I'm generally in favor of the project, but I'd like to know a little bit more about how it would operate. To date, has there been any presentations or packages released that contain that type of info? Any information you could provide would be greatly appreciated.

Thank you,
Brad Valtman

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Brad Valtman <brad.valtman@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 30 2023 15:29:08 GMT-0700 (PDT)
Subject: Re: Pico-Midvale Project

Hi Brad,

Thank you for reaching out.

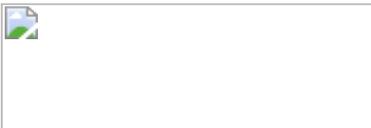
Westside Neighborhood Council Land Use Committee will be hosting a meeting today, and CD5 will provide a presentation. Unfortunately, this will be an in-person meeting.

However, I would be happy to schedule a time to discuss this project in more detail. Please let me know what days and times work best for you next week.

I am also attaching a 25-page Q&A that was submitted by two HOAs, and our office provided answers to their questions.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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Attachments:

- Midvale Questions and Answers.pdf
 - WNC LUC 8.30.23 30 tiny home Interim Housing Midvale.Pico.pdf
-

From: Brad Valtman <brad.valtman@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Wed Aug 30 2023 15:49:34 GMT-0700 (PDT)
Subject: Re: Pico-Midvale Project

Hi Vanessa,

Thank you for passing all the info along! I'm saddened to hear the meeting tonight is just in person, but I understand.

I would greatly appreciate setting up a call to learn more about the project. I am available next week at the following times:

Tuesday: between 10am and 3pm

Wednesday: between 10am and 1:30pm

Lastly, are there any maps or visual material that describe the project or the land analysis for parcels suitable for interim housing? I'm curious as to what other areas are being considered for these types of projects. For reference, I'm an architect who used to work on affordable and permanent supportive housing projects in LA, so I'm very curious as to the details of the proposal and process.

Thank you,

From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Aug 31 2023 12:23:45 GMT-0700 (PDT)
Subject: Re: Pico-Midvale Project

Hi Vanessa,

I would share the website, presentation, and list over over 100 sites that were considered:

Thanks!



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- 06.28.22 List of Sites in CD 5.pdf
 - WNC LUPC Midvale IH Deck.pdf
-

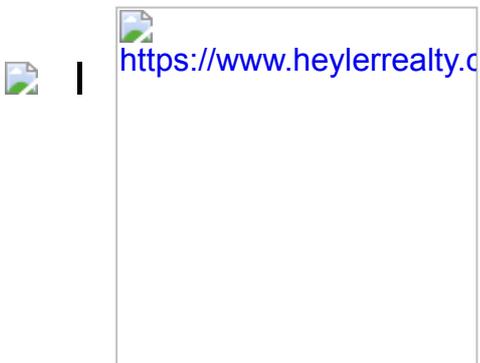
From: Sean <sean@heyler.com>
To: Katy Yarovslovsky <katy.yaroslavsky@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 11:02:22 GMT-0700 (PDT)
Subject: Please remove my name from the attached press release.

<https://councildistrict5.lacity.gov/Midvale>

This has caused me too much distress at home and now is impacting me professionally.
I'm sorry but I have to have this remedied asap.
Please confirm and thank you,
Sean

SEAN McMILLAN
FOUNDER

310.990.6267 | DRE# 01147016
Sean@HeylerRealty.com
[HeylerRealty.com](https://www.heylerrealty.com)



<https://calendly.com/sean-mac-apptscheduling>

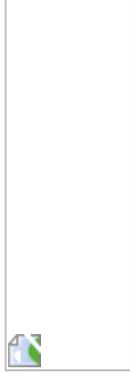
From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Sean <sean@heyler.com>
Cc: Katy Yaroslavsky <katy.yaroslavsky@gmail.com>, Fernando Morales <fernando.morales@lacity.org>
Date: Thu Aug 10 2023 13:18:50 GMT-0700 (PDT)
Subject: Re: Please remove my name from the attached press release.

Hi Sean,

I want to confirm that your name was removed from the press release.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: Sean <sean@heyler.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Katy Yaroslavsky <katy.yaroslavsky@gmail.com>, Fernando Morales <fernando.morales@lacity.org>
Date: Thu Aug 10 2023 13:39:33 GMT-0700 (PDT)
Subject: Re: Please remove my name from the attached press release.

Thank you, I appreciate the accommodation.

SEAN McMILLAN
FOUNDER

310.990.6267 | DRE# 01147016
Sean@HeylerRealty.com
[HeylerRealty.com](https://www.heylerrealty.com)



<https://calendly.com/sean-mac-apptscheduling>

On Aug 10, 2023, at 1:19 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Sean,

I want to confirm that your name was removed from the press release.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

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Kristen Pawling <kristen.pawling@lacity.org>

Potential use of Metro-owned sites in CD-5 for Safe Parking, Interim Housing

Zachary Warma <zachary.warma@lacity.org>

Wed, May 10, 2023 at 5:11 PM

To: "Rockwell, Holly" <rockwellh@metro.net>, "Buelna, Chandel" <buelnac@metro.net>

Cc: "Saponara, Nicholas" <SaponaraN@metro.net>, "Lawson, Wells" <lawsonw@metro.net>, joycec@metro.net, Kristen Pawling <kristen.pawling@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>

Wells: Thanks so much for the introduction.

Holly, it's a pleasure to e-meet you!

CD-5 would love an opportunity to connect with you (and any other Metro colleagues) around potential interim housing interventions.

Chandel, at your earliest convenience, can you let us know some time slots that work for Team Metro in the next two or so weeks?

Cheers,

Zack Warma

On Wed, May 3, 2023 at 3:56 PM Lawson, Wells <LawsonW@metro.net> wrote:

Hi Zack –

As promised, I'm connecting you with Holly Rockwell (Cc'd along with Nick) to initiate the conversation. Holly is out of office today, but I can confer with her and figure out who would be best to include in a meeting, and Chandel, Cc'd, can assist with scheduling.

Thanks,

Wells

From: Zachary Warma <zachary.warma@lacity.org>

Sent: Wednesday, May 3, 2023 2:23 PM

To: Jones, Desarae <JonesDe@metro.net>; Burrell Garcia, Joyce <BurrellGarciaJ@metro.net>; Joyce, Craig <JoyceC@metro.net>

Cc: Kristen Pawling <kristen.pawling@lacity.org>; Gary Gero <gary.gero@lacity.org>; Lawson, Wells <LawsonW@metro.net>

Subject: Potential use of Metro-owned sites in CD-5 for Safe Parking, Interim Housing

Desarae and Joyce:

Zack Warma - formerly of LA Family Housing, now with the office of Metro Director / LA City Councilwoman Katy Yaroslavsky - here. It's so nice to be back in touch with you!

CPRA-02-CD5-2-001649

And Craig, it's nice to connect with you in your new role, after our first encounter at PATH's Cotner facility a few months ago.

I'm reaching out to see who might be the appropriate point of contact to discuss the potential utilization of Metro-controlled parcels and facilities located in the Fifth Council District for interim housing interventions.

Specifically, our office is interested in exploring the use of 1-2 floors of the Expo/Sepulveda parking garage located at [11214 Exposition Blvd](#) - which per Metro data has a 7% utilization rate - for Safe Parking.

Additionally - while the parcel at [675 Crenshaw Blvd.](#) is currently being utilized for D Line Extension Construction laydown and is included on Metro's Preliminary Joint Development 10K Site List, we are curious as to when the site will cease its current utilization and if prior to its development it might serve as a location for a temporary Tiny Home Village.

If we should be chatting with you, please let us know some times in the next week or so that are particularly convenient to you. Otherwise, a redirection to the appropriate Metro staff would be so deeply appreciated.

Thank you all so much for your assistance with this request!

Cheers,

Zack Warma

--

Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring Street, Room 440](#)
[Los Angeles, CA 90012](#)

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: zachary.warma@lacity.org



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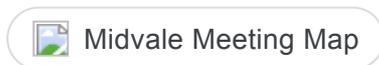
CPRA-02-CD5-2-001650

From: "Fernando Morales (via Google Slides)" <drive-shares-dm-noreply@google.com>
To: vanessa.saldana@lacity.org
Cc: george.hakopiants@lacity.org, zachary.warma@lacity.org
Date: Tue Aug 01 2023 16:27:07 GMT-0700 (PDT)
Subject: Presentation shared with you: "Midvale Meeting Map "

Fernando Morales shared a presentation



Fernando Morales (fernando.morales@lacity.org) has invited you to **edit** the following presentation:



Open

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because fernando.morales@lacity.org shared a presentation with you from Google Slides.



From: Stephanie Klasky-Gamer <Stephanie@lafh.org>
To: Rebecca Wee <rwee@lifeark.net>, Fernando Morales <fernando.morales@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>, Elda Mendez <emendez@lafh.org>, Gary Gero <gary.gero@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Kelsey Madigan <kmadigan@lafh.org>, Leo Daube <leo.daube@lacity.org>, "michelle.flores@lacity.org" <michelle.flores@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Rachel Kassenbrock <RKassenbrock@lafh.org>
Cc: Paul Cho <pcho@lifeark.net>, Charles Wee <cwee@lifeark.net>
Date: Fri Aug 04 2023 11:30:30 GMT-0700 (PDT)
Subject: Press on Midvale - Re: Form Submission - New Form - Prefabricated Structures for 2377 Midvale Ave

I think that's a wise plan to let CD5 manage press requests right now on the Midvale project.

Stephanie Klasky-Gamer
She/Her/Hers
President & CEO | LA Family Housing
p. 213.804.7973

From: Rebecca Wee <rwee@lifeark.net>
Sent: Friday, August 4, 2023 11:14:32 AM
To: Fernando Morales <fernando.morales@lacity.org>; Analiz Marmolejo <analiz.marmolejo@lacity.org>; Elda Mendez <emendez@lafh.org>; Gary Gero <gary.gero@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Kelsey Madigan <kmadigan@lafh.org>; Leo Daube <leo.daube@lacity.org>; michelle.flores@lacity.org <michelle.flores@lacity.org>; Stephanie Klasky-Gamer <stephanie@lafh.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; Zachary Warma <zachary.warma@lacity.org>
Cc: Paul Cho <pcho@lifeark.net>; Charles Wee <cwee@lifeark.net>
Subject: Fwd: Form Submission - New Form - Prefabricated Structures for 2377 Midvale Ave

Hello team,

We received this inquiry through our website from Westside Current (see below) - wanted to see if you all were in agreement that we can respond to Mr. Arnold by letting him know we are deferring all media related inquiries to CD5? LifeArk is okay with you sending (or not) renderings and images as you see fit. We will not be responding directly to media inquiries regarding the project right now.

Let me know your thoughts and in my response to him, whom I should include as a contact person.

Thank you,
Rebecca

----- Forwarded message -----

From: **Squarespace** <form-submission@squarespace.info>
Date: Fri, Aug 4, 2023 at 10:08 AM
Subject: Form Submission - New Form - Prefabricated Structures for 2377 Midvale Ave
To: <info@lifeark.net>

Sent via form submission from [LifeArk](#)

Name: John Arnold

Email Address: jmawestside@gmail.com

CPRA-02-CD5-2-001653

Subject: Prefabricated Structures for 2377 Midvale Ave

Message: Hello,

I am with the Westside Current. We are working on a story on the interim housing project planned for 2377 Midvale Ave in West Los Angeles. We were wondering if you could provide us with some images of the specific units intended for this project. Thank you.

Company/Organization: Westside Current

Website: <https://www.westsidecurrent.com/>

How did you hear about us?:

[Manage Submissions](#)

Does this submission look like spam? [Report it here.](#)

--

Rebecca H. Wee

LifeArk, SPC.

From: Leo Daube <leo.daube@lacity.org>
To: Stephanie Klasky-Gamer <Stephanie@lafh.org>
Cc: Rebecca Wee <rwee@lifeark.net>, Fernando Morales <fernando.morales@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>, Elda Mendez <emendez@lafh.org>, Gary Gero <gary.gero@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Kelsey Madigan <kmadigan@lafh.org>, "michelle.flores@lacity.org" <michelle.flores@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Rachel Kassenbrock <RKassenbrock@lafh.org>, Paul Cho <pcho@lifeark.net>, Charles Wee <cwee@lifeark.net>
Date: Fri Aug 04 2023 13:12:46 GMT-0700 (PDT)
Subject: Re: Press on Midvale - Re: Form Submission - New Form - Prefabricated Structures for 2377 Midvale Ave

Yes, feel free to send them my way.

From: Stephanie Klasky-Gamer <Stephanie@lafh.org>
To: Rebecca Wee <rwee@lifeark.net>, Fernando Morales <fernando.morales@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>, Elda Mendez <emendez@lafh.org>, Gary Gero <gary.gero@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Kelsey Madigan <kmadigan@lafh.org>, Leo Daube <leo.daube@lacity.org>, "michelle.flores@lacity.org" <michelle.flores@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Rachel Kassenbrock <RKassenbrock@lafh.org>
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Name: John Arnold

Email Address: jmawestside@gmail.com

CPRA-02-CD5-2-001656

Subject: Prefabricated Structures for 2377 Midvale Ave

Message: Hello,

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Yes, feel free to send them my way.

DEPARTMENT OF CITY PLANNING
GENERALIZED SUMMARY OF ZONING REGULATIONS
Updated March 2020



Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
Agricultural										
A1	Agriculture One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Agricultural Uses	Unlimited (9)	45 or (6a). (9)	20% lot depth; 25 ft max or (6a)	10% of lot width; 25 ft max or (6a)	25% lot depth; 25 ft max	5 acres	2.5 acres	300 ft	2 spaces per dwelling unit (6a)
A2	Agriculture A1 uses						2 acres	1 acre	150 ft	Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RA	Suburban Limited Agricultural Uses, One-Family Dwellings, Home Occupations						See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft min; for lots recorded prior to 7/1/66, 10% lot width where lot is < 70 ft wide, not less than 3 ft (7); for Hillside Area lots see Sec. 12.21 C.10 of the LAMC	17,500 sq-ft (1)
Residential Estate										
RE40	Residential Estate One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations	Unlimited (9)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft (7)	25% lot depth; 25 ft max	40,000 sq-ft (1)	40,000 sq-ft (1)	80 ft (1)	2 covered spaces per dwelling unit (8)
RE20							20,000 sq-ft (1)	20,000 sq-ft (1)		
RE15							15,000 sq-ft (1)	15,000 sq-ft (1)		
RE11							11,000 sq-ft (1)	11,000 sq-ft (1)	70 ft (1)	Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RE9							9,000 sq-ft (1)	9,000 sq-ft (1)	65 ft (1)	
One- Family Residential										
RS	Suburban One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Home Occupations	Unlimited (9)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	5 ft; or 10% lot width < 50 ft wide, not less than 3 ft (7)	20 ft min	7,500 sq-ft	7,500 sq-ft	60 ft	2 covered spaces per dwelling unit (8)
R1 (including R1V, R1F, R1R, R1H)	One-Family Residential RS Uses						See Table 2 below. Subject to encroachment plane (see p.15)	20% lot depth; 20 ft max, but not less than prevailing (6b)	5 ft; or 10% lot width where lot is < 50 ft wide, not less than 3 ft (7); additional 5 ft offset required for side walls >45 ft long & >14 ft high	



2022 PriceList

Boss CubeZ are built with durable steel walls that are both structural and highly insulated. The wall and roof core are made of a PU insulation that gives the highest rating of R7 per inch. All walls and roofs are FM certified, Class 1 Fire Rating. Units come with forkliftable foundation kits ready for assembly on dirt, gravel or asphalt. Each room comes with an egress window and a door with lock. Units are available with electrical outlets, interior and exterior lights and smoke detectors for safe and dignified living.

Model	Description	Dimensions	Specifications	Density for Fire Safety	Cube Price	Room Price
Cube64 One Room	Private Room	64 sqft 8.2ftx8.2ft	1 Room: 64 sqft Insulated 1" Wall, 2" Roof, 4" Foundation Meets IRC 2020 (International Residential Code)	20 rooms on 5000 sqft land	\$6,995	
Cube85 One Room	Private Room or Office	85sqft 8.5ftx10ft	1 Room: 85 sqft Insulated 2" Wall, 3" Roof, 5" Foundation Meets IRC 2020 (International Residential Code)	29 rooms on 5000 sqft land	\$9,995	
Cube144 One Room	Family Room, Office, Storage, Clinic, or Multipurpose Room	144 Sqft 8.5ftx17ft	1 Room: 144 sqft Insulated 2" Wall, 3" Roof, 5" Foundation Meets IRC 2020 (International Residential Code)	20 rooms on 5000 sqft land	\$21,495	
Cube144 Two Room	Two Private Rooms		2 Rooms: 72 sqft ea Insulated 2" Wall, 3" Roof, 5" Foundation Meets IRC 2020 (International Residential Code)	40 rooms on 5000 sqft land	\$22,995	\$11,498
Cube144 EnSuite Bathroom	One Private Room with Ensuite Bathroom		1 Room: 100sqft Bathroom ready: 44sqft Insulated 2" Wall, 3" Roof, 5" Foundation Meets IRC 2020 (International Residential Code)	20 rooms on 5000 sqft land	\$25,995	
Cube170 One Room	Family Room, Office, Storage, Clinic, or Multipurpose Room	170 Sqft 8.5ftx20ft	1 Room: 170 sqft Insulated 2" Wall, 3" Roof, 5" Foundation Meets IRC 2020 (International Residential Code)	18 rooms on 5000 sqft land	\$23,495	
Cube170 Two Room	Two Private Rooms		2 Rooms: 85 sqft ea Insulated 2" Wall, 3" Roof, 5" Foundation Meets IRC 2020 (International Residential Code)	35 rooms on 5000 sqft land	\$24,995	\$12,498
Cube170 EnSuite Bathroom	One Private Room with Ensuite Bathroom		1 Room: 130 sqft Bathroom ready: 40sqft Insulated 2" Wall, 3" Roof, 5" Foundation Meets IRC 2020 (International Residential Code)	18 rooms on 5000 sqft land	\$28,495	
Cube 288 One Room	Dining Hall, Meeting Hall, Game Hall, Multipurpose Room	288Sqft 17ftx17ft	1 Room: 288 sqft Insulated 2" Wall, 3" Roof, 5" Foundation Meets IRC 2020 (International Residential Code)		\$45,995	
Cube 288 Two Room	Two Private Rooms	288 Sqft 8.5ftx40ft	2 Rooms: 144 sqft ea Insulated 2" Wall, 3" Roof, 5" Foundation Meets IRC 2020 (International Residential Code)	20 rooms on 5000 sqft land	\$52,995	\$26,498



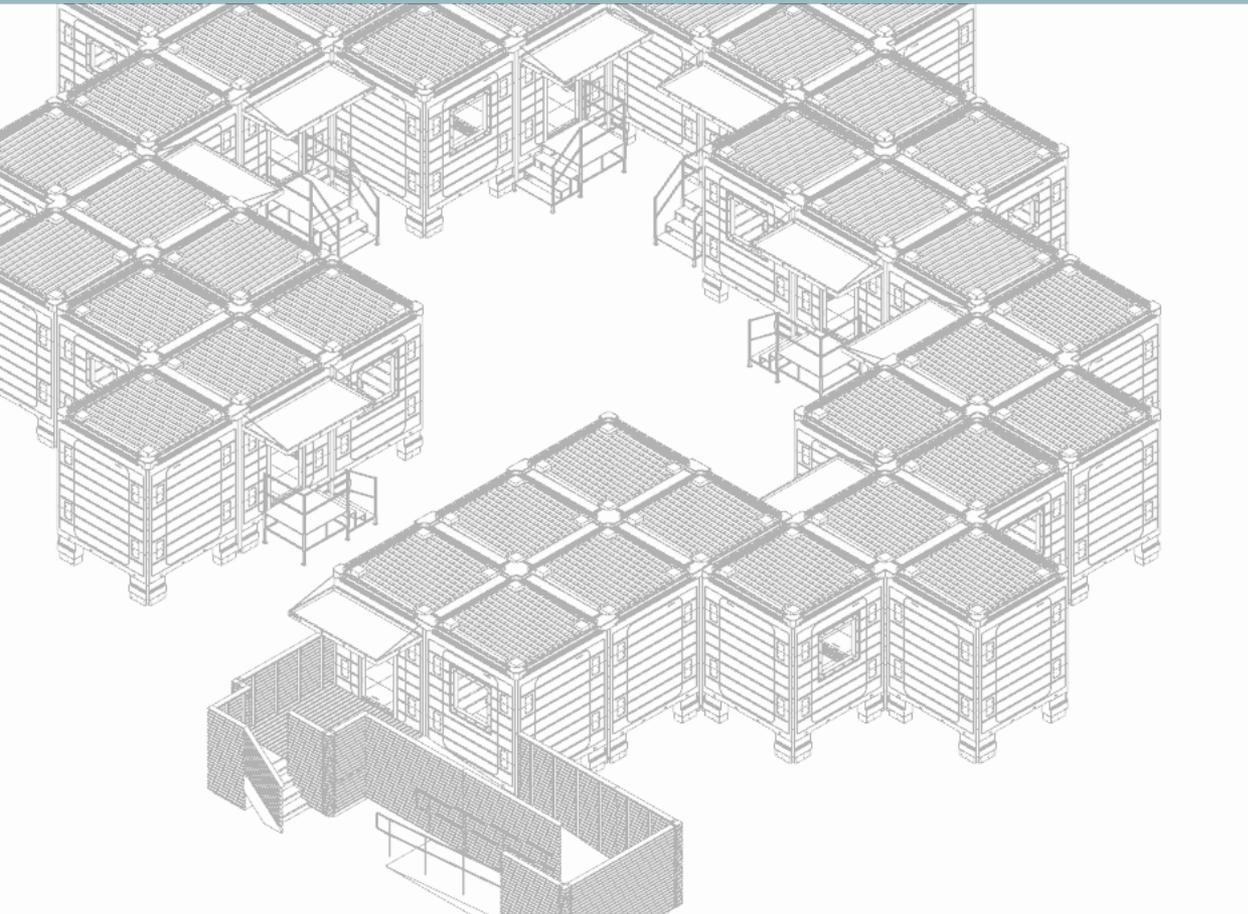
2022 PriceList

Additional Options	Description	Per Room Cost
HVAC System		
Heater	Plug in wall mounted	\$585
AC/Heat	AC/Heat combined unit in wall	\$1,195
Split AC/heat	Minisplit Units	\$2,295
Electric Accessories	Outlets,interior/exterior lights, junction box,etc	
Cube64/85/144/170		\$585
Cube144/170 Ensuite		\$1,055
Cube288		\$1,195
ADA Compliant		\$465
PowerWall Wire Pull	N/A for Cube288 options	\$545
Step Deck		\$645
Shelves	Additional steel shelf kits (set of 3)	\$230

Assembly	1-30 Cubes	30+ Cubes	50+ Cubes
Cube64	\$900	\$800	\$700
Cube85	\$1,500	\$1,400	\$1,300
Cube144	\$3,500	\$3,300	\$3,100
Cube170	\$3,500	\$3,300	\$3,100
Cube288	\$5,000	\$4,800	\$4,600

Exclusions: Site leveling/grading, permitting costs, leveling of Cubes, staking to ground, electrical connections to Cubes and on Site Telehandler required to unload Cubes from truck.

Payment Terms: All prices Los Angeles CA
 50% down payment upon purchase and 50% on shipment
 Delivery estimated at 8 weeks from date of PO and down payment receipt
 All standard terms and conditions per contract apply



INTERIM HOUSING DEVELOPMENT PROPOSAL

Submitted to Council District 5

Mar 2023

LifeArk Interim Supportive Housing for CD-5

LifeArk is pleased to submit this preliminary proposal for permanent supportive housing for homeless and at-risk population in Los Angeles Council District 5 using our innovative LifeArk modular system. LifeArk is a new, patented mass production housing technology that has the potential to significantly reduce the cost and timeline of housing construction.

Presented in this proposal for both 2377 Midvale and 9415 Venice are layouts using LifeArk ensuite studio units. For this size site and project, LifeArk is able to provide complete factory assembled units that can be placed on site foundation and fully completed within 6 months all-in. In addition, from LifeArk's other project experiences similar to Midvale and Venice, substantial sitework cost savings result due to all unit utilities running in the crawl space with only a single point-of-connection requiring no underground utilities and trenching and minimal sit work.

LifeArk is the first fully certified structural load bearing plastic building product on the market. It is tested and approved for safety and quality as a new building material through IAPMO-UES, a national codes and standards approval agency, and compliant with 2022 international and California building and residential codes. LifeArk is certified by the California department of housing and community development (HCD) factory-built housing and commercial modular program.

Please let us know if you have any questions. We are excited for the opportunity to share LifeArk's modular housing innovations to meet the longer term housing needs of homeless and at-risk population in your district.

Thank you,
Charles Wee



CEO, LIFEARK, INC.



Proposed Interim Housing Sites for Council District 5

Site 1

Address: 9415 Venice Blvd., Culver City, CA 90232

Site Area: 12,500 SF

- Located along Venice Blvd between Bagley and Cardiff Ave in Culver City CA.



Aerial view from SW

Site 2

Address: 2377 Midvale Ave LA CA 90064

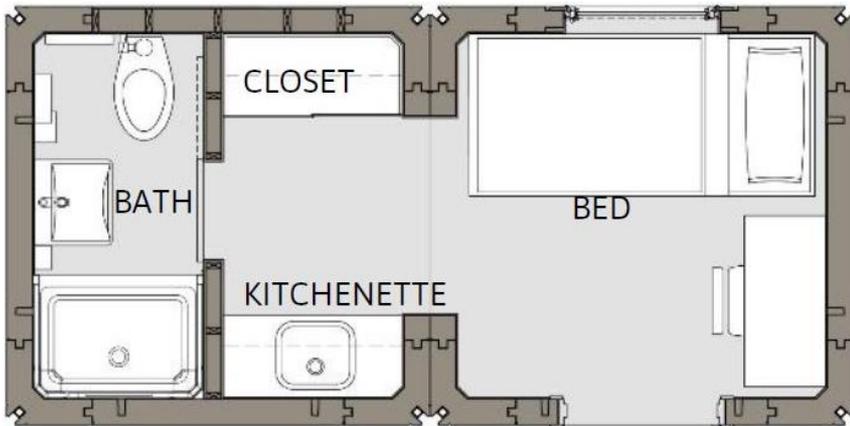
Site Area: 16,340 SF

- Lot 1: 10,065 SF
- Lot 2: 6,275 SF
- Parking lot located at the corner of W. Pico and Midvale split by an alley



Aerial view from SW

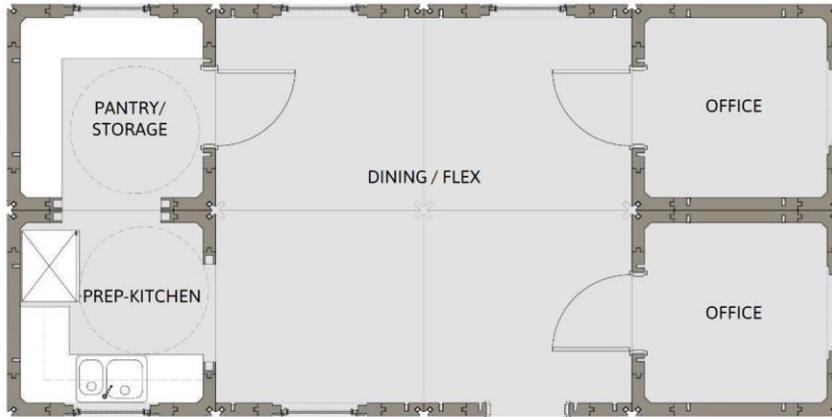
Unit Plan



130 SF Ensuite Unit



Ensuite Unit Interior

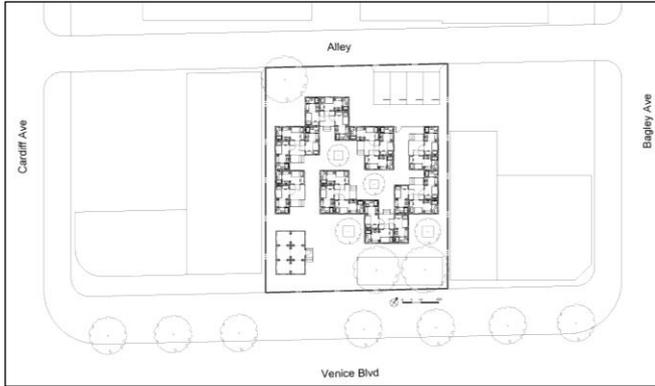


400 SF Admin/ Flex Unit



Ensuite Unit Exterior Example

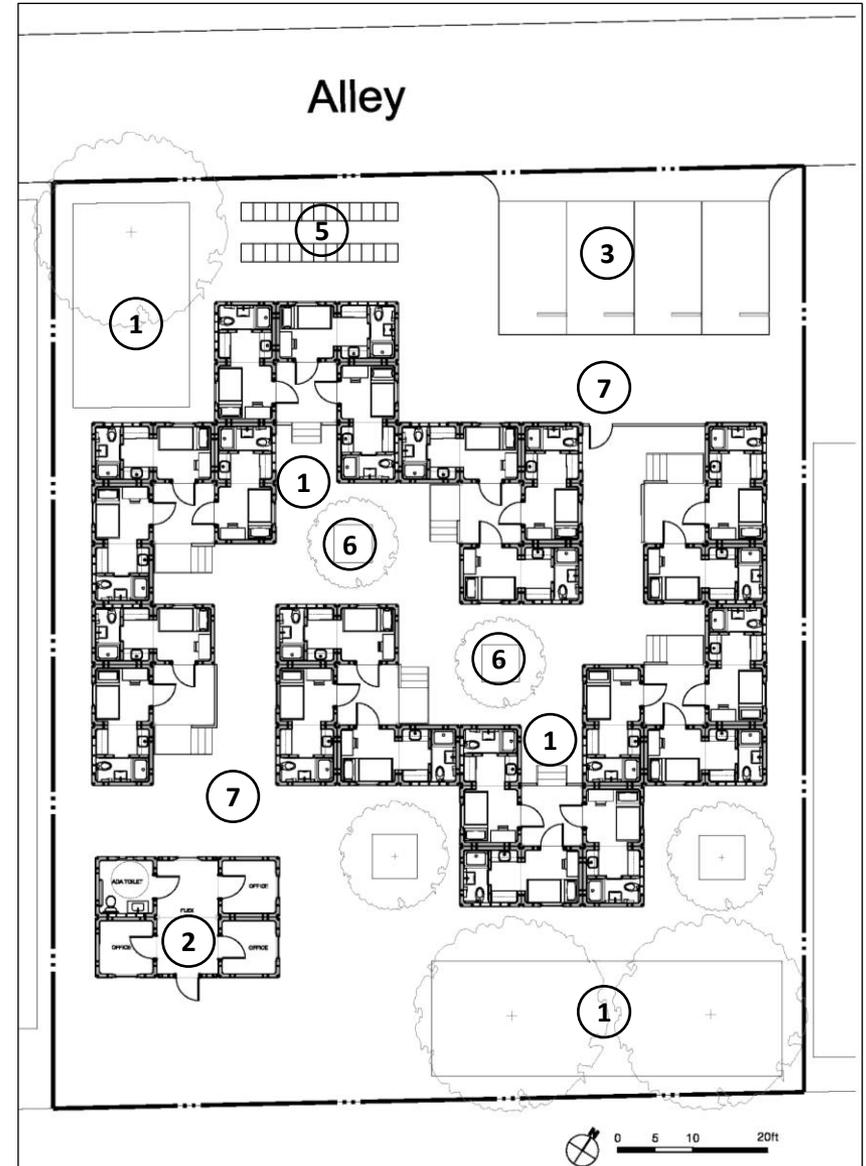
9415 Venice Site Plan



1. 2x1 Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry



	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	22	2,860
Admin/Flex	3x2	400	1	400
Beds			22	3,260



9415 Venice Budget Costing

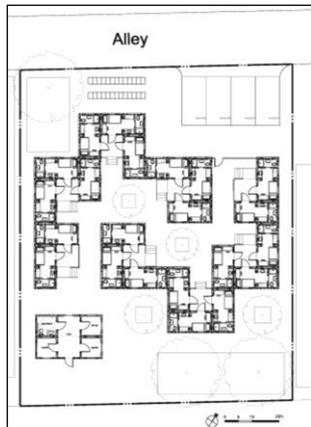
9415 Venice Budget Costing

Costing as of 3/24/2023

Site Area

Acre	SF
0.29	12,500

Housing Type	Mods		Area SF/Unit	All Lifeark								
	Mods	Total		# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	2	44	200	22	1	22	4,400	\$ 48,000	\$ 1,056,000	\$ -	\$ -	\$1,056,000
1x1 Deck	0	0	-	0	0	0	-	\$ 3,000	\$ -	\$ -	\$ -	\$0
3x2 flex	6	6	1,334	1	0	0	1,334	\$ 171,000	\$ 171,000	\$ -	\$ -	\$171,000
Total		50		23		22	5,734		\$ 1,227,000		\$ -	\$1,227,000
Unit Cost	\$24,540					\$55,773	\$ 214					
Unit Cost Inc Options	\$24,540					\$55,773	\$ 214					



	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	22	2,860
Admin/Flex	3x2	400	1	400
Beds			22	3,260

Exclusions

- 1 Land
- 2 Sitework
- 3 Soft Costs
- 4 Prevailing wage site work
- 5 ADA Provisions

Options

- 1 Radiant Heating & Cooling
- 2 Off-Grid System
- 3 FF&E

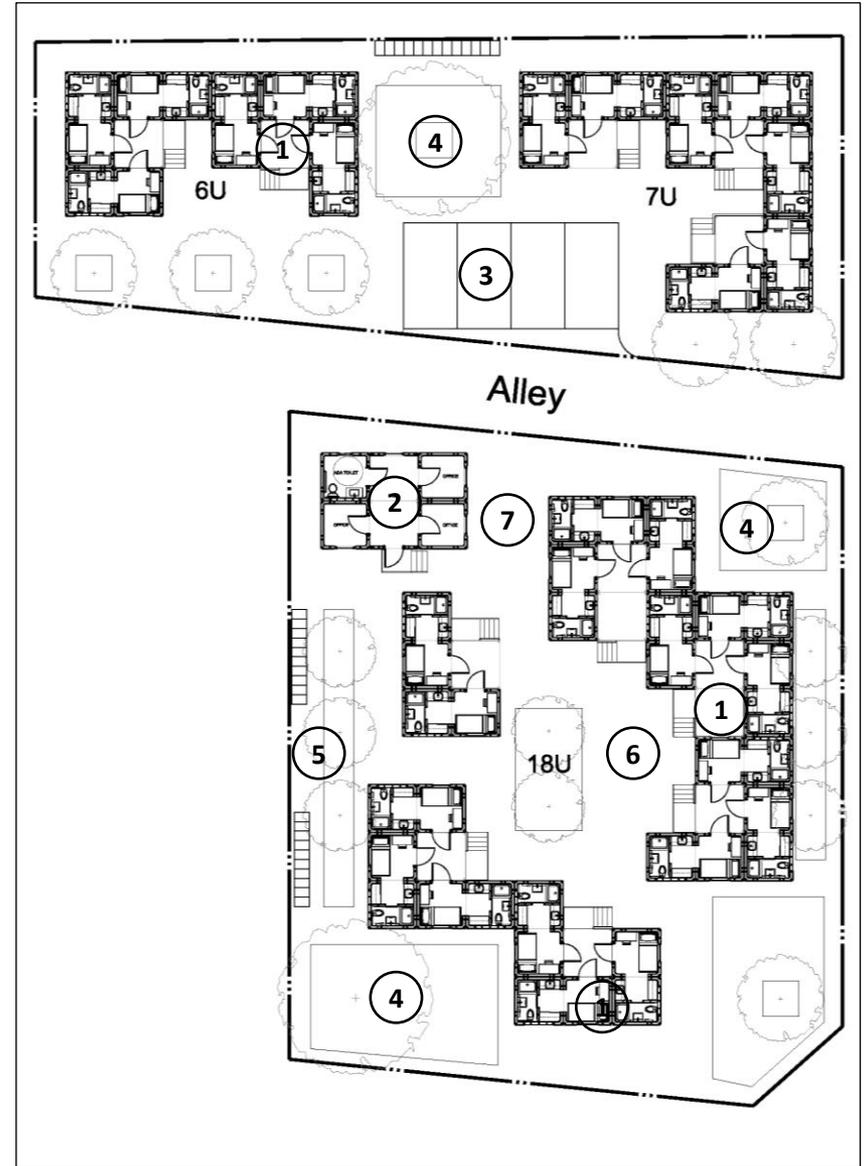
2377 Midvale Site Plan



1. 2x1 Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry



	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	31	2,860
Admin/Flex	3x2	400	1	400
Beds			31	3,260



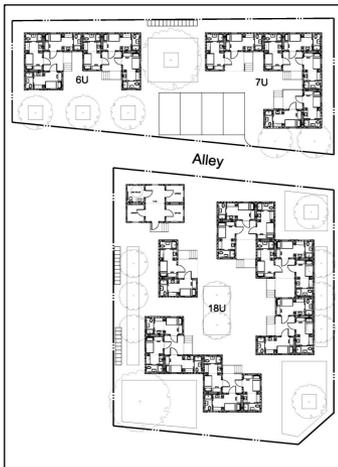
2377 Midvale Budget Costing

2377 Midvale- Budget Costing

Costing as of 3/24/2023

Site Area	Acre	SF
	0.38	16,340

Housing Type	Mods		Area	All Lifemark								
	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	2	62	200	31	1	31	6,200	\$ 48,000	\$ 1,488,000	\$ -	\$ -	\$1,488,000
1x1 Deck	0	0	-	12	0	0	-	\$ 3,000	\$ 36,000	\$ -	\$ -	\$36,000
3x2 Flex	1	1	1,334	1	0	0	1,334	\$ 171,000	\$ 171,000	\$ -	\$ -	\$171,000
Total		63				31	7,534		\$ 1,695,000		\$ -	\$1,695,000
Unit Cost		\$26,905				\$54,677	\$ 225					
Unit Cost Inc Options		\$26,905				\$54,677	\$ 225					



	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	31	2,860
Admin/Flex	3x2	400	1	400
Beds			31	3,260

Exclusions

- 1 Land
- 2 Sitework
- 3 Soft Costs
- 4 Prevailing wage site work
- 5 ADA Provisions

Options

- 1 Radiant Heating & Cooling
- 2 Off-Grid System
- 3 FF&E

Architectural Character



* Renderings are from LifeArk's other projects. For illustrating architectural character only

Architectural Character



* Renderings are from Lifeark's other projects. For illustrating architectural character only

Architectural Character



* Renderings are from Lifeark's other projects. For illustrating architectural character only

Lifemark Modulares

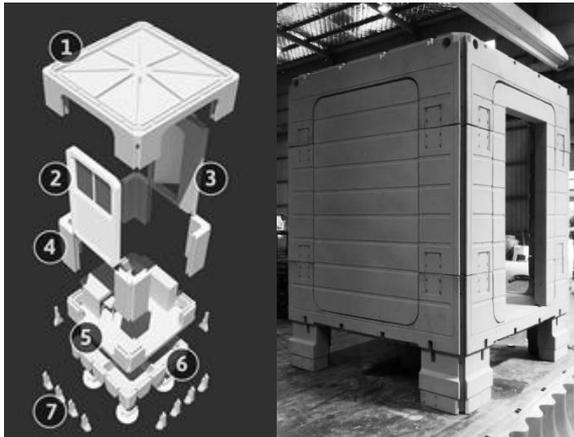
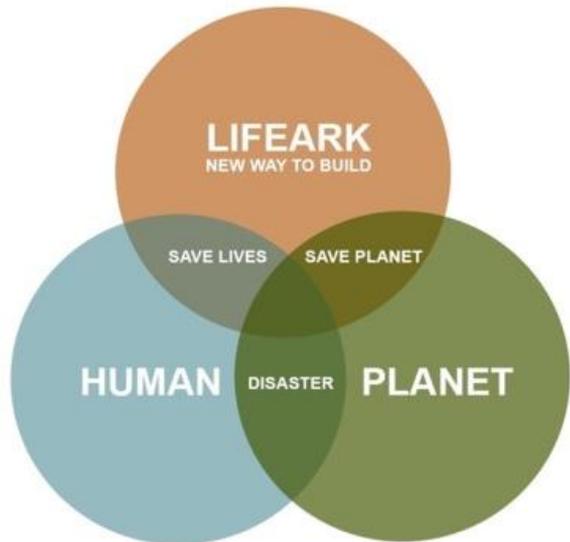


* Lifemark project photos for illustration only. Not for this project.

Lifemark Tyler El Monte PSH Project



* Lifemark project photos for illustration only. Not for this project.



INNOVATING HOUSING TECHNOLOGY THAT SAVES LIVES AND THE PLANET

- LifeArk SPC was established as a California Social Purpose Corporation (SPC) with a mission to create safe, sustainable and affordable homes and shelter
- LifeArk modular system is designed to save the lives of people experiencing displacement or substandard shelter as a result of human or climate disasters
 - Shelter/interim housing for the homeless
 - Emergency relief housing
- Efficiently mass-produced, but incredibly customizable and scalable due to its kit-of-parts system
- Able to withstand extreme disasters, such as earthquakes and flooding
- Pioneering use of plastic as load-bearing material in building housing – using plastic as a long-lived, durable product that can be used over decades rather than as a single-use disposable material that pollutes our environment
- Can use recycled plastic as raw material and gives off no harmful fumes into the environment

LifeArk Community Making By Design



From a single shelter module to community cluster then can be grown to become a larger village with communal spaces for everyone

LifeArk Emergency Shelter Deployment Process



Rotomolding

Transport

Stockpile

Factory Assembly

Site Deployment

Site Assembly

Completion

LifeArk's Essential Cost and Time Saving System



Simple foundation system which can be anchored to any surface including compacted soil, asphalt or concrete

High under module chase space allows for all utilities to run under the crawl space to omit any expensive trenching

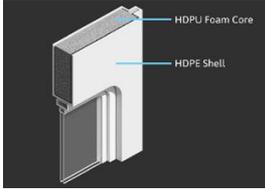
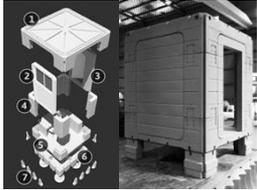
Ability to simply install and run all utility systems through the side wall with single stub-up points for all main utility connections

LA County Housing Innovation Challenge award-winning project

- 18 units for homeless + mgr's unit
- 14,805 SF lot size / R-3 zoning
- Counts as 19 units towards City of El Monte's RHNA quota
- \$3.6 million total project cost
- \$190k per unit, compared to \$597k per unit cost of homeless housing building with LA City's Proposition HHH funding
- Innovative use of shared housing design for better client outcomes



WE'RE RADICALLY RETHINKING HOUSING



PATENTED DESIGN

- First of its kind, fully approved mass-produced housing in the world to use plastic polymer in compliance with international and California building codes.
- Kit-of-parts with Lego-like simplicity allows easy assembly and transport
- Raised floor with 22" clear crawl space allows for all utilities to run under the building above the ground to minimize sitework costs
- Fully independent modular system allows for easy disassembly for cost effective relocation and reuse

NEW CONSTRUCTION MATERIAL

- HDPE with PU foam insulation allows for high structural strength, buoyancy, R-40 thermal resistance and high acoustic value
- First of its kind to use plastic as a load bearing material in construction allowing design to be used in high wind and high seismic areas
- Code compliant Class-A fire rating allows lifeark to be used in the most extreme fire prone areas
- Certified raw plastic material allow use of up to 30% of post consumer recycled plastic as a main building material to help clean plastic trash from ocean and landfills

NEW MANUFACTURING

- Rotational molding allows mass production possible at low cost & low capital investment
- Easily scalable through the technology transfer and manufacturing licensing of hundreds of existing rotomolder around the world
- Most common plastic processing process but never been used in the housing construction industry

FACTORY ASSEMBLY & TRANSPORT

- Certified under ca HCD (CA Housing & Community Development) approved factory built housing and commercial modular
- Factory assembly of rotomolded parts under controlled environment allows for maximum product quality control and efficiency in modular fit-out
- Precise control of the building material results in zero construction waste
- Small 8x8 modules allow for easy loading, unloading and transport using forklift for assembly and non-wide-load flatbed for transport to the job site

SITE ASSEMBLY

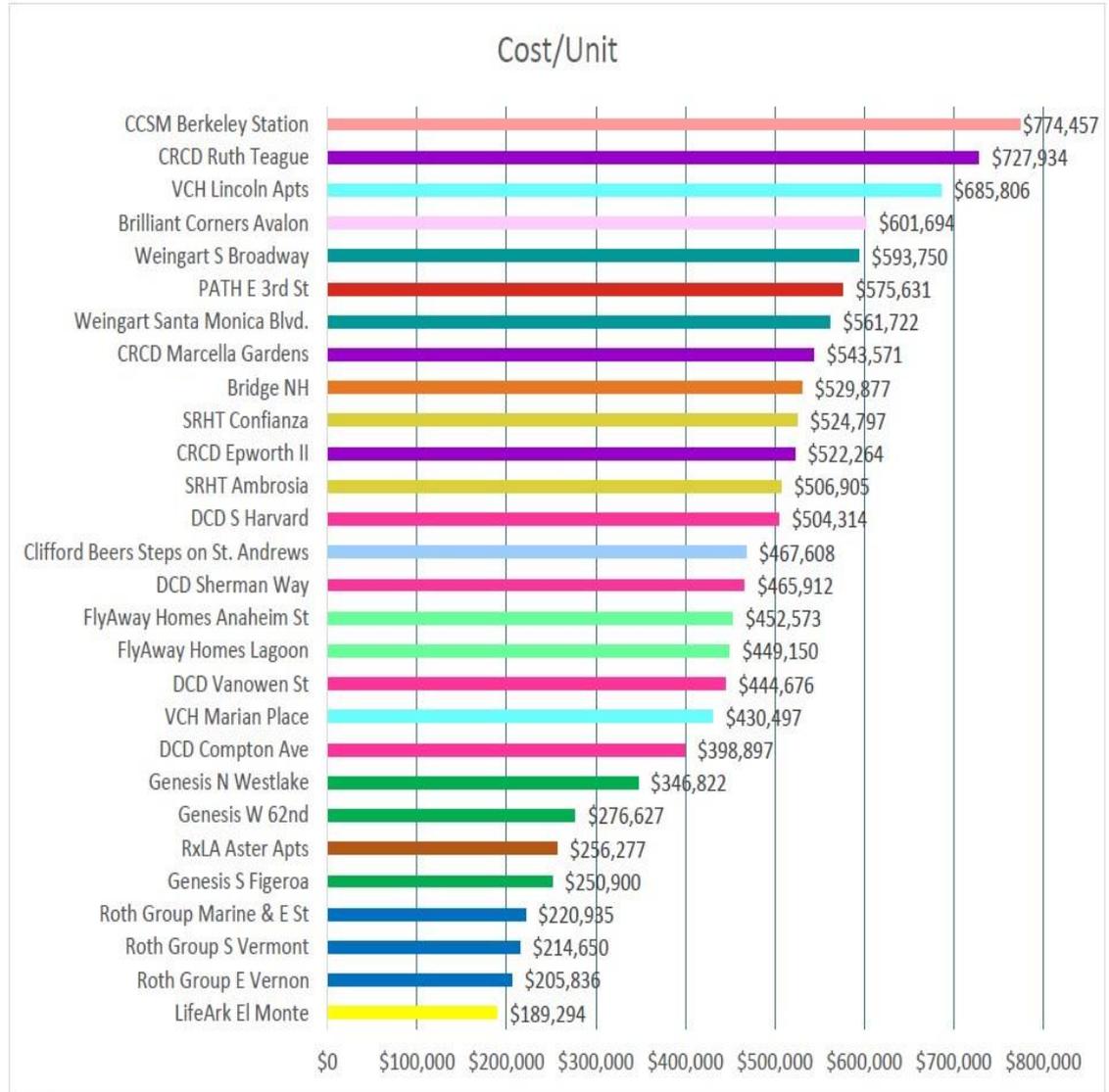
- Concurrent site work and factory assembly saves construction time
- Complete factory installed MEPFS allows for simple connection to the site utilities at a minimal point of connection allowing substantial sitework construction cost savings

PROOF OF CONCEPT PROJECT

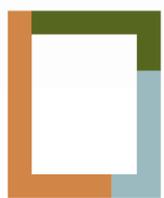
- LifeArk Tyler in the City of El Monte is LifeArk's first pilot project providing permanent supportive housing and ongoing intensive case management (ICMS) services to for 18 individuals previously experiencing homeless.
- LifeArk was a winner of the Los Angeles County Homeless Initiative's Housing Innovation Challenge
- HCD models approved by the Housing and Community Development (HCD)'s Factory-Built Housing Program
- Construction was completed in early 2022 and the very first resident moved in April 2022
- Total all-in unit cost \$190,000 per unit

Report sponsored by the United Way of Greater LA's Home For Good Funders Collaborative and USC's Homeless Policy Institute analyzed development costs for 28 permanent supportive housing projects in LA region:

- LifeArk El Monte had the lowest cost per unit at \$189,294
- Median cost was \$466,760/unit
- Highest cost was \$774,457/unit



N=28



LifeArk™

HOUSING REIMAGINED

www.lifeark.net
CPRA-02-CD5-2-001680

From: David Elliot <davidelliot95@gmail.com>
To: Vanessa.saldana@lacity.org
Date: Fri Aug 04 2023 14:45:37 GMT-0700 (PDT)
Subject: Proposed homeless site at Midvale and Pico

Dear Ms. Saldana:

I wish to voice my strong opposition to the proposed homeless site at Midvale and Pico. I have been a resident of the neighborhood for more than fifty years. The proposed homeless site will destroy the family nature of the neighborhood. It will seriously damage the surrounding business district. Considering the city's poor track record in controlling and vetting similar facilities, the project will likely lead to increased crime and drug use in the surrounding residential and commercial areas. I would also request an invitation to the zoom meeting currently scheduled for August 6th to discuss the project.

Thank you.

Elliot Ganezer
(310)- 903-6308
2216 Camden Avenue
Los Angeles, CA 90064

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: David Elliot <davidelliot95@gmail.com>
Date: Fri Aug 04 2023 15:06:59 GMT-0700 (PDT)
Subject: Re: Proposed homeless site at Midvale and Pico

Hi David,

Thank you for contacting the office of Councilwoman Yaroslavsky. I appreciate your feedback regarding this project, and your concerns. I currently do not have the finalized link for the zoom meetings, but I will share it as soon as I receive it.

I want to emphasize that this upcoming virtual meeting will be a webinar, and this is the tentative agenda:

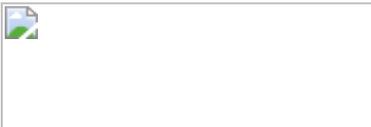
The tentative agenda for the meeting will consist of:

- Opening Remarks/Welcome (CW Yaroslavsky) - **5 minutes or less**
- Presentation by LifeArk - **5 minutes or less**
- Presentation by LA Family Housing - 5 minutes or less
- Responses to Questions Submitted by Neighborhood Groups (CD 5 Staff to Read/Moderate) - **40 minutes**
 - CD 5 Team will be sorting questions submitted during the meeting for any additional allowed time
- Closing Remarks by Councilwoman - **5 minutes or less**

Unlike the meeting that occurred yesterday due to disruptive behavior, we hope to provide a well-informative presentation about the project, and to provide answers to any question that arise during the meeting.

Sincerely,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: "chris@chrisannmaxwell.com" <chris@chrisannmaxwell.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Terri Tippit <tmtippit@ca.rr.com>, "mhamgillespie@gmail.com"
<mhamgillespie@gmail.com>
Date: Thu Aug 10 2023 13:04:49 GMT-0700 (PDT)
Subject: PROPOSED INTERIM HOUSING AT PICO AND MIDVALE

Dear Vanessa,

I reached out to Margaret Gillespie and Terri Tippit of WNC in response to an email which Margaret sent, summarizing the virtual meeting which Councilmember Yaroslavsky conducted over the week regarding this project, and they suggested I pose the questions directly to you and the Council. Thus, paraphrasing my email to Margaret, here are my thoughts:

- Margaret's email stated that, at the meeting, one of the requirements for housing in the neighborhood was a "review of criminal background record." What does that mean, exactly – what types of crimes (other than Megan's Law violations) would make someone ineligible – would multiple burglary convictions eliminate someone? Assault?
- At the meeting, it was mentioned that potential residents would not be disqualified if they had alcohol or substance abuse issues so long as they were "functional" and that those issues would not "prevent them from daily life activities." What does the City envision when it posits these requirements? What level of impairment does the City see as preventing daily life activities?
- Many of the unhoused folks who currently live in our neighborhood (and who would thus be a priority for a bed) have serious issues -- how would those be dealt with?
- How often will LAPD be patrolling and what will they be doing to enforce the "anti-squatt" ordinance as you had mentioned when we spoke by phone on Monday? Where are residents supposed to go during the day?
- Will there be on-site food service or will residents be expected to provide their own food if there are no supermarkets or food stores within a reasonable walking distance.
- How was it determined that sanitation services every 2 weeks would be sufficient? As we have seen, an awful lot of trash and debris can accumulate during a short period.
- What will be the outcome if the District is unable to negotiate a parking agreement with the Westside Pavillion, and what will happen when (with any luck) the Western portion of the Pavillion is revitalized and we once again have a vibrant shops-restaurant-theatres occupancy? My experience used to be that it was difficult to find parking to go to Westside Tavern or theatres in the evening because of the neighborhood permit parking and the 4-7 tow-away. When was the LADOT study conducted – was it prior to the time the eastern portion of the Pavillion became a ghost town and/or was demolished? Prior to the time that businesses and restaurants on Pico precipitously declined due to the pandemic?
- There may have been a budget allocation for additional WLAPD patrols; however, the Department has a serious shortage of officers – how will this be addressed?
- Has the City gotten any input from Google, since its employees would also be impacted by the decision?

When we spoke on Monday, you seemed to indicate that both the location and the composition of potential residents were still under consideration (for example, your question to me as to whether it would make a difference if all of the residents were female, and your statements that you were looking at other properties further down Pico, although that would require land purchase). I would still suggest that the site must be at Pico and Midvale, the housing be for elderly homeless people, veterans and/or people with health issues – much like the trailers that were placed in the parking lot at Rancho Park Residence to keep those folks safe during the pandemic.

As I mentioned on the phone, I am NOT someone who has no sympathy/empathy for those who are homeless and sheltered. Quite the opposite, and I support the concept of interim housing in our neighborhood. However, I think that there's a failure to "read the room" here in the combination of the exact location and the clients to be served. As I pointed out in our conversation, putting interim housing at this location requires that the clientele be adjusted – or, if the clientele is to remain the same, then a different location (perhaps further West on Pico where it's in a more commercial area) needs to be found.

This particular stretch of Pico, as well as the adjacent stretch of Westwood, were very hard hit during the pandemic and the restaurants especially are struggling to survive. We need to focus on revitalizing

I am happy to discuss this further. Please let me know.

Thank you for your time and attention.

Very truly yours,

Chris Ann Maxwell

10557 Butterfield Road

Los Angeles, CA 90064-4447

(310) 503-4415 (cell)

(310) 815-0646 (landline)

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: "chris@chrisannmaxwell.com" <chris@chrisannmaxwell.com>
Cc: Terri Tippit <tmtippit@ca.rr.com>, "mhamgillespie@gmail.com" <mhamgillespie@gmail.com>
Date: Thu Aug 10 2023 13:16:05 GMT-0700 (PDT)
Subject: Re: PROPOSED INTERIM HOUSING AT PICO AND MIDVALE

Hi Chris,

Confirming that I received your email.

I will follow up with your questions answered no later than Tuesday. I am receiving a high volume of emails and calls regarding this site, and I want to acknowledge everyone's concerns and questions.

Thank you for your patience,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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From: <mhamgillespie@gmail.com>
To: "Vanessa Saldana" <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 13:21:43 GMT-0700 (PDT)
Subject: RE: PROPOSED INTERIM HOUSING AT PICO AND MIDVALE

Hi Vanessa,

Just wanted to share the subsequent emails exchanged between Chris and me. I think I answered her questions. The only ones remaining are highlighted in yellow. Overall, she supports the

Thanks,
Margaret

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Thursday, August 10, 2023 11:16 PM
To: chris@chrisannmaxwell.com
Cc: Terri Tippit <tmtippit@ca.rr.com>; mhamgillespie@gmail.com
Subject: Re: PROPOSED INTERIM HOUSING AT PICO AND MIDVALE

Hi Chris,

Confirming that I received your email.

I will follow up with your questions answered no later than Tuesday. I am receiving a high volume of emails and calls regarding this site, and I want to acknowledge everyone's concerns and questions.

Thank you for your patience,

On Thu, Aug 10, 2023 at 1:04 PM chris@chrisannmaxwell.com <chris@chrisannmaxwell.com>

Dear Vanessa,

I reached out to Margaret Gillespie and Terri Tippit of WNC in response to an email which Margaret had sent, summarizing the virtual meeting which Councilmember Yaroslavsky conducted over the weekend regarding this project, and they suggested I pose the questions directly to you and to Councilmember. Thus, paraphrasing my email to Margaret, here are my thoughts:

- Margaret's email stated that, at the meeting, one of the requirements for housing units was a "review of criminal background record." What does that mean, exactly – what types of crimes (other than Megan's Law violations) would make someone ineligible – multiple burglary convictions eliminate someone? Assault?
- At the meeting, it was mentioned that potential residents would not be disqualified if they had alcohol or substance abuse issues so long as they were "functional" and that they don't "prevent them from daily life activities." What does the City envision when it poses these criteria? What level of impairment does the City see as preventing daily life activities?
- Many of the unhoused folks who currently live in our neighborhood (and who would have priority for a bed) have serious issues -- how would those be dealt with?
- How often will LAPD be patrolling and what will they be doing to enforce the "anti-squatting" ordinance as you had mentioned when we spoke by phone on Monday? Will residents be supposed to go during the day?
- Will there be on-site food service or will residents be expected to provide their own? There are no supermarkets or food stores within a reasonable walking distance.
- How was it determined that sanitation services every 2 weeks would be sufficient? We've seen, in an awful lot of trash and debris can accumulate during a short period.
- What will be the outcome if the District is unable to negotiate a parking agreement with Westside Pavillion, and what will happen when (with any luck) the Western portion of Westside Pavillion is revitalized and we once again have a vibrant shops-restaurant-theatres occupancy? My experience used to be that it was difficult to find parking to go to Westside Tavern or the theatres in the evening because of the neighborhood permit parking and

When we spoke on Monday, you seemed to indicate that both the location and the composition of the residents were still under consideration (for example, your question to me as to whether it would make a difference if all of the residents were female, and your statements that you were looking at other properties further down Pico, although that would require land purchase). I would still suggest that the site must be at Pico and Midvale, the housing be for elderly homeless people, veterans and people with health issues – much like the trailers that were placed in the parking lot at Ranch Rec Center to keep those folks safe during the pandemic.

As I mentioned on the phone, I am NOT someone who has no sympathy/empathy for those who are sheltered. Quite the opposite, and I support the concept of interim housing in our neighborhood. However, I think that there's a failure to "read the room" here in the combination of the exact location and the clients to be served. As I pointed out in our conversation, putting interim housing at that location requires that the clientele be adjusted – or, if the clientele is to remain the same, then a different location (perhaps further West on Pico where it's in a more commercial area) needs to be found.

This particular stretch of Pico, as well as the adjacent stretch of Westwood, were very hard hit during the pandemic and the restaurants especially are struggling to survive. We need to focus on reviving that area rather than adding to its woes. I would hope, for many reasons, that that section can once again be a vital part of our community with theatres and a restaurant to replace Westside Tavern as well as retail to replace the former bookstore/furniture store. Interim housing for elderly or medically compromised people would not present nearly the impediment to that revitalization as would be the case with people who have substance issues and/or criminal records.

Again, as I mentioned on the phone, I think most of the residents of this neighborhood would see this project succeed so that we can point to its success as other council districts are making decisions about interim housing, but I fear that, as contemplated, this project will only result in unhappy neighbors.

I am happy to discuss this further. Please let me know.

Thank you for your time and attention.

Very truly yours,

Chris Ann Maxwell

10557 Butterfield Road

Los Angeles, CA 90064-4447

(310) 503-4415 (cell)

(310) 815-0646 (landline)

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Hi Chris,

Thank you so much for your thoughtful response. Terri is compiling a list of stakeholder questions this is very helpful. I've responded below in red where I can and I've highlighted in yellow the ones where we need additional information.

As always, thank you so much for helping those in need in our community.

Take care,
Margaret

From: chris@chrisannmaxwell.com <chris@chrisannmaxwell.com>
Sent: Thursday, August 10, 2023 10:12 PM
To: mhamgillespie@gmail.com
Cc: Terri Tippit <tmtippit@ca.rr.com>
Subject: PICO/MIDVALE INTERIM HOUSING

Hi, Margaret,

I read your summary of the plans for the interim housing project to be placed in the city parking Pico and Midvale, and I have a number of questions:

- What does it mean to have a “review of criminal background record” – what types of criminal (other than Megan’s Law violations) would make someone ineligible – would multiple burglary convictions eliminate someone? Assault? **My understanding is that a criminal background does not necessarily exclude someone from eligibility. The review is part of the overall assessment as to whether the individual is a match for the level of services at this site. Importantly, this site is pulling from the homeless who already live here without an criminal background check.**
- What does the City envision when it states that substance abuse issues can’t “prevent their daily life activities”? **This is a term of art in social services. It means that a person can care of themselves and is employable even though they have a substance issue.**
- Many of the unhoused folks who currently live in our neighborhood (and who would thus be a priority for a bed) have serious issues – as you know from your work with WLAHA – how would those be dealt with? **They will not be eligible and will be referred to other resources.**
- How often will LAPD be patrolling and what will they be doing to enforce the “anti-squatters ordinance (I had actually spoken with Councilmember Yaroslavsky’s Field Deputy, Vanes Saldana, on Monday, who told me that the Councilmember would be strictly enforcing this)? Where are residents supposed to go during the day? **The LAPD enforcement of the anti-squatters rule will be in accordance with the provisions of the ordinance. Unlike shelters, the residents don’t need to leave the facility during the day.**
- Will there be on-site food service or will residents be expected to provide their own food? Are there any supermarkets or food stores within a reasonable walking distance. **Three meals will be provided on-site but the 99 Cent Store is a 5 minute walk and the Smart & Final is a 10 minute walk.**
- How was it determined that sanitation services every 2 weeks would be sufficient? As we know, a lot of trash and debris can accumulate during a short period. **This is a minimum, more is needed, the schedule is subject to adjustment.**
- What will be the outcome if the District is unable to negotiate a parking agreement with the Westside Pavillion, and what will happen when (with any luck) the Western portion of the neighborhood is revitalized and we once again have a vibrant shops-restaurant-theatres occupancy? My experience used to be that it was difficult to find parking to go to Westside Tavern or the 1

When I spoke with Ms. Saldana, she seemed to indicate that both the location and the composition of residents were still under consideration – for instance, she asked if it would make a difference if residents were female, and I answered, no, because females are just as capable of committing and having substance abuse issues as males. I suggested that the housing be for elderly home people, veterans and/or people with health issues – much like the trailers that were placed in the lot at Rancho Park Rec Center to keep those folks safe during the pandemic.

As you know from some of our prior interactions, I am NOT someone who has no sympathy/empathy for those who aren't sheltered. Quite the opposite, and I support the concept of interim housing in this neighborhood. However, I think that there's a failure to "read the room" here in the combination of the exact location and the clients to be served. As I pointed out to Ms. Saldana, putting interim housing at this location requires that the clientele be adjusted – or, if the clientele is to remain the same, then a different location (perhaps further West on Pico where it's in a more commercial area) needs to be found.

This particular stretch of Pico, as well as the adjacent stretch of Westwood, were very hard hit during the pandemic and the restaurants especially are struggling to survive. We need to focus on revitalizing this area rather than adding to its woes. I would hope, for many reasons, that that section can once again be a vital part of our community with theatres and a restaurant to replace Westside Tavern, as well as to replace the former bookstore/furniture store. Interim housing for elderly or medically-compromised people would not present nearly the impediment to that revitalization as would be the case with people who have substance issues and/or criminal records.

What is the Neighborhood Council's plan --- will a suit be brought against the City to attempt to prevent the potential harm by either finding a new location or changing the residency criteria?

I think most of the residents of this neighborhood would like to see this project succeed so that it can point to its success as other council districts are making decisions about interim housing, but if, as contemplated, this project will only result in a lot of unhappy neighbors and a new council member come next election.

I would be more than happy to discuss this with you, with the Councilmember, or with anyone else. I'm also more than happy to do anything I can to assist in the process.

Thank you in advance for your time and attention.

Very truly yours,
Chris Ann Maxwell
10557 Butterfield Road
Los Angeles, CA 90064-4447
(310) 503-4415 (cell)
(310) 815-0646 (landline)

Thanks, Margaret. I also sent the questions to Vanessa, at Terri's suggestion. Hopefully, that did not cross-purposes to your assembling stakeholder questions.

Please let me know what, if anything, I can do to assist further. I really do support the idea of the housing but I'm also concerned about the small restaurants that have been hanging on by their fingernails in this section of Pico that so desperately needs revitalization.

Best,
c

From: "mhamgillespie@gmail.com" <mhamgillespie@gmail.com>

Date: Thursday, August 10, 2023 at 12:44 PM

To: Chris Ann Maxwell <chris@chrisannmaxwell.com>

Cc: 'Terri Tinnit' <tmtinnit@ca rr.com> 'Mark Sedlander' <mark.sedlander@gmail.com>

Take care,
Margaret

From: chris@chrisannmaxwell.com <chris@chrisannmaxwell.com>
Sent: Thursday, August 10, 2023 10:12 PM
To: mhamgillespie@gmail.com
Cc: Terri Tippit <tmtippit@ca.rr.com>
Subject: PICO/MIDVALE INTERIM HOUSING

Hi, Margaret,

I read your summary of the plans for the interim housing project to be placed in the city parking Pico and Midvale, and I have a number of questions:

- What does it mean to have a “review of criminal background record” – what types of criminal (other than Megan’s Law violations) would make someone ineligible – would multiple burglary convictions eliminate someone? Assault? **My understanding is that a criminal background does not necessarily exclude someone from eligibility. The review is part of the overall assessment as to whether the individual is a match for the level of services at this site. Importantly, this site is pulling from the homeless who already live here without an criminal background check.**
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- Will there be on-site food service or will residents be expected to provide their own food? Are there any supermarkets or food stores within a reasonable walking distance. **Three meals will be provided on-site but the 99 Cent Store is a 5 minute walk and the Smart & Final is a 10 minute walk.**
- How was it determined that sanitation services every 2 weeks would be sufficient? As we know, an awful lot of trash and debris can accumulate during a short period. **This is a minimum, more is needed, the schedule is subject to adjustment.**
- What will be the outcome if the District is unable to negotiate a parking agreement with the Westside Pavillion, and what will happen when (with any luck) the Western portion of the neighborhood is revitalized and we once again have a vibrant shops-restaurant-theatres occupancy? My experience used to be that it was difficult to find parking to go to Westside Tavern or the theater in the evening because of the neighborhood permit parking and the 4-7 tow-away zone. Was the LADOT study conducted – was it prior to the time the eastern portion of the Pavillion became a ghost town and/or was demolished? Prior to the time that business at the restaurant on Pico precipitously declined due to the pandemic?
- There may have been a budget allocation for additional WLAPD patrols; however, the District has a serious shortage of officers – how will this be addressed?
- Has the City gotten any input from Google, since its employees would also be impacted by the decision?

As you know from some of our prior interactions, I am NOT someone who has no sympathy/em those who aren't sheltered. Quite the opposite, and I support the concept of interim housing in c neighborhood. However, I think that there's a failure to "read the room" here in the combination exact location and the clients to be served. As I pointed out to Ms. Saldana, putting interim hous this location requires that the clientele be adjusted – or, if the clientele is to remain the same, th different location (perhaps further West on Pico where it's in a more commercial area) needs to found.

This particular stretch of Pico, as well as the adjacent stretch of Westwood, were very hard hit c pandemic and the restaurants especially are struggling to survive. We need to focus on revitaliz area rather than adding to its woes. I would hope, for many reasons, that that section can once a vital part of our community with theatres and a restaurant to replace Westside Tavern, as well to replace the former bookstore/furniture store. Interim housing for elderly or medically-compror people would not present nearly the impediment to that revitalization as would be the case with who have substance issues and/or criminal records.

What is the Neighborhood Council's plan --- will a suit be brought against the City to attempt to the potential harm by either finding a new location or changing the residency criteria?

I think most of the residents of this neighborhood would like to see this project succeed so that v point to its success as other council districts are making decisions about interim housing, but I f as contemplated, this project will only result in a lot of unhappy neighbors and a new council me come next election.

I would be more than happy to discuss this with you, with the Councilmember, or with anyone e I'm also more than happy to do anything I can to assist in the process.

Thank you in advance for your time and attention.

Very truly yours,
Chris Ann Maxwell
10557 Butterfield Road
Los Angeles, CA 90064-4447
(310) 503-4415 (cell)
(310) 815-0646 (landline)

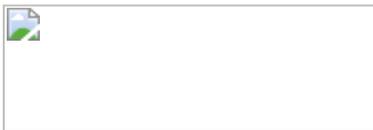
From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: mhamgillespie@gmail.com
Date: Thu Aug 10 2023 13:34:38 GMT-0700 (PDT)
Subject: Re: PROPOSED INTERIM HOUSING AT PICO AND MIDVALE

Thank you Margaret for following up with Chris.

I will clarify a few things that she mentioned in the email as well.

The project is a done deal, but we are in the process of receiving community input and following up with constituents.

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: <mhamgillespie@gmail.com>
To: "'Vanessa Saldana'" <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 13:36:46 GMT-0700 (PDT)
Subject: RE: PROPOSED INTERIM HOUSING AT PICO AND MIDVALE

Thanks so much for your amazing responsiveness. I know this can't be easy!

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Thursday, August 10, 2023 11:35 PM
To: mhamgillespie@gmail.com
Subject: Re: PROPOSED INTERIM HOUSING AT PICO AND MIDVALE

Thank you Margaret for following up with Chris.

I will clarify a few things that she mentioned in the email as well.

The project is a done deal, but we are in the process of receiving community input and following constituents.

On Thu, Aug 10, 2023 at 1:21 PM <mhamgillespie@gmail.com> wrote:

Hi Vanessa,

Just wanted to share the subsequent emails exchanged between Chris and me. I think I answered most of her questions. The only ones remaining are highlighted in yellow. Overall, she supports the project.

Thanks,
Margaret

From: Vanessa Saldana <vanessa.saldana@lacity.org>
Sent: Thursday, August 10, 2023 11:16 PM
To: chris@chrisannmaxwell.com
Cc: Terri Tippit <tmtippit@ca.rr.com>; mhamgillespie@gmail.com
Subject: Re: PROPOSED INTERIM HOUSING AT PICO AND MIDVALE

Hi Chris,

Confirming that I received your email.

I will follow up with your questions answered no later than Tuesday. I am receiving a high volume of emails and calls regarding this site, and I want to acknowledge everyone's concerns and questions.

Thank you for your patience,

On Thu, Aug 10, 2023 at 1:04 PM chris@chrisannmaxwell.com <chris@chrisannmaxwell.com>

Dear Vanessa,

I reached out to Margaret Gillespie and Terri Tippit of WNC in response to an email which I had sent, summarizing the virtual meeting which Councilmember Yaroslavsky conducted over the weekend regarding this project, and they suggested I pose the questions directly to you as a Councilmember. Thus, paraphrasing my email to Margaret, here are my thoughts:

- Margaret's email stated that, at the meeting, one of the requirements for housing

- How often will LAPD be patrolling and what will they be doing to enforce the “anti-squatting” ordinance as you had mentioned when we spoke by phone on Monday? Are residents supposed to go during the day?
- Will there be on-site food service or will residents be expected to provide their own? There are no supermarkets or food stores within a reasonable walking distance.
- How was it determined that sanitation services every 2 weeks would be sufficient? We’ve seen, an awful lot of trash and debris can accumulate during a short period.
- What will be the outcome if the District is unable to negotiate a parking agreement for the Westside Pavillion, and what will happen when (with any luck) the Western portion of the Pavillion is revitalized and we once again have a vibrant shops-restaurant-theatres occupancy? My experience used to be that it was difficult to find parking to go to the Westside Tavern or the theatres in the evening because of the neighborhood permit parking and the 7 tow-away zone. When was the LADOT study conducted – was it prior to the time the eastern portion of the Pavillion became a ghost town and/or was demolished? Prior to that time that business at the restaurants on Pico precipitously declined due to the pandemic.
- There may have been a budget allocation for additional LAPD patrols; however, the Department has a serious shortage of officers – how will this be addressed?
- Has the City gotten any input from Google, since its employees would also be impacted by this decision?

When we spoke on Monday, you seemed to indicate that both the location and the composition of the residents were still under consideration (for example, your question to me as to whether it would make a difference if all of the residents were female, and your statements that you were looking at other properties further down Pico, although that would require land purchase). I would still like to see that, if the site must be at Pico and Midvale, the housing be for elderly homeless people, veterans, and/or people with health issues – much like the trailers that were placed in the parking lot at Rancho Park Rec Center to keep those folks safe during the pandemic.

As I mentioned on the phone, I am NOT someone who has no sympathy/empathy for those who aren’t sheltered. Quite the opposite, and I support the concept of interim housing in our neighborhood. However, I think that there’s a failure to “read the room” here in the combination of the exact location and the clients to be served. As I pointed out in our conversation, putting interim housing at this location requires that the clientele be adjusted – or, if the clientele is to remain the same, then a different location (perhaps further West on Pico where it’s in a more commercial area) needs to be found.

This particular stretch of Pico, as well as the adjacent stretch of Westwood, were very hard hit during the pandemic and the restaurants especially are struggling to survive. We need to focus on revitalizing that area rather than adding to its woes. I would hope, for many reasons, that this section can once again be a vital part of our community with theatres and a restaurant to replace the Westside Tavern, as well as retail to replace the former bookstore/furniture store. Interim housing for elderly or medically-compromised people would not present nearly the impediment to that revitalization as would be the case with people who have substance issues and/or criminal records.

Again, as I mentioned on the phone, I think most of the residents of this neighborhood would see this project succeed so that we can point to its success as other council districts are making decisions about interim housing, but I fear that, as contemplated, this project will only result in a lot of unhappy neighbors.

I am happy to discuss this further. Please let me know.

Thank you for your time and attention.

Very truly yours,

Chris Ann Maxwell

10557 Butterfield Road



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Vanessa Saldana

Field Deputy, Palms & Westside

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Los Angeles, CA 90012

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yar (including any attachments), along with any associated personal identifying information considered a public record under the California Public Records Act and may be subject to disclosure under the Act.

From: Ilene Simon Solomon <ileness@me.com>
To: Allen Zipper <allen.zipper@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 23 2023 12:56:25 GMT-0700 (PDT)
Subject: Questions to address for tomorrow meeting

Sent from my iPhone

Begin forwarded message:

From: Keith Solomon <keithsolomon@icloud.com>
Date: August 23, 2023 at 12:09:26 PM PDT
To: Ilene Simon Simon Solomon <ilene@kitkat.org>
Subject: All one color

Would this be an end run around towards changing Midvale's zoning from R1? Or would it remain R1? If this is not an end run around changing Midvale's zoning, and if this project goes through, could we assume that Midvale has done its part towards the city's housing issues for now, and "given at the office," and could remain zoned as R1 - that is, be taken out of re-zoning consideration?

What protects the neighbors from the vagaries of politics? That is, Katy's office told us that the reason the NOHO facility is such a mess is that there is no councilperson to re-direct help (police, sanitation, enforcement of obligations) their way. What happens if, in THIS district, funds dry up, other people are elected, this council seat remains vacant for a while - what's to protect in that kind of situation?

How will potential residents of the facility know that there are spots available? Is intake here, on the premises? Since it's not beds open each night, would people still be showing up at the door here for processing/intake, or is that happening elsewhere? Will people be showing up hoping for a bed even when none are available, and what is done in that situation? Will people be lining up on the street?

If folks are coming direct from streets and the only thing we have confirmed prior to the move in is they are not child rapists (Megans law), and it is discovered they are violent, psychotic, or addicted, what happens when higher level of care bed isn't available immediately? And, Can you please address specifically the minimum standards for admission?

Can you please address how residents within 1000 feet of this facility will be kept safe. How does one security officer adequately keep contained two properties separated by an alley? Can you please address how this facility operates with a single point of entry?

Is there a possible plan where residents live on the South side of the property, but not in the north side that is in the neighborhood and on a residential street. Argument being: What is being proposed is not a home, but rather a facility to care for vulnerable, addicted, mentally ill

CPRA-02-CD5-2-001702

adults. It is a 24 hour care facility The contract buyers of single family homes made moving in is that they were buying on a residential street.

The parking lot is underutilized is because of the decimation of Pico related to mall closing, Google not moving in, and pandemic. With this facility moving in, we feel certain in the very least this does not enhance revitalization, and will likely discourage new businesses of the type that pre-existed this period of time (small shops, restaurants, cafes, coffee shops) from returning. How are residents cared for, thought of, in this scenario? Is there a plan for the block Westwood between Pico and Olympic?

Exactly where are the other locations being considered? Are any of the others on residential streets? Understanding that is it owned by Feds, not city, why not for instance the cite of the closed USPS on exposition?

Can you show us a map of exactly which areas would be protected from camping? And, how this is going to be regulated? Will there be enhanced city clean up of our neighborhood?

Who would be our contact as challenges at the site arise?

[Keith Solomon Productions, Inc.
www.KeithSolomon.com](http://www.KeithSolomon.com)

From: Allen Zipper <allen.zipper@lacity.org>
To: Ilene Simon Solomon <ileness@me.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 23 2023 14:21:21 GMT-0700 (PDT)
Subject: Re: Questions to address for tomorrow meeting

Thank you, Ilene. See you tomorrow evening.

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Celeste Wolfe <celestewolfe.1@gmail.com>
To: Dylan Sittig <Dylan.Sittig@lacity.org>, Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, "fernando.morales@lacity.org" <fernando.morales@lacity.org>, kristen.pawling@lacity.org, vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>
Cc: Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>
Date: Fri Aug 11 2023 11:14:57 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

While I hear things like CES (yay) and coordination with DMH, the LAHSA-HOP portal was frequently used during our area's Covid-19 programs, but no staff were ever available to come out and do the work this site was created for. We never had a team visit, ever. And the excuse from the police (which is basically true) was wait for the homeless person to move on or wander off, so everyone just had to grin-and-bear the disruptions.

Here are some old links on Project Room Key to show what they had in place as far as how they were staffed and in looking at what training was required for the Site Coordinators and having the Coordinators hooking up their residents with other ancillary services such as DPSS:

- 1) <https://www.cdss.ca.gov/inforesources/cdss-programs/housing-programs/project-roomkey>
- 2) <https://www.cdss.ca.gov/inforesources/cdss-programs/housing-programs>
- 3) <https://www.cdss.ca.gov/inforesources/cdss-programs/housing-programs/calworks-homeless-assistance>

Here are two links showing the Cheviot Hills Covid-19 RV Park:

- 1) <https://www.foxnews.com/politics/los-angeles-converting-rec-centers-homeless-shelters-during-coronavirus-pandemic>
- 2) <https://www.domestika.org/en/projects/731369-neighborhood-map-of-cheviot-hills-during-covid-19-new-york-times-challenge>

Looking at:

<https://www.dhcs.ca.gov/services/MH/Pages/PATH.aspx>

So to rewrite some of what I had written last night that seemed to go into the ethers of erasure, Century Glen and Cheviot Hills had significant impacts with more homeless coming into the area from both Project Room Key and the Cheviot Hills Covid-19 RV Park. What we saw were more homeless milling about the park and in the surrounding neighborhood streets of Century Glen South. We also saw the Westwood/Olympic and Midvale Starbucks sites peppered with pan-handling and homeless taking up tables for the whole day as a way to just be out and about.

Like many of the Midvale residents who are warning about impacts, these impacts are real and were there. Since the closure of these two programs, it took about a year for the levels to go back to what they were with the 1-2 random homeless persons over groups of persons that we had when these programs were running.

I get how you need to have a transitional site, but I seriously think the City should be purchasing existing buildings on Pontius and/or Cotner to repurpose for this use. I can't stress how much an urban river will help (but not necessarily stop) the bleed-through of homeless loitering, panhandling, wandering, squatting, etc. And while people don't like seeing the encampments on Pontius below Santa Monica Blvd, they are tolerant of it there because it is not near any multi-/single family residences.

As far as incidents that the community had to deal with in terms of the Covid-19 interim housing programs:

- 1) The Courtyard Marriott Hotel Project Room Key had a couple of resident altercations within the PRK cohort on site and at the entrances of the hotel. They had the one gentleman who threatened to jump off his 2nd story balcony into oncoming Olympic Blvd traffic that was on the news in 2020.
- 2) Bellwood Avenue turned into a Drug Dealer Drive through, and we had a shooting and knifing in this area. Since the elimination of these programs and the owner's remodel efforts of the affordable units, the drug dealers have gone.
- 3) The easement behind the hotel had to be swept from time-to-time of overnight homeless attempting to camp and squat. Calls to the police to clear the area went unanswered, because these people weren't a high priority unless they were actively trespassing and because the PRK program was there. People thought the easement person would go back into the hotel (not realizing there was the curfew), and others did not recognize that this person wasn't in the PRK program and so were going to go nowhere and just stay the night camping out. We were given the 24 hour Hotel Security Guard's number, and sometimes that person was able to get the non-resident to move and sometimes not. When the person was super unstable and violent, this security avoided confrontation (and we didn't blame him), and we were left with someone ranting and being violent in the easement all night until they exhausted themselves.
- 4) The Cheviot Hills RV Park had a knifing, a fist fight, and a staff member assaulted. The park had homeless in the day wandering around. What made Cheviot Hills residents and regular users of the park more tolerant was the fence around the RV park. The fence basically communicated a boundary for the "gated" community of RV denizens and it was understood these residents were to stay within their gated boundary. So things "felt" contained with this visual boundary.

As far as more alternate sites for a Homeless Transitional Housing site:

- 1) 1535 Pontius Avenue -- <https://www.loopnet.co.uk/Listing/1535-Pontius-Los-Angeles-CA/29059206/> and <https://www.loopnet.com/property/2051-pontius-ave-los-angeles-ca-90025/06037-4323024019/>
- 2) 1639 Pontius Avenue -- <https://portal.assessor.lacounty.gov/parceldetail/4324035010>
- 3) 2051 Pontius Avenue -- <https://www.loopnet.com/property/2051-pontius-ave-los-angeles-ca-90025/06037-4323024019/>
- 4) 2143 and 2133 Pontius Avenue -- <https://www.avisonyoung.us/properties/2143-2133-pontius-avenue-west-los-angeles-sale>
- 5) 2150 Cotner Avenue -- <https://www.loopnet.com/Listing/2150-Cotner-Ave-Los-Angeles-CA/28060761/>

--Celeste Wolfe

On Thu, Aug 10, 2023 at 11:43 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hmm, that's weird. Half of my comments on looking at how a CES at PATH and through LA Family Housing works is gone... as well as my comments on if the clientele is primarily single/married moms/dads with kids, I think the community would be more amenable.

It's too late to rewrite everything, but I was also looking at LAFH's "discharge housing" list. That felt encouraging. I'm hoping there's also coordination with getting some people into the County Mental Health system as well.

Ugh, sorry about all these links I was looking at missing my thoughts on comparing program coverage etc.

On Thu, Aug 10, 2023 at 11:35 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

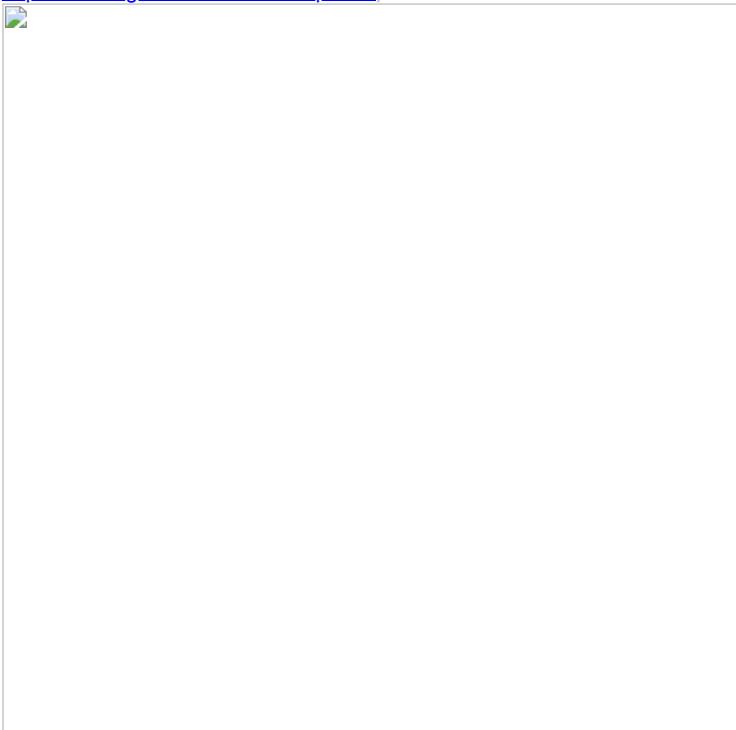
Hi Fernando and Vanessa:

CPRA-02-CD5-2-001705

It was so good to see you both tonight. Thank you for being so patient with everyone who has felt triggered and anxious about this change

I was relieved to hear there is a plan in place to create an intake site either at or with PATH --
https://epath.org/wp-content/uploads/2023/04/PATH_LAFactSheet2023_8.5x11_v04.pdf

And that LA Family has a (CES) Coordinated Entry System (<https://lafh.org/community-partnerships>) and a program of discharge placements! This was heartening and seeing these properties as discharge location sites gave some relief that patient stays would indeed be time bounded (<https://lafh.org/real-estate-development>).



- 1) The Emerald/Lancaster --
<https://www.emerald lancaster.com/overview>
- 2) My Angel/North Hills --
<https://www.myangelhousing.com/home>
- 3) Summit View/Lakeview Terrace --
<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property%20Detail&Id=1006>
- 4) Silva Crossing/Sylmar --
<https://housing.lacounty.gov/press/articles/SilvaCrossing.html>
- 5) Talisa Apts/Panorama City --
<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property%20Detail&Id=1021>

I'm sure their discharge planners should have a full rolodex of board & cares, county assisted/independent living sites, group homes, section 8, and whomever the City and DMH (Didi Hirsch, Edmund Edelman, etc) would have.

I do think the "low barrier" to services terminology is confusing to people, and that if the clientele of this interim housing site was single/married moms/dads with kids, the community would be less up-in-arms.

I do think the more street indigent and non-compliant homeless that don't want services is what is scaring both business and homeowners.

Project Room Key and the Cheviot Hills RV trailers had a mix of levels. This mix did bring in drive-in drug dealers to Bellwood and the park. Both Century Glen and Cheviot Hills experienced an increase number homeless not affiliated with either of these programs in the park, and the surrounding streets of both Courtyard Marriott and Cheviot Hills Park.

While I respect Jeffrey Ellis's ideas that impact is minimal, he did not live or next to either of these sites unlike the residents of Century Glen and Cheviot Hills.

When both these programs were terminated, everyone was relieved. And the indigency that free roamed both Century Glen and Cheviot Hills has decreased significantly.

I know Jeffrey Ellis is WSSM, but unless he lives on Midvale or within a two-block radius of this city lot, I would take his dismissal about negative impacts with a grain of salt. The fact that he had no idea about the knifing, the shooting, and the drug dealing in Bellwood (during Project Room Key) and the knifing, the fist fight, and the staff assault at the Cheviot Hills RV program just makes me crazy.

It's kind of interesting to look at the protocols for Project Room Key, and they still had that incident of the one resident climbing out onto his room balcony threatening to jump because he was upset about something.



<https://covid19.lacounty.gov/project-roomkey/>

<https://knock-la.com/project-roomkey-punitive-policies-ce8d59c534fb/>

Interesting reading about this program again:

"All property owners initially agreed to three-month contracts, with an option for a three-month extension as well. All extended beyond the six-month period. "[It's] proof of how pleased they were with how the program played out," Ansell added."

<https://www.tripsavvy.com/2020-tripsavvy-editors-choice-awards-project-roomkey-5079738>

Reading about INSIDE SAFE --

<https://calmatters.org/housing/homelessness/2023/07/los-angeles-homeless-encampments/#>

--Celeste Wolfe
Century Glen Stakeholder

On Tue, Aug 8, 2023 at 5:00 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hi Councilperson Yaroslavsky and Field Deputies Macias and Saldana:

Having worked in County Mental Health and at a Homeless Transitional facility, my concern re: this Interim Transitional Housing Site Proposal on 2077 Midvale is that it is understaffed. 2 Mental Health/Onsite Staff + 1 Security Guard for 30 people. That is 2 people overseeing and case managing 15 people each for mental health issues, social services placements, and permanent/further interim transitional housing placement.

When I worked a residential transitional facility for the homeless, we had 4-6 staff + 2 floor monitors + 1 Program Director for 24 people. Each counselor covered 4-6 clients depending on the census.

While altercations weren't daily, they did happen, especially when we had unstable patients coming in straight from the hospital.

The facility was in a residential multi-family apt area in Panorama City. The street, Lanark Street (<https://www.latimes.com/archives/la-xpm-1991-03-15-me-287-story.html>), was well known as a "drug triangle" with dealers driving in and dealing from their cars.

Crime was petty theft in the surrounding area of cars, apartments, and commercial market/retail (like a 7/11). Lots of shoplifting and petty theft to get money for the drugs. (The North Hollywood Neighborhood dealing with a shelter's lack of oversight is a concern. Who oversees the streets? This is an adverse effect for neighborhoods designated for Interim Homeless Housing Sites. -- https://youtu.be/sSkJHLf_7eI)

Our facility was a 4 month program. The limited program time forced residents to understand that their next placement at a B&C, instead of a section 8 apartment (which are few and far between, taking a long waiting period to get into), was still another stop gap until they could get their "perfect"/desired situation. We had a sobriety policy, and our patients had to be somewhat medically stable.

I am concerned that there might be a lack of medical/psychological oversight for those that are coming off straight from the street to this facility. As you know, there are those that would need immediate admittance to an ER for acceptance onto a locked floor for detox, etc. Where is the dedicated transport vehicle for this program for someone in need of emergency services? What is the emergency protocol, a 911 phone call with a current 45 minute wait time? And then if one of the staff has to do the transport, will it be the Security Guard or one of the line staff, thus leaving two people to calm 29 other residents after one is transported to the ER for a decomp episode?

I'm sort of alarmed that the Council Office's team is being naive about the impacts of this transitional site. There's a reason I keep asking for facilities like this to be sited on Pontius or Cotner, giving apartment renters, condo/home owners the "urban river" of Sepulveda Blvd to provide a meager crime buffer.

This site will have more community impact intensity around it than say an overnight bed facility like PATH on Cotner.

Anyways, good luck to us. There is no sobriety requirement, they are allowed to have a criminal record (hopefully non-violent), etc.

When we had Project Room Key at the Courtyard Marriott Hotel, we had a significant amount more homeless wandering through the Century Glen neighborhood and attempting to camp out on the sidewalk easement between the hotel and Orton houses. We had the "murder" guy talking about how he murdered a teen outside my neighbor's Nic's/Alison's windows with their two and six year old present; we had the guy who attacked passing or stopped cars on Kerwood; we had various men of undress wandering around; we had the guy who camped out at my front door flicking his lighter onto the greenery; we had the guy who threw a pole over the fence onto the Fox Lot, and we had another guy who attacked the cul de sac vegetation with a golf club. In Bellwood, we had daily drug dealing with cars driving in. Then we had a shooting and a knifing. Since the closure of Project Room Key, we have not had the frequency of occurrence of these kinds of situations.

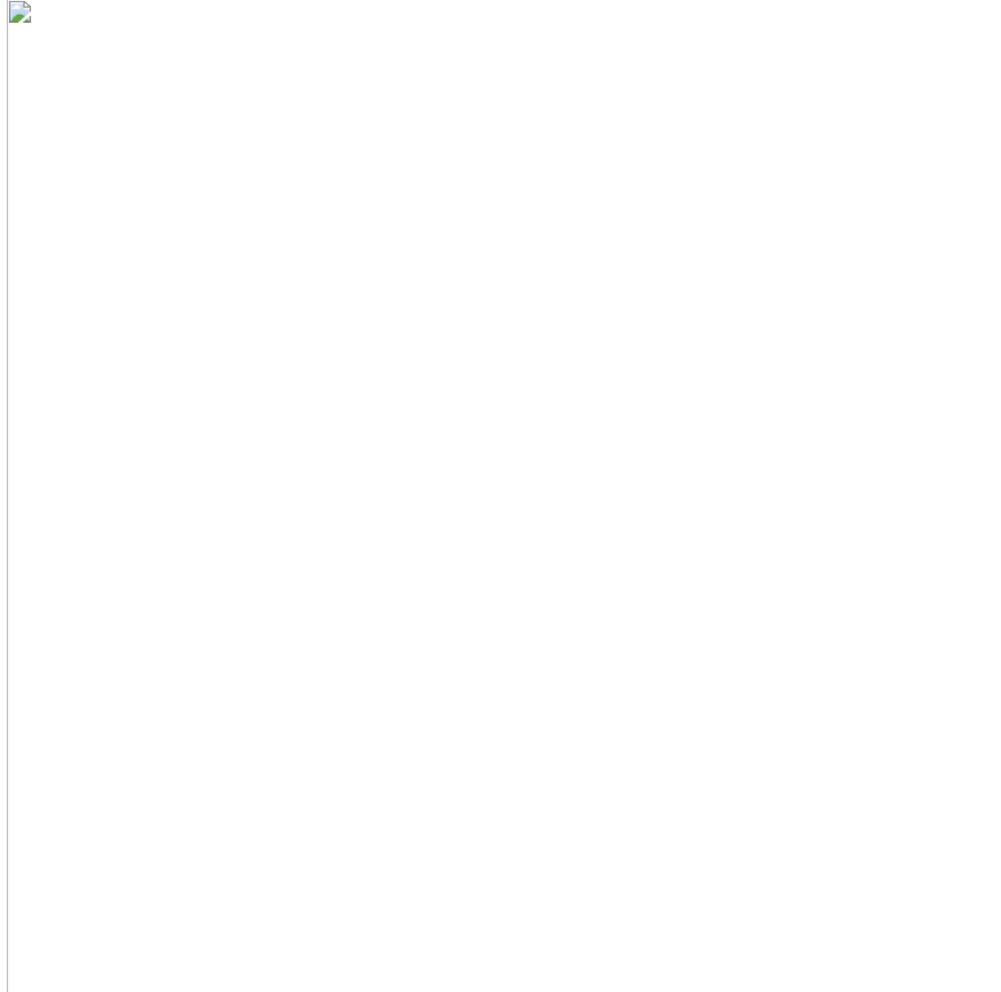
You are going to have a slew of Midvale homeowners who are going to be alert for crime, pooing/peeing on property, and biz owners who can't get rid of any of the transitional residents taking up a table or pan-handling all day at their storefronts bc they don't want to be in their facility... and this is their way of making money.

Anyways, I could go on and on about how this could have a negative impact in the area with not enough oversight staff and security staff in place to deal with arising issues of mental instability or resident fights.

Before proceeding, I would request that Council Office take more extensive feedback about the clientele and how this will actually look given the instability of this particular population and the need, I see, for greater oversight and protocols to insure that we prevent increases in convenient crime, drug dealers driving in and dealing, and emergency transport of a client that suddenly decomp because they took a street drug laced with PCP.

I support the idea of an Interim Transitional Homeless Housing Facility, but my preference for these sites are in industrial areas away from R1 and R3 housing where the impact for crime and disorganized behavior has an "urban river," like Sepulveda Blvd, between the facility and the resident neighborhoods to decrease impact.

Currently, there is still A16 for sale on Pontius/Pico. There is also the City Parking Lot on on Pontius and Mississippi (though this might have the judge Carter restriction) and a new building for sale on Olympic/Pontius. In addition, there is a site that could be used at LaGrange and Sepulveda. See pics below.









Thank you for listening and reading my concerns.

Sincerely,

Celeste Wolfe
Westside Stakeholder

Attachments:

- IMG_1034.jpeg
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 - IMG_1035.jpeg
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From: Fernando Morales <fernando.morales@lacity.org>

To: Celeste Wolfe <celestewolfe.1@gmail.com>

Cc: vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>, Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>

Date: Fri Aug 11 2023 12:03:30 GMT-0700 (PDT)

Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Celeste,

Thank you so much! To clarify, these sites sites had catchment areas that were countywide and vastly different operations/populations that required a higher level of care, but it is 100% fair to discuss successful and unsuccessful elements of previous interim modalities - I just want to make sure that we're focusing on sites that are more comparable in terms of operations and population. Looking forward to discussing further next week - let me know what days look good and I'll work out the calendars on our end.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Celeste Wolfe <celestewolfe.1@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>, Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, kristen.pawling@lacity.org, Dylan Sittig <Dylan.Sittig@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Cc: vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>, Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>
Date: Fri Aug 11 2023 13:22:02 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Fernando:

Thank you for the discussion on Site Facility, staffing requirements, and treatment models. I take it the Midvale site will not be having an on-campus/on-site residential treatment program and most of its denizens will or will not be in various psychosocial assistance programs depending on what they had (or did not have) coming in. From what I gather, this is solely a housing site over being a treatment site, and treatment will be off-campus/off-site with previously established or newly established programs that the residents will have been accepted into.

I am unclear about what you mean by "catchment areas that were countywide... etc...but required a higher level of care" in terms of what clientele is being envisioned for the Midvale Site? Can you make clear what level of clientele is intended for the Midvale Interim Housing Site? Like I said, I think if the clientele end up being clients like the LA Family Housing cohort in this series of videos -- <https://lafh.org/success-stories> -- the community would probably like this.

But I do think you will meet resistance with a clientele that was more like what Project Room Key hosted or what you see in Country Board and Care facilities who host the permanently housed and more "low-functioning" clientele which is the picture we see with long-term street denizens. That is probably Midvale's worst nightmare.

The alternate site on 1535 Pontius Avenue is a parking lot for sale. Back in 2019 and 2020, when I spoke with Angel Izard during Councilman Koretz's time in office, we discussed a lot of alternate sites for a Tiny Houses or Interims Housing Facility within CD 5 in Encino and the Fairfax districts for repurposing or purchase. These alternatives were explored in lieu of the Tiny Houses Community proposal at Cheviot Hills park, which was rejected outright by the whole community. 2133 & 2143 are two building sites on Pontius & Olympic that could be bought and repurposed into a Residential Treatment and Interim Housing site, as well the building parcels being sold by Joe Kim at 2140 Cotner Avenue & Olympic (<https://www.crexi.com/properties/1082385/california-2140-cotner>)

I think the Midvale Community envisions a Vista Del Mar kind of complex that would serve as an Interim Housing Site and a Transitional Residential Treatment Center. -- <https://vistadelmar.org>

I think a successful site is the Ocean Park Community Center (now operated by the People's Concern) which hosts SOJOURN (a homeless/domestic violence women's transitional shelter): 1453 16th St, Santa Monica, CA 90404 -- Here is an old financial statement breaking down operating costs -- https://www.thepeopleconcern.org/wp-content/uploads/2020/02/OPCC_Audited_Financials_FY_05-06.pdf

I have to say, the Tiny Houses concept doesn't seem to meet with very much approval. Utilization always seemed to be around 50%. I am curious how much utilization is happening with the Tiny Houses Veteran site in Brentwood on the Veterans Memorial properties. The success of this program is it did take the tent encampment off of San Vicente Blvd.

My availability for next week is limited, as I am leaving the country the week after. So I have a tighter schedule. But I do have more time to talk on Thursday afternoon 8/17 at 3P and Friday 8/18 from 11A-1P.

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To: Celeste Wolfe <celestewolfe.1@gmail.com>

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Date: Mon Aug 14 2023 16:45:44 GMT-0700 (PDT)

Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Celeste,

Apologies for the delay. Would Thursday at 3:30pm work on your end as well? Making sure to move to bcc some team members to be mindful of their inboxes and maintaining folks that are leads on this project. Thanks!

Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Date: Mon Aug 14 2023 23:42:56 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Yes, that works for me! Thank you so much!

Attachments:

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Date: Tue Aug 15 2023 00:03:45 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Fernando:

I was reading about the Tiny Homes project that got sited onto VA property in Brentwood that got all the tents off of San Vicente Blvd. There's a statement re: staff shortages and how that affects the census/capacity of usage.

<https://knock-la.com/vacant-west-la-va-tiny-homes/>

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Date: Tue Aug 15 2023 09:05:47 GMT-0700 (PDT)

Subject: Re: 2377 Midvale Project -- Some concerns...

Great, I will send a calendar invitation! Happy to talk about that project then too, Celeste. I was well aware of that project while at SD 3 and working on the San Vicente encampment. I would generally agree that the pallet model did not have in suite bathrooms (it was roughly a 60sqft room), the staffing levels were an ongoing issue with that program at the time for a population that required a higher level of mental health support. This is one of the reasons that we don't consider Midvale to be a "Tiny Home" project and currently, it is allotted significantly more staffing than the VA model at inception, however, we'd love to get any additional insight from you re: staffing levels. Looking forward to speaking then!

All the best,

Fernando



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Cc: Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>, vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>
Date: Tue Aug 15 2023 09:34:01 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Fernando:

Here is another concern. My hope and thinking the Life Ark modules are less flammable and that a proper distance offset will protect the adjacent home.

<https://www.latimes.com/california/story/2022-09-09/fire-tiny-homes-homeless-veterans-west-los-angeles>

While keeping the facility completely full is a concern, I think the biggest concern is keeping the staffing up. It seems this Interim model has a high turnover with staffs not staying for an extended amount of time (probably because of the stress of this kind of clientele and maybe a perceived lack of support).

<https://brentwoodnewsla.com/over-30-tiny-homes-sit-vacant-while-homeless-veterans-camp-on-wilshire/>

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Date: Tue Aug 15 2023 09:44:23 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Thanks, Celeste!

This is another way that this site is very different from the pallet tiny homes that it has been compared to - Lifeark modules have full fire sprinkler coverage and have a rating far and above what is required through state and local guidelines. I can ask for the additional materials covering their 1 hour fire test (direct fire/flame applied to the module), which are impressive.

We agree that interim models that do not provide the basic needs for both the provider/staff and the PEH population do experience higher turnover. This is one of the reasons that we have worked with the LAFH to ensure that the site is top of the line in providing the necessary staff spaces, storage, warming kitchen, and a break room.

Looking forward to speaking then!

Fernando



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Date: Tue Aug 15 2023 10:07:02 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Can you list again the names of the staff positions that remain onsite for day, swing, and overnight, please?

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Date: Tue Aug 15 2023 11:36:43 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Fernando:

I stopped by the Tiny Houses development today to see if I could talk to the staff there about their work crew for this program.

I saw some tents that have been erected around the facility. I'm not sure if these are homeless vets who are waiting to get into the program or have been kicked out of the program. But today's pictures shows what we might expect around Midvale.

What is the plan for camping around the facility site? And what is the realistic expectation that new campsites can be cleared within a week or two weeks?



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Date: Tue Aug 15 2023 12:32:09 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Celeste,

We understand you are very concerned and looking for models that you can compare (and I know you are not doing so in bad faith/purposefully), however, this is unequivocally an incorrect/misleading statement. The facility since you are referring to a very different housing model/jurisdiction/enforcement/service provision model and it is not an apt comparison for a myriad of reasons. I am happy to outline a few of those below:

- The San Vicente Encampment and CTRS program are at the intersection of 4 different jurisdictions:
 - The Federal Government (VA)
 - County of Los Angeles (sidewalks/public right of way immediately surrounding the West LA VA)
 - Caltrans (this one not directly applicable)
 - The City of Los Angeles - applicable to none of the areas within your photos or within that encampment
 - While none of the other three levels of government have enforcement zones/resources comparable to 41.18 designated sites within the City of Los Angeles in the area, the county is relevant to this specific public right of way. There is no designation in this area and additionally, LASD/law enforcement response within this jurisdiction responds from either the West Hollywood or the Studio City substation (this poses huge response and coordination issues). Sanitation resources respond from the West Valley or South Bay yards and there is no ongoing schedule to accommodate comprehensive sanitation on site. This is a far off island in the larger county infrastructure, law enforcement response, and sanitation resources.
- Staffing/Program - The CTRS model only exists within the VA system and staffing, operations, and referral systems are not comparable in any way to this site. In many ways, this is as apt of a comparison as a site located in a different state/city.
- Housing Model - Pallet is the sole provider of these "tiny homes". They are roughly 60sqft, have no bathroom, and are not comparable on fire safety ratings, climate control, or in any way. For this reason, conversations re: participant retention when these necessary amenities are not present within the unit, are not useful. This was one of the many elements that went into the discussions that helped inform this proposal.
- Population - The population of the San Vicente encampment and CTRS program has had very high PTSD and SMI incidence historically. I know this population very well and used to have ongoing meetings with the providers that serviced that encampment and with the VA. The Midvale site is not appropriate and will not have participants that require a higher level of mental health care.

The Councilwoman and our office are committed and have made sure that this model has the resources in place to provide a benefit to the immediate community by additional LAPD/law enforcement resources (foot patrols/plate scanners, and prioritized response), 24/7 security, sanitation resources, and rapid response within the 41.18 sensitive use site designation area around the site. Additionally, the advisory group for the site will be reviewing outcomes with CD 5, West LA Division, and LAFH.

I am looking forward to our conversation on Thursday, however, I do want to clarify that in reference to our original conversation outside of the Westside Neighborhood Council meeting, this conversation will focus around the service provision at this site and your thoughts on how to make this an even better model for the community and participants, not around replacement sites (although we always open to discuss potential future sites if that is your desire). I hope we can engage in a fruitful way.

Re: staffing:

- 2 participant coordinators on site 24/7
- 1 security guard on site 24/7
- 1 Full-Time Mental Health Specialist
- 1 Full-Time Team Member (will have the set title for this position by Thursday)
- 1 Part-Time Housing Navigator (additional housing navigation supplementation by PATH)
- 1 food services staff member on site per meal

With sincere appreciation,

Fernando



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Fernando Morales

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Date: Wed Aug 16 2023 13:47:53 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Fernando:

Awesome, thank you so much for responding so quickly about how the staffing has been formulated.

I still have some concerns, as I am unclear at what level of licensure you are seeking for the "Mental Health Specialist"? I am also concerned about 30 clients for 1 Mental Health Specialist? At 6 clients/day for 5 days/week, that looks like one person serving a clientele of 30 people 1X/week facetime.

My concern is that is too heavy a load for one person, as they will also have intakes/intake paperwork, discharges/discharge and transfer paperwork, and possibly emergency/incident report paperwork in addition to the required weekly clinical notes, testing, and reports for the psychiatrist, Program Manager, and Discharge Planner. Is it expected that this person do all that paperwork outside their clinical in-person office hour/client?

I am also wondering about the "Part Time Housing Navigator." Part of Interim Housing is working out placements in "discharge planning." At the County Contracted Facility I worked at, discharge planning fell under the auspices of the Mental Health Counselor. But this program is giving these duties to two offsite programs PATH and LAFH. I'm unclear how discharge planning is being navigated on-site.

Is this "Housing Navigator" an LCSW actively seeking permanent housing placements for the 30 clients and doing this "part time"? So this person comes in 3 days/week, sees 6-7 clients that day at 1 hour each, so that means 18-21 clients getting an update on their discharge planning? That leaves 9 that must wait once every two weeks for that M/W/F slot. I can see this position being untenable for the person who is in charge of discharge planning.

I do see the "Full Time Team Mber" as the facility float member like we had with the two non-licensed/non-professional "Mental Health Assistants" who did van transports and were extra eyeballs on the floor, like an orderly, at the County Facility I used to work at.

I'm not sure how 41.18 will work to help police clear the inevitable encampments that will arise around this site? Was this used for Project Room Key and the Cheviot Hills Covid 19 RV camp? How did that work with LAPD asking to clear the public walkway? --
https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-128514

Sheida Ashley has asked to join the Thursday meeting as well. Can I forward her the meeting link. She is a licensed PhD and has had experience on a locked floor of a hospital. She has questions on the evaluation of the type of clientele that will be admitted to Midvale. The Pontius/Cotner/Military Ave/Sepulveda/Pick/Sawtelle encampments are pretty much the same as San Vicente/Carthay and the Veterans who used to line San Vicente/Brentwood. Sheida is, as I am, concerned about the parameters being required for the kind of clientele that is being targeted for Midvale. Are they similar to the Project Room Key requirements? What is the structure and requirements for this "low barrier" referral system?

Thank you for allowing us to have this discussion on staffing, the clientele type, and my concerns about liability with inadequate staffing or a program structure that may not necessarily deliver on the kind of services being promised in promotional materials.

Thank you so much for the information you have given us so far.

--Celeste

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Date: Wed Aug 16 2023 18:05:23 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Celeste,

Happy to discuss how these roles work at interim facilities and within this specific project - and to ensure that this is the most fruitful conversation possible, I want to make sure that LAFH is part of this conversation. How does Tuesday 8/22 look for you (instead of tomorrow afternoon)? I will check with LAFH to make sure that they can be a part of this conversation. CD 5 can discuss the enforcement and public safety component around the interim site.

I'm very glad that we're able to move forward with a conversation about the programming on site and look forward to speaking. We are having additional conversations with local HOAs, the NC, and other neighborhood groups in the meantime/over the next weeks. We had committed to this conversation as an individual/not a group conversation following up from our conversation last week, but yes, I will add Sheida. There will be more upcoming conversations once we meet with community orgs and share the answers to the extensive question document. We are happy to have additional conversations with anyone that reaches out, but ask that we maintain this specific meeting to the current participants. Thanks!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Celeste Wolfe <celestewolfe.1@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>, vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>
Date: Wed Aug 16 2023 18:07:47 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Fernando:

I am out of the country on an African Safari -- Tanzania -- until 9/4/23. It would have to wait until I get back.

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Date: Wed Aug 16 2023 18:08:39 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Fernando:

Sorry, I forgot to include this point, I leave on 9/21.

Attachments:

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From: Fernando Morales <fernando.morales@lacity.org>

To: Celeste Wolfe <celestewolfe.1@gmail.com>

Cc: Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>, vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>

Date: Wed Aug 16 2023 18:11:00 GMT-0700 (PDT)

Subject: Re: 2377 Midvale Project -- Some concerns...

Sounds good, Celeste. As discussed - this is the beginning of the community process and in the meantime we are engaging in small group discussions with stakeholder groups in the area/will be sending the answers to the questions received by the NC and HOA. I think early September upon your return makes a lot of sense to have this conversation. Let me know your availability for that week and I'll make sure that we pencil it in. Thanks!

Fernando



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From: Celeste Wolfe <celestewolfe.1@gmail.com>
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Date: Wed Aug 16 2023 19:21:42 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Can we do Friday morning at 11A on 9/8? I think that could work at this time.

Has there been any consideration in contracting with Didi Hirsch as well?

<https://didihirsch.org>

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 - IMG_1036.jpeg
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From: Terri Tippit <tmtippit@ca.rr.com>
To: "Celeste Wolfe" <celestewolfe.1@gmail.com>, "Fernando Morales" <fernando.morales@lacity.org>
Cc: "Galina Atencio" <atenciogalina@yahoo.com>, "Sheida Ashley" <sheidaashley@gmail.com>, "Terri Tippit" <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>, <vanessa.saldana@lacity.org>, <zachary.warma@lacity.org>
Date: Wed Aug 16 2023 20:15:09 GMT-0700 (PDT)
Subject: RE: 2377 Midvale Project -- Some concerns...

Have a wonderful time!

From: Celeste Wolfe <celestewolfe.1@gmail.com>
Sent: Wednesday, August 16, 2023 6:08 PM
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Galina Atencio <atenciogalina@yahoo.com>; Sheida Ashley <sheidaashley@gmail.com>; Terri Tippit <chair@wncla.org>; Westside NC LA Committee <wncluc@gmail.com>; vanessa.saldana@lacity.org; zachary.warma@lacity.org
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Fernando:

I am out of the country on an African Safari -- Tanzania -- until 9/4/23. It would have to wait until I get back.

On Wed, Aug 16, 2023 at 6:05 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Celeste,

Happy to discuss how these roles work at interim facilities and within this specific project - and to ensure that this is the most fruitful conversation we can have. I want to make sure that LAFH is part of this conversation. How does Tuesday 8/22 look for you (instead of tomorrow afternoon)? I will check with the community orgs to make sure that they can be a part of this conversation. CD 5 can discuss the enforcement and public safety component around the interim sit

I'm very glad that we're able to move forward with a conversation about the programming on site and look forward to speaking. We are having conversations with local HOAs, the NC, and other neighborhood groups in the meantime/over the next weeks. We had committed to this conversation with an individual/not a group conversation following up from our conversation last week, but yes, I will add Sheida. There will be more upcoming conversations once we meet with community orgs and share the answers to the extensive question document. We are happy to have additional conversations that reaches out, but ask that we maintain this specific meeting to the current participants. Thanks!

Fernando



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On Wed, Aug 16, 2023 at 2:03 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hi Fernando:

Awesome, thank you so much for responding so quickly about how the staffing has been formulated.

I still have some concerns, as I am unclear at what level of licensure you are seeking for the "Mental Health Specialist"? I am also concerned about 1 Mental Health Specialist? At 6 clients/day for 5 days/week, that looks like one person serving a clientele of 30 people 1X/week

My concern is that is too heavy a load for one person, as they will also have intakes/intake paperwork, discharges/discharge and transfer possibly emergency/incident report paperwork in addition to the required weekly clinical notes, testing, and reports for the psychiatrist, Prog and Discharge Planner. Is it expected that this person do all that paperwork outside their clinical in-person office hour/client?

I am also wondering about the "Part Time Housing Navigator." Part of Interim Housing is working out placements in "discharge planning." Contracted Facility I worked at, discharge planning fell under the auspices of the Mental Health Counselor. But this program is giving these offsite programs PATH and LAFH. I'm unclear how discharge planning is being navigated on-site.

Is this "Housing Navigator" an LCSW actively seeking permanent housing placements for the 30 clients and doing this "part time"? So this in 3 days/week, sees 6-7 clients that day at 1 hour each, so that means 18-21 clients getting an update on their discharge planning? That I must wait once every two weeks for that M/W/F slot. I can see this position being untenable for the person who is in charge of discharge p

I do see the "Full Time Team Member" as the facility float member like we had with the two non-licensed/non-professional "Mental Health Assistants" who transported and were extra eyeballs on the floor, like an orderly, at the County Facility I used to work at.

I'm not sure how 41.18 will work to help police clear the inevitable encampments that will arise around this site? Was this used for Project I the Cheviot Hills Covid 19 RV camp? How did that work with LAPD asking to clear the public walkway? --
https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-128514

Sheida Ashley has asked to join the Thursday meeting as well. Can I forward her the meeting link. She is a licensed PhD and has had experience on the locked floor of a hospital. She has questions on the evaluation of the type of clientele that will be admitted to Midvale. The Pontius/Cotner Ave/Sepulveda/Pick/Sawtelle encampments are pretty much the same as San Vicente/Carthay and the Veterans who used to line San Vicente/Brentwood. Sheida is, as I am, concerned about the parameters being required for the kind of clientele that is being targeted for MHP. How similar to the Project Room Key requirements? What is the structure and requirements for this "low barrier" referral system?

model/jurisdiction/enforcement/service provision model and it is not an apt comparison for a myriad of reasons. I am happy to outline a few below:

- The San Vicente Encampment and CTRS program are at the intersection of 4 different jurisdictions:
 - The Federal Government (VA)
 - County of Los Angeles (sidewalks/public right of way immediately surrounding the West LA VA)
 - Caltrans (this one not directly applicable)
 - The City of Los Angeles - applicable to none of the areas within your photos or within that encampment
 - While none of the other three levels of government have enforcement zones/resources comparable to 41.18 designated the City of Los Angeles in the area, the county is relevant to this specific public right of way. There is no designation in addition, LASD/law enforcement response within this jurisdiction responds from either the West Hollywood or the S substation (this poses huge response and coordination issues). Sanitation resources respond from the West Valley or yards and there is no ongoing schedule to accommodate comprehensive sanitation on site. This is a far off island in the infrastructure, law enforcement response, and sanitation resources.
- Staffing/Program - The CTRS model only exists within the VA system and staffing, operations, and referral systems are not comparable to this site. In many ways, this is as apt of a comparison as a site located in a different state/city.
- Housing Model - Pallet is the sole provider of these "tiny homes". They are roughly 60sqft, have no bathroom, and are not comparable safety ratings, climate control, or in any way. For this reason, conversations re: participant retention when these necessary amenities present within the unit, are not useful. This was one of the many elements that went into the discussions that helped inform this program.
- Population - The population of the San Vicente encampment and CTRS program has had very high PTSD and SMI incidence history this population very well and used to have ongoing meetings with the providers that serviced that encampment and with the VA. This is not appropriate and will not have participants that require a higher level of mental health care.

The Councilwoman and our office are committed and have made sure that this model has the resources in place to provide a benefit to the community by additional LAPD/law enforcement resources (foot patrols/plate scanners, and prioritized response), 24/7 security, sanitation and rapid response within the 41.18 sensitive use site designation area around the site. Additionally, the advisory group for the site will be composed of outcomes with CD 5, West LA Division, and LAFH.

I am looking forward to our conversation on Thursday, however, I do want to clarify that in reference to our original conversation outside of Neighborhood Council meeting, this conversation will focus around the service provision at this site and your thoughts on how to make it a better model for the community and participants, not around replacement sites (although we always open to discuss potential future sites if desired). I hope we can engage in a fruitful way.

Re: staffing:

- 2 participant coordinators on site 24/7
- 1 security guard on site 24/7
- 1 Full-Time Mental Health Specialist
- 1 Full-Time Team Member (will have the set title for this position by Thursday)
- 1 Part-Time Housing Navigator (additional housing navigation supplementation by PATH)
- 1 food services staff member on site per meal

With sincere appreciation,

Fernando



Fernando Morales

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On Tue, Aug 15, 2023 at 11:36AM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hi Fernando:

I stopped by the Tiny Houses development today to see if I could talk to the staff there about their work crew for this program.

I saw some tents that have been erected around the facility. I'm not sure if these are homeless vets who are waiting to get into the program. But today's pictures show what we might expect around Midvale.

What is the plan for camping around the facility site? And what is the realistic expectation that new campsites can be cleared within a few weeks?



















On Tue, Aug 15, 2023 at 10:07 AM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Can you list again the names of the staff positions that remain onsite for day, swing, and overnight, please?

On Tue, Aug 15, 2023 at 9:44 AM Fernando Morales <fernando.morales@lacity.org> wrote:

Thanks, Celeste!

This is another way that this site is very different from the pallet tiny homes that it has been compared to - Lifeark modules have fire coverage and have a rating far and above what is required through state and local guidelines. I can ask for the additional material 1 hour fire test (direct fire/flame applied to the module), which are impressive.

We agree that interim models that do not provide the basic needs for both the provider/staff and the PEH population do experience turnover. This is one of the reasons that we have worked with the LAFH to ensure that the site is top of the line in providing the necessary spaces, storage, warming kitchen, and a break room.

Looking forward to speaking then!

[200 North Spring St., Room 440](#)

[Los Angeles, CA 90012](#)

On Tue, Aug 15, 2023 at 9:34AM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hi Fernando:

Here is another concern. My hope and thinking the Life Ark modules are less flammable and that a proper distance offset will p adjacent home.

<https://www.latimes.com/california/story/2022-09-09/fire-tiny-homes-homeless-veterans-west-los-angeles>

While keeping the facility completely full is a concern, I think the biggest concern is keeping the staffing up. It seems this Interri high turnover with staffs not staying for an extended amount of time (probably because of the stress of this kind of clientele and perceived lack of support).

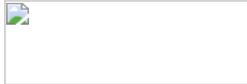
<https://brentwoodnews1a.com/over-30-tiny-homes-sit-vacant-while-homeless-veterans-camp-on-wilshire/>

On Tue, Aug 15, 2023 at 9:06AM Fernando Morales <fernando.morales@lacity.org> wrote:

Great, I will send a calendar invitation! Happy to talk about that project then too, Celeste. I was well aware of that project whi working on the San Vicente encampment. I would generally agree that the pallet model did not have in suite bathrooms (it w 60sqft room), the staffing levels were an ongoing issue with that program at the time for a population that required a higher le health support. This is one of the reasons that we don't consider Midvale to be a "Tiny Home" project and currently, it is allott more staffing than the VA model at inception, however, we'd love to get any additional insight from you re: staffing levels. Loc speaking then!

All the best,

Fernando



Fernando Morales

Deputy Chief of Staff

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On Tue, Aug 15, 2023 at 12:04AM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hi Fernando:

I was reading about the Tiny Homes project that got sited onto VA property in Brentwood that got all the tents off of San Vi There's a statement re: staff shortages and how that affects the census/capacity of usage.

<https://knock-la.com/vacant-west-la-va-tiny-homes/>

On Mon, Aug 14, 2023 at 11:42 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

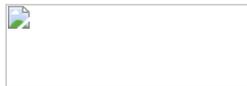
Yes, that works for me! Thank you so much!

On Mon, Aug 14, 2023 at 4:45 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Celeste,

Apologies for the delay. Would Thursday at 3:30pm work on your end as well? Making sure to move to bcc some tear be mindful of their inboxes and maintaining folks that are leads on this project. Thanks!

Fernando



Fernando Morales

Deputy Chief of Staff



Hi Fernando:

Thank you for the discussion on Site Facility, staffing requirements, and treatment models. I take it the Midvale site having an on-campus/on-site residential treatment program and most of its denizens will or will not be in various ps assistance programs depending on what they had (or did not have) coming in. From what I gather, this is solely a I over being a treatment site, and treatment will be off-campus/off-site with previously established or newly establishi that the residents will have been accepted into.

I am unclear about what you mean by "catchment areas that were countywide... etc...but required a higher level of of what clientele is being envisioned for the Midvale Site? Can you make clear what level of clientele is intended fc Interim Housing Site? Like I said, I think if the clientele end up being clients like the LA Family Housing cohort in th vides -- <https://lafh.org/success-stories> -- the community would probably like this.

But I do think you will meet resistance with a clientele that was more like what Project Room Key hosted or what yo Country Board and Care facilities who host the permanently housed and more "low-functioning" clientele which is tl see with long-term street denizens. That is probably Midvale's worst nightmare.

The alternate site on [1535 Pontius Avenue](#) is a parking lot for sale. Back in 2019 and 2020, when I spoke with Ang Councilman Koretz's time in office, we discussed a lot of alternate sites for a Tiny Houses or Interims Housing Facil in Encino and the Fairfax districts for repurposing or purchase. These alternatives were explored in lieu of the Tiny Community proposal at Cheviot Hills park, which was rejected outright by the whole community. 2133 & 2143 are sites on Pontius & Olympic that could be bought and repurposed into a Residential Treatment and Interim Housing building parcels being sold by Joe Kim at [2140 Colner Avenue & Olympic](#) (<https://www.crexi.com/properties/10823/2140-colner>)

I think the Midvale Community envisions a Vista Del Mar kind of complex that would serve as an Interim Housing S Transitional Residential Treatment Center. -- <https://vistadelmar.org>

I think a successful site is the Ocean Park Community Center (now operated by the People's Concern) which hosts homeless/domestic violence women's transitional shelter): [1453 16th St, Santa Monica, CA 90404](#) -- Here is an old statement breaking down operating costs -- https://www.thepeopleconcern.org/wp-content/uploads/2020/02/OPCC-Audited-Financials-FY_05-06.pdf

I have to say, the Tiny Houses concept doesn't seem to meet with very much approval. Utilization always seemed to 50%. I am curious how much utilization is happening with the Tiny Houses Veteran site in Brentwood on the Veteri properties. The success of this program is it did take the tent encampment off of San Vicente Blvd.

My availability for next week is limited, as I am leaving the country the week after. So I have a tighter schedule. Bu more time to talk on Thursday afternoon 8/17 at 3P and Friday 8/18 from 11A-1P.

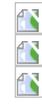
On Fri, Aug 11, 2023 at 12:03 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Celeste,

Thank you so much! To clarify, these sites had catchment areas that were countywide and vastly different operations/populations that required a higher level of care, but it is 100% fair to discuss successful and unsuccess of previous interim modalities - I just want to make sure that we're focusing on sites that are more comparable in operations and population. Looking forward to discussing further next week - let me know what days look good a the calendars on our end.

All the best,

Fernando



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On Fri, Aug 11, 2023 at 11:15AM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

While I hear things like CES (yay) and coordination with DMH, the LAHSA-HOP portal was frequently used du Covid-19 programs, but no staff were ever available to come out and do the work this site was created for. We team visit, ever. And the excuse from the police (which is basically true) was wait for the homeless person to r wander off, so everyone just had to grin-and-bear the disruptions.

Here are some old links on Project Room Key to show what they had in place as far as how they were staffed at what training was required for the Site Coordinators and having the Coordinators hooking in their residents

So to rewrite some of what I had written last night that seemed to go into the ethers of erasure, Century Glen a Hills had significant impacts with more homeless coming into the area from both Project Room Key and the Cf Covid-19 RV Park. What we saw were more homeless milling about the park and in the surrounding neighbor Century Glen South. We also saw the Westwood/Olympic and Midvale Starbucks sites peppered with pan-hai homeless taking up tables for the whole day as a way to just be out and about.

Like many of the Midvale residents who are warning about impacts, these impacts are real and were there. Si of these two programs, it took about a year for the levels to go back to what they were with the 1-2 random ho over groups of persons that we had when these programs were running.

I get how you need to have a transitional site, but I seriously think the City should be purchasing existing buildi and/or Cotner to repurpose for this use. I can't stress how much an urban river will help (but not necessarily st through of homeless loitering, panhandling, wandering, squatting, etc. And while people don't like seeing the e on Pontius below Santa Monica Blvd, they are tolerant of it there because it is not near any multi-/single family

As far as incidents that the community had to deal with in terms of the Covid-19 interim housing programs:

- 1) The Courtyard Marriott Hotel Project Room Key had a couple of resident altercations within the PRK cohort the entrances of the hotel. They had the one gentleman who threatened to jump off his 2nd story balcony into Olympic Blvd traffic that was on the news in 2020.
- 2) Bellwood Avenue turned into a Drug Dealer Drive through, and we had a shooting and knifing in this area. Elimination of these programs and the owner's remodel efforts of the affordable units, the drug dealers have gc
- 3) The easement behind the hotel had to be swept from time-to-time of overnight homeless attempting to camp. Calls to the police to clear the area went unanswered, because these people weren't a high priority unless they trespassing and because the PRK program was there. People thought the easement person would go back int realizing there was the curfew), and others did not recognize that this person wasn't in the PRK program and s to go nowhere and just stay the night camping out. We were given the 24 hour Hotel Security Guard's number, sometimes that person was able to get the non-resident to move and sometimes not. When the person was si and violent, this security avoided confrontation (and we didn't blame him), and we were left with someone ran violent in the easement all night until they exhausted themselves.
- 4) The Cheviot Hills RV Park had a knifing, a fist fight, and a staff member assaulted. The park had homeless i wandering around. What made Cheviot Hills residents and regular users of the park more tolerant was the fer RV park. The fence basically communicated a boundary for the "gated" community of RV denizens and it was these residents were to stay within their gated boundary. So things "felt" contained with this visual boundary.

As far as more alternate sites for a Homeless Transitional Housing site:

- 1) [1535 Pontius Avenue](https://www.loopnet.co.uk/Listing/1535-Pontius-Los-Angeles-CA/29059206/) -- [https://www.loopnet.co.uk/Listing/1535-Pontius-Los-Angeles-CA/29059206/](https://www.loopnet.com/property/2051-pontius-ave-los-angeles-ca-90025/06037-4323024019/) and <https://www.loopnet.com/property/2051-pontius-ave-los-angeles-ca-90025/06037-4323024019/>
- 2) [1639 Pontius Avenue](https://portal.assessor.lacounty.gov/parceldetail/4324035010) -- <https://portal.assessor.lacounty.gov/parceldetail/4324035010>
- 3) [2051 Pontius Avenue](https://www.loopnet.com/property/2051-pontius-ave-los-angeles-ca-90025/06037-4) -- <https://www.loopnet.com/property/2051-pontius-ave-los-angeles-ca-90025/06037-4>
- 4) 2143 and [2133 Pontius Avenue](https://www.avisonyoung.us/properties/2143-2133-pontius-avenue-west-l-sale) -- <https://www.avisonyoung.us/properties/2143-2133-pontius-avenue-west-l-sale>
- 5) [2150 Cotner Avenue](https://www.loopnet.com/Listing/2150-Cotner-Ave-Los-Angeles-CA/28060761/) -- <https://www.loopnet.com/Listing/2150-Cotner-Ave-Los-Angeles-CA/28060761/>

--Celeste Wolfe

On Thu, Aug 10, 2023 at 11:43 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hmm, that's weird. Half of my comments on looking at how a CES at PATH and through LA Family Housing gone... as well as my comments on if the clientele is primarily single/married moms/dads with kids, I think th would be more amenable.

It's too late to rewrite everything, but I was also looking at LAFH's "discharge housing" list. That felt encoura hoping there's also coordination with getting some people into the County Mental Health system as well.

Ugh, sorry about all these links I was looking at missing my thoughts on comparing program coverage etc.

On Thu, Aug 10, 2023 at 11:35 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hi Fernando and Vanessa:

It was so good to see you both tonight. Thank you for being so patient with everyone who has felt triggerre about this change

I was relieved to hear there is a plan in place to create an intake site either at or with PATH -- https://epath.org/wp-content/uploads/2023/04/PATH_LAFactSheet2023_8.5x11_v04.pdf

And that LA Family has a (CES) Coordinated Entry System (<https://lafh.org/community-partnerships>) and a program of discharge placements! This was heartening and seeing these properties as discharge I gave some relief that patient stays would indeed be time bounded (<https://lafh.org/real-estate-development>).

- 1) The Emerald/Lancaster --
<https://www.emerald lancaster.com/overview>
- 2) My Angel/North Hills --
<https://www.myangelhousing.com/home>
- 3) Summit View/Lakeview Terrace --
<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property%20Detail&Id=1006>
- 4) Silva Crossing/Sylmar --
<https://housing.lacounty.gov/press/articles/SilvaCrossing.html>
- 5) Talisa Apts/Panorama City --
<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property%20Detail&Id=1021>

I'm sure their discharge planners should have a full rolodex of board & cares, county assisted/independent group homes, section 8, and whomever the City and DMH (Didi Hirsch, Edmund Edelman, etc) would have.

I do think the "low barrier" to services terminology is confusing to people, and that if the clientele of this initiative was single/married moms/dads with kids, the community would be less up-in-arms.

I do think the more street indigent and non-compliant homeless that don't want services is what is scaring and homeowners.

Project Room Key and the Cheviot Hills RV trailers had a mix of levels. This mix did bring in drive-in drug Bellwood and the park. Both Century Glen and Cheviot Hills experienced an increase in number homeless with either of these programs in the park, and the surrounding streets of both Courtyard Marriott and Cheviot Hills.

While I respect Jeffrey Ellis's ideas that impact is minimal, he did not live or next to either of these sites or residents of Century Glen and Cheviot Hills.

When both these programs were terminated, everyone was relieved. And the indigency that free roamed Century Glen and Cheviot Hills has decreased significantly.

I know Jeffrey Ellis is WSSM, but unless he lives on Midvale or within a two-block radius of this city lot, I have a dismissal about negative impacts with a grain of salt. The fact that he had no idea about the knifing, the street drug dealing in Bellwood (during Project Room Key) and the knifing, the fist fight, and the staff assault on Cheviot Hills RV program just makes me crazy.

It's kind of interesting to look at the protocols for Project Room Key, and they still had that incident of the client climbing out onto his room balcony threatening to jump because he was upset about something.

<https://covid19.lacounty.gov/project-roomkey/>

<https://knock-la.com/project-roomkey-punitive-policies-ce8d59c534fb/>

Interesting reading about this program again:

"All property owners initially agreed to three-month contracts, with an option for a three-month extension beyond the six-month period. "[It's] proof of how pleased they were with how the program played out," Ansell added."

<https://www.tripsavvy.com/2020-tripsavvy-editors-choice-awards-project-roomkey>

Reading about INSIDE SAFE --

<https://calmatters.org/housing/homelessness/2023/07/los-angeles-homeless-encampments/#>

--Celeste Wolfe
Century Glen Stakeholder

On Tue, Aug 8, 2023 at 5:00 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hi Councilperson Yaroslavsky and Field Deputies Macias and Saldana:

Having worked in County Mental Health and at a Homeless Transitional facility, my concern re: this Inte Housing Site Proposal on 2077 Midvale is that it is understaffed. 2 Mental Health/Onsite Staff + 1 Security + 30 people. That is 2 people overseeing and case managing 15 people each for mental health issues, security, and permanent/further interim transitional housing placement.

When I worked a residential transitional facility for the homeless, we had 4-6 staff + 2 floor monitors + 1 Director for 24 people. Each counselor covered 4-6 clients depending on the census.

While altercations weren't daily, they did happen, especially when we had unstable patients coming in s

need of emergency services? What is the emergency protocol, a 911 phone call with a current 45 min. And then if one of the staff has to do the transport, will it be the Security Guard or one of the line staff, t people to calm 29 other residents after one is transported to the ER for a decomp episode?

I'm sort of alarmed that the Council Office's team is being naive about the impacts of this transitional sit reason I keep asking for facilities like this to be sited on Pontius or Cotner, giving apartment renters, co owners the "urban river" of Sepulveda Blvd to provide a meager crime buffer.

This site will have more community impact intensity around it than say an overnight bed facility like PAT Anyways, good luck to us. There is no sobriety requirement, they are allowed to have a criminal record violent), etc.

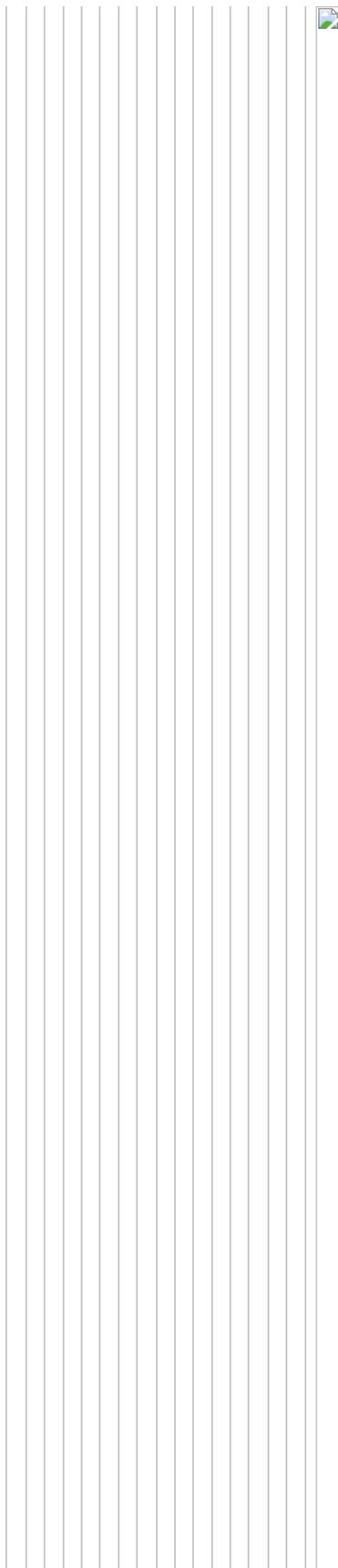
When we had Project Room Key at the Courtyard Marriott Hotel, we had a significant amount more hor wandering through the Century Glen neighborhood and attempting to camp out on the sidewalk easem the hotel and Orton houses. We had the "murder" guy talking about how he murdered a teen outside n Nic's/Alison's windows with their two and six year old present; we had the guy who attacked passing or on Kerwood; we had various men of undress wandering around; we had the guy who camped out at my flicking his lighter onto the greenery; we had the guy who threw a pole over the fence onto the Fox Lot, another guy who attacked the cul de sac vegetation with a golf club. In Bellwood, we had daily drug de; driving in. Then we had a shooting and a knifing. Since the closure of Project Room Key, we have not l frequency of occurrence of these kinds of situations.

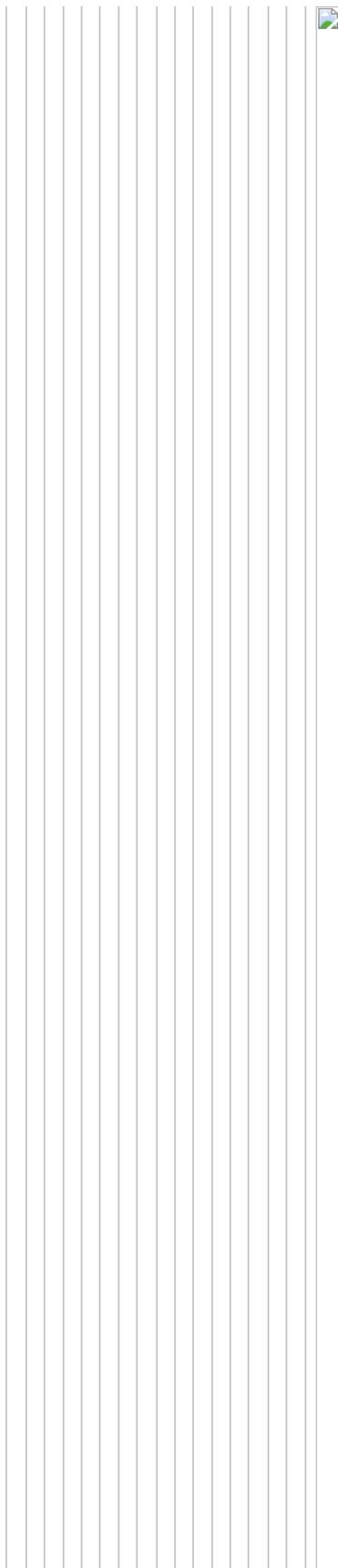
You are going to have a slew of Midvale homeowners who are going to be alert for crime, pooing/peein and biz owners who can't get rid of any of the transitional residents taking up a table or pan-handling al storefronts bc they don't want to be in their facility... and this is their way of making money.

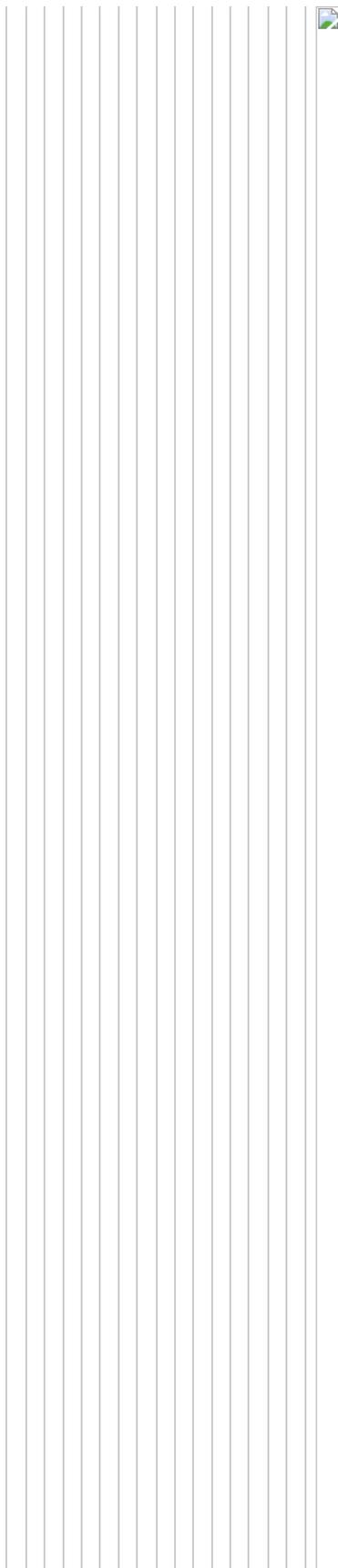
Anyways, I could go on and on about how this could have a negative impact in the area with not enoug staff and security staff in place to deal with arising issues of mental instability or resident fights.

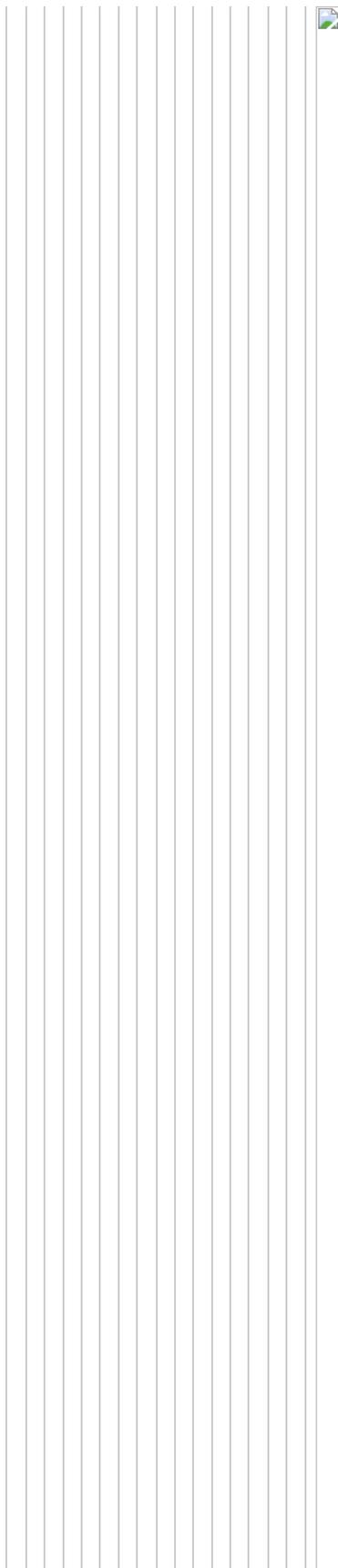
Before proceeding, I would request that Council Office take more extensive feedback about the clientel will actually look given the instability of this particular population and the need, I see, for greater oversig protocols to insure that we prevent increases in convenient crime, drug dealers driving in and dealing, e emergency transport of a client that suddenly decomp because they took a street drug laced with PCF I support the idea of an Interim Transitional Homeless Housing Facility, but my preference for these site industrial areas away from R1 and R3 housing where the impact for crime and disorganized behavior l river," like Sepulveda Blvd, between the facility and the resident neighborhoods to decrease impact.

Currently, there is still A16 for sale on Pontius/Pico. There is also the City Parking Lot on on Pontius ar Mississippi (though this might have the judge Carter restriction) and a new building for sale on Olympic/I addition, there is a site that could be used at LaGrange and Sepulveda. See pics below.

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Thank you for listening and reading my concerns.

Sincerely,

Celeste Wolfe
Westside Stakeholder

Attachments:

- image001.jpg
 - image002.jpg
 - image003.jpg
 - image004.jpg
 - image005.jpg
 - image006.jpg
 - image007.jpg
 - image008.jpg
 - image009.jpg
 - image010.jpg
 - image011.jpg
 - image012.jpg
-

From: Celeste Wolfe <celestewolfe.1@gmail.com>
To: Terri Tippit <tmtippit@ca.rr.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>, vanessa.saldana@lacity.org, zachary.warma@lacity.org
Date: Wed Aug 16 2023 21:27:53 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Thank you, Terri!! :)

Attachments:

- image001.jpg
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 - image011.jpg
 - image012.jpg
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From: Celeste Wolfe <celestewolfe.1@gmail.com>
To: Terri Tippit <trmtippit@ca.rr.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>, vanessa.saldana@lacity.org, zachary.warma@lacity.org
Date: Thu Aug 17 2023 01:19:56 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Fernando:

I was looking at staffing structures for Interim Housing, and this article had some interesting recommendations:

1)!"With evidence from our working group and existing models, we define basic supportive services as a maximum service staff to client ratio of at least 1 to 15, behavioral and mental health support, and case management that includes housing navigation."

2) I do think a bounded treatment plan time frame should be established with clients.

"Too strict a limit would likely result in a revolving door without proper exits to housing, because of the current shortage of permanent affordable housing options relative to need in the Bay Area. No limits, however, could also undermine the search for permanent housing and tie up interim units that should be turned over to new residents in need. Meanwhile, some predictability helps interim housing providers plan and manage staffing levels and transition logistics."

3) "The Coordinated Entry Systems (CES) that each county uses for shelter placements usually prioritizes the most high-needs people for limited shelter beds. Those are often chronically homeless individuals with multiple complex health and behavioral challenges. **Defaulting to the standard Coordinated Entry System (CES) algorithm could result in a misalignment of acuity of need with available services at an interim housing site.** For example, placing a chronically homeless individual with intensive needs into a private-room facility that is designed for people who can manage more independently is a setup for failure for the client and the site. Success in ending homelessness requires matching someone who is experiencing homelessness with the site that provides the level of service a client requires to attain housing stability."

<https://www.allhomeca.org/2023/03/20/7-principles-for-interim-housing/>

LAHSA had these categories of treatment, which version does the Midvale site fall into? **Crisis Housing? Or Bridge Housing?**

Recuperative Care: for individuals discharged from an inpatient hospital setting; includes on-site medical and supportive services.

Stabilization Housing: for individuals with complex health and/or behavioral health conditions who need a higher level of support services than is available in most shelters.

Mental Health Interim Housing: temporary shelter for homeless adults with mental illness who are willing to receive treatment, as well as for their minor children.

Enriched Residential Care: (also known as Board and Care) for clients with mental illness who require 24/7 care.

Enhanced Emergency Shelter Program for Transition Age Youth: a supportive housing environment for up to 36 nights before transitioning to permanent housing.

Recovery Bridge Housing: abstinence-focused, peer-supported housing that supports the recovery of individuals undergoing substance use disorder treatment.

Crisis Housing: emergency shelter intended to help people quickly exit to permanent housing; includes beds for various sub-populations including individuals, families, and youth transitioning out of foster care; includes non-congregate interim housing such as Tiny Homes.

Bridge Housing: emergency shelter with enhanced services to help people quickly exit to permanent housing; includes beds for various sub-populations including individuals, families, women, youth transitioning out of foster care, older adults, and people exiting institutions; includes non-congregate interim housing such as Tiny Homes.

Transitional Housing for Victims of Domestic Violence/Intimate Partner Violence: Temporary housing for up to 24 months for individuals or families (with or without children).

Winter Shelter: annual site-based, 14- to 24-hour program between November 1 – March 31, while the **Extended Winter Shelter Program** stretches beyond that time frame when needed.

Safe Parking: provides vehicle dwellers with a safe and legal place to park and sleep at night, along with referrals and linkages to community resources.

CPRA-02-CD5-2-001762

I believe the level I worked at was an Enriched Residential Care Facility for the homeless Mentally Ill that was a 4 month transitional program into either permanent housing or another longer term Interim care situation. It was under the San Fernando Valley Community Mental Health Centers auspices. The other perspective I am coming from is a hospital day treatment program model. So I may be operating from a particular lens in terms of "medical/psychological" standard of care.

Attachments:

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 - image003.jpg
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 - image004.jpg
 - image001.jpg
 - image002.jpg
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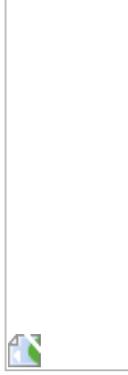
From: Fernando Morales <fernando.morales@lacity.org>
To: kevin@elvted.com
Cc: Marc Pollock <marc@westsideretail.com>, Ed Jirele <EJirele@gmail.com>, Mohamed Farrag <Moe@elvted.com>, Lindsay Leon <Lindsay@elvted.com>, Topher Komanchek <topher.komanchek@lacity.org>, Angelica Martinez <angelica.martinez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 18:54:24 GMT-0700 (PDT)
Subject: Re: 10911 Pico Boulevard (Application No: 23016-10000-02184)

Hi Kevin,

Apologies for the delay - it'd be great to meet and discuss further. I have included my colleague, Marley Powell, who can provide some dates/times that look good for Vanessa and myself to see if they work for you.

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Tue, Aug 15, 2023 at 3:48 PM Kevin Kohan <kevin@elvted.com> wrote:
Hi Fernando,

It was a pleasure meeting you at the Department of Transportation meeting last week at City Hall. As discussed, we are representing the property owner at 10911 Pico Boulevard, which is abutting the city parking lot at 2377 Midvale Ave, Los Angeles, CA 90064 (Lot 707). We are currently in the building plan check process with the City of Los Angeles for a new restaurant space in place of the previous Starbucks tenant. Given the proposed Interim Housing Project will remove the parking and ADA access for our subject property, we would like to discuss with you a solution to allow a successful tenant at this location given the proposed development. Please let us know your availability for a conference call and we look forward to hearing from you.

Best,

Kevin Kohan

Principal Planner

Elevated Entitlements

Office: (805) 232-4383

Cell: (805) 203-3151

280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360

Kevin@elvted.com

www.ElevatedEntitlements.com



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From: Kevin Kohan <kevin@elvted.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Marc Pollock <marc@westsideretail.com>, Ed Jirele <EJirele@gmail.com>, Mohamed Farrag <Moe@elvted.com>, Lindsay Leon <Lindsay@elvted.com>, Tophher Komanchek <topher.komanchek@lacity.org>, Angelica Martinez <angelica.martinez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, "marley.powell@lacity.org" <marley.powell@lacity.org>
Date: Wed Aug 16 2023 20:14:56 GMT-0700 (PDT)
Subject: Re: 10911 Pico Boulevard (Application No: 23016-10000-02184)

Hi Fernando,

Thank you for your email. We are available this Friday to chat anytime. Please send a zoom invite and we will make ourselves available.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
805-232-4383
kevin@elvted.com
www.ElevatedEntitlements.com

On Wed, Aug 16, 2023, 6:54 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Kevin,

Apologies for the delay - it'd be great to meet and discuss further. I have included my colleague, Marley Powell, who can provide some dates/times that look good for Vanessa and myself to see if they work for you.

With sincere appreciation,

Fernando



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

From: Marley Powell <marley.powell@lacity.org>
To: kevin@elvted.com
Cc: Fernando Morales <fernando.morales@lacity.org>, Marc Pollock <marc@westsideretail.com>, Ed Jirele <EJirele@gmail.com>, Mohamed Farrag <Moe@elvted.com>, Lindsay Leon <Lindsay@elvted.com>, Topher Komancheck <topher.komancheck@lacity.org>, Angelica Martinez <angelica.martinez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 17 2023 09:11:30 GMT-0700 (PDT)
Subject: Re: 10911 Pico Boulevard (Application No: 23016-10000-02184)

Good Morning all,

I am sending an invite for this Friday at 2pm. Let me know if there is an issue.

Best,
Marley

From: Kevin Kohan <kevin@elvted.com>
To: Marley Powell <marley.powell@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Marc Pollock <marc@westsideretail.com>, Ed Jirele <EJirele@gmail.com>, Mohamed Farrag <Moe@elvted.com>, Lindsay Leon <Lindsay@elvted.com>, Topher Komancheck <topher.komancheck@lacity.org>, Angelica Martinez <angelica.martinez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 17 2023 09:55:00 GMT-0700 (PDT)
Subject: Re: 10911 Pico Boulevard (Application No: 23016-10000-02184)

Marley,

Thank you for your email. Unfortunately, 2pm will not work for the property owner. Please let us know your availability on Monday or Tuesday morning.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
Office: (805) 232-4383
Cell: (805) 203-3151
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360
Kevin@elvted.com
www.ElevatedEntitlements.com



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From: Marley Powell <marley.powell@lacity.org>
To: Kevin Kohan <kevin@elvted.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, Marc Pollock
<marc@westsideretail.com>, Ed Jirele <EJirele@gmail.com>, Mohamed Farrag
<Moe@elvted.com>, Lindsay Leon <Lindsay@elvted.com>, Topher Komancheck
<topher.komancheck@lacity.org>, Angelica Martinez <angelica.martinez@lacity.org>, Vanessa
Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 17 2023 10:06:40 GMT-0700 (PDT)
Subject: Re: 10911 Pico Boulevard (Application No: 23016-10000-02184)

Good Morning Kevin,

11am on both Monday and Tuesday works for our side.

From: Kevin Kohan <kevin@elvted.com>
To: Marley Powell <marley.powell@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Marc Pollock
<marc@westsideretail.com>, Ed Jirele <EJirele@gmail.com>, Mohamed Farrag
<Moe@elvted.com>, Lindsay Leon <Lindsay@elvted.com>, Topher Komancheck
<topher.komancheck@lacity.org>, Angelica Martinez <angelica.martinez@lacity.org>, Vanessa
Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 17 2023 10:35:38 GMT-0700 (PDT)
Subject: Re: 10911 Pico Boulevard (Application No: 23016-10000-02184)

Yes, that works for us. Thank you Marley.

Kevin Kohan
Principal Planner
Elevated Entitlements
Office: (805) 232-4383
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280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360
Kevin@elvted.com
www.ElevatedEntitlements.com



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From: Nayeli De Leon <nayeli.deleon@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Aug 18 2023 16:27:00 GMT-0700 (PDT)
Subject: Fwd: 10911 Pico Boulevard (Application No: 23016-10000-02184)

----- Forwarded message -----

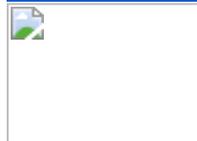
From: Kevin Kohan <kevin@elvted.com>
Date: Tuesday, August 15, 2023 at 3:48:28 PM UTC-7
Subject: 10911 Pico Boulevard (Application No: 23016-10000-02184)
To: fernando.morales@lacity.org <fernando.morales@lacity.org>, Councilmember.Yaroslavsky@lacity.org <Councilmember.Yaroslavsky@lacity.org>, Marc Pollock <marc@westsideretail.com>, Ed Jirele <EJirele@gmail.com>, Mohamed Farrag <Moe@elvted.com>, Lindsay Leon <Lindsay@elvted.com>, Topher Komancheck <topher.komancheck@lacity.org>, Angelica Martinez <angelica.martinez@lacity.org>

Hi Fernando,

It was a pleasure meeting you at the Department of Transportation meeting last week at City Hall. As discussed, we are representing the property owner at 10911 Pico Boulevard, which is abutting the city parking lot at 2377 Midvale Ave, Los Angeles, CA 90064 (Lot 707). We are currently in the building plan check process with the City of Los Angeles for a new restaurant space in place of the previous Starbucks tenant. Given the proposed Interim Housing Project will remove the parking and ADA access for our subject property, we would like to discuss with you a solution to allow a successful tenant at this location given the proposed development. Please let us know your availability for a conference call and we look forward to hearing from you.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
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280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360
Kevin@elvted.com
www.ElevatedEntitlements.com



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Attachments:

- B22LA23785-10911 W PICO BLVD-3 submittal.pdf
-

From: George Hakopiants <george.hakopiants@lacity.org>
To: Nayeli De Leon <nayeli.deleon@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 21 2023 08:28:32 GMT-0700 (PDT)
Subject: Re: 10911 Pico Boulevard (Application No: 23016-10000-02184)

Hi Nayeli,

This appears to have been directed to Fernando, so I will defer to him to respond.

Thanks!

Best,
George

--



[cd5.lacity.gov](https://www.cd5.lacity.gov)

George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

--



[cd5.lacity.gov](https://www.cd5.lacity.gov)

George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Nayeli De Leon <nayeli.deleon@lacity.org>, Vanessa Saldana
<vanessa.saldana@lacity.org>
Date: Mon Aug 21 2023 08:57:01 GMT-0700 (PDT)
Subject: Re: 10911 Pico Boulevard (Application No: 23016-10000-02184)

Vanessa and I have a time set to speak with Kevin today at 11am.

Fernando

From: George Hakopiants <george.hakopiants@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 21 2023 09:00:24 GMT-0700 (PDT)
Subject: Re: 10911 Pico Boulevard (Application No: 23016-10000-02184)

Sounds good - thank you!

--



cd5.lacity.gov

George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Kevin Kohan <kevin@elvted.com>
Cc: Marley Powell <marley.powell@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Marc Pollock <marc@westsideretail.com>, Ed Jirele <Ejirele@gmail.com>, Mohamed Farrag <Moe@elvted.com>, Lindsay Leon <Lindsay@elvted.com>, Topher Komancheck <topher.komancheck@lacity.org>, Angelica Martinez <angelica.martinez@lacity.org>
Date: Mon Aug 21 2023 11:06:30 GMT-0700 (PDT)
Subject: Re: 10911 Pico Boulevard (Application No: 23016-10000-02184)

Hi,

Per our conversation, I am adding the Q&A for the Midvale Interim Housing project.

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

Attachments:

- Midvale HOA Questions and Comments.pdf
-

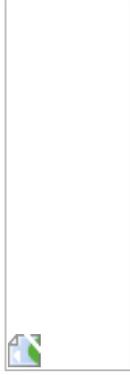
From: Fernando Morales <fernando.morales@lacity.org>
To: BELIRAM SAINI <beliram64@yahoo.com>
Cc: george.hakopiants@lacity.org, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 22 2023 14:26:21 GMT-0700 (PDT)
Subject: Re: Against The Homeless Project

Thank you for your feedback and apologies for the delay, Beli. I am including the project website with additional information and responses to questions asked by the HOA and Neighborhood Council below. Our team is planning to stop and check-in with businesses in the area on behalf of the Councilwoman over the next week and a half. We will make sure to stop by to say hello and answer any outstanding questions that you may have. I am including Vanessa Saldana, Field Deputy for the area - in addition to the project, we'd love to discuss the larger vision of what positive you would like to see in the area around your business.

<https://councildistrict5.lacity.gov/Midvale>

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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District: (323) 866-1828

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200 North Spring St., Room 440

Los Angeles, CA 90012

On Sun, Aug 20, 2023 at 12:32 PM BELIRAM SAINI <beliram64@yahoo.com> wrote:

Hello,

I am against the upcoming homeless project coming in Pico and Midvel. I don't want the homeless here because it could disturb business and turn the area dirty. I also believe that things could go wrong if they come here. In conclusion, I don't want the homeless here and think that somewhere else would be more sufficient. Thank you.

Beli Ram

Attachments:

- Midvale Questions and Answers.pdf

From: Fernando Morales <fernando.morales@lacity.org>
To: Kelsey Madigan <KMadigan@lafh.org>
Cc: Kimberly Roberts <KRoberts@lafh.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Wed Aug 23 2023 17:18:11 GMT-0700 (PDT)
Subject: Re: CD5 - Land Use Committee

That is great news, Kelsey, and thank you so much, Kim! We really appreciate you making yourself available for this meeting. I'd love to set some time to check-in early next week to go over short presentations if there's a day that looks good for you. I think the same presentation as the virtual meeting should be appropriate/maybe we can incorporate some of the top frequently asked questions that we've worked on jointly. I'm including some documents below:

[Project Website](#)
[HOA Q&A Document](#)
[Midvale Interim Housing Calendar](#)

I can be reached anytime at (213) 887-3269. Thanks again!

Fernando



cd5.lacity.gov

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Los Angeles, CA 90012

On Wed, Aug 23, 2023 at 4:40 PM Kelsey Madigan <KMadigan@lafh.org> wrote:

Hi Fernando!

Kim is able to move things around and go to the meeting next week Wed!

Loop her into the info 😊

Best,

Kelsey Madigan, LCSW

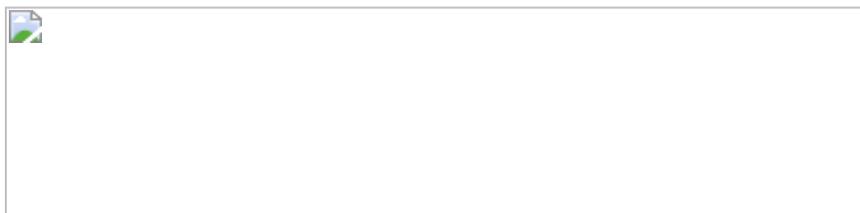
she/her/hers

Deputy Chief Program Officer- Homeless Programs | [LA Family Housing](#)

p. 818.588.9032

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We're hiring! Explore open positions at lafh.org/careers



Please note, LAFH observes RDO every other Friday.

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Attachments:

- image001.png
-

From: Fernando Morales <fernando.morales@lacity.org>
To: Kimberly Roberts <kroberts@lafh.org>, George Hakopiants
<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary
Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Stephanie Klasky-
Gamer <stephanie@lafh.org>
Cc: Kelsey Madigan <kmadigan@lafh.org>
Date: Mon Aug 28 2023 21:46:06 GMT-0700 (PDT)
Subject: Re: CD5 - Land Use Committee

Thank you for following up, Stephanie!

Is there a good time for you and Kim tomorrow? Happy to work around your schedule.

Fernando



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Fernando Morales

Deputy Chief of Staff

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<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Gary Gero
<gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Mon Aug 28 2023 22:11:40 GMT-0700 (PDT)
Subject: Re: CD5 - Land Use Committee

Thank you, Stephanie! Just sent an invite out for tomorrow at 5:15pm.

I am also including the previous version of the slides/happy to discuss changes based on audience and new information:

<https://docs.google.com/presentation/d/1GSoMCyjQli33vqCsi3ypraaglrJRVWT7-wCVvma8mJ4/edit?usp=sharing>

Fernando



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Cc: Kimberly Roberts <KRoberts@lafh.org>, George Hakopiants
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<gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Thu Aug 31 2023 08:22:48 GMT-0700 (PDT)
Subject: Re: CD5 - Land Use Committee

Fernando,

Good morning. You really did a great job last night and I'm sorry that the neighbors did/do not re commitment of your office. How long did the meeting go? Please let us know any next steps and if you need our support.

Moving forward, LAFH will adjust our presentation relative to the impact or success of our work. particular, we need to adjust how we present the total number of people served and the number people who move into permanent housing. When we say we served about 13,000 people, we n clarify that about 7,000 of them are already living in permanent housing and that we are support with stabilization services to be sure that they retain their housing. About 5,000 of the total numl represent people either living in interim housing or people who are still unsheltered. Those are f are currently homeless and it is out of THAT number that we have placed more than 50% or 2,6 people into permanent housing. The remaining approximately 1,000 people represent folks whc through problem-solving or prevention services.

I don't expect you to have to explain or present those numbers in any future public meetings, bu wanted you to know. In addition, I actually agreed with one of the neighbor's comments about p the number of people experiencing homelessness in SPA5 as well as CD5. While LAHSA electe present district by district PIT count numbers on their website, I understand that they made thos numbers available to the elected offices.

Looking forward to hearing how LAFH can support any next steps (even if its an analysis of ass other sites!)

Stephanie

Stephanie Klasky-Gamer
She/Her/Hers
President & CEO | LA Family Housing

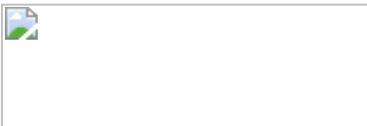
From: Fernando Morales <fernando.morales@lacity.org>
Sent: Monday, August 28, 2023 10:11:40 PM
To: Stephanie Klasky-Gamer <Stephanie@lafh.org>
Cc: Kimberly Roberts <kroberts@lafh.org>; George Hakopiants <george.hakopiants@lacity.org>
Vanessa Saldana <vanessa.saldana@lacity.org>; Gary Gero <gary.gero@lacity.org>; Zachary \ <zachary.warma@lacity.org>
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Fernando



Fernando Morales

Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>
To: Stephanie Klasky-Gamer <Stephanie@lafh.org>
Cc: Kimberly Roberts <KRoberts@lafh.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Gary Gero <gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Leo Daube <leo.daube@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>
Date: Thu Aug 31 2023 11:20:03 GMT-0700 (PDT)
Subject: Re: CD5 - Land Use Committee

Thank you so much, Stephanie. You and Kim did an incredible job in the very engaging and thorough presentation. The meeting/post meeting follow ups went on until around 9pm - we were able to engage with a couple people that wanted to engage in good faith afterwards. I think we should schedule a post-meeting debrief to think through upcoming information resources (potentially in a semi graphic/engaging format) that address the largest question we continue to receive head on - site selection, need in the area (corridor/SPA 5/CD5), parking, what this site IS and ISN'T, and process (in addition to a few other topics). Let us know your availability on Friday or early next week and we can get something on the calendar.

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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From: Kevin Kohan <kevin@elvted.com>
To: Aksel Palacios <aksel.palacios@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, Marley Powell <marley.powell@lacity.org>, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Sep 18 2023 15:37:10 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Hi Aksel,

Hope all is well. We are available for a conference call this week. Please find our availability below:

[Schedule an Appointment](#)

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
Office: (805) 232-4383
Cell: (805) 203-3151
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360
Kevin@elvted.com
www.ElevatedEntitlements.com



On Fri, Aug 25, 2023 at 2:24 PM Aksel Palacios <aksel.palacios@lacity.org> wrote:
Hello Fernando, thank you for the introduction and of course glad to keep you all in the loop.

Kevin,

Great to meet you via email, I will set up a date based on your availability next week and be in touch soon. In order to make our conversation more efficient can you send me some of your questions regarding insurance for your project ahead of time so that I can do research to ensure we get you the most accurate information? Appreciate your help.

best,

Aksel
Aksel Palacios, AICP
Principal Project Coordinator
Economic & Workforce Development Department
City of Los Angeles
(213) 744-9304



On Fri, Aug 25, 2023 at 11:22AM Kevin Kohan <kevin@elvted.com> wrote:
Hi Fernando,

Thank you for your email. We look forward to coordinating with Aksel.

Aksel, please see my calendar availability below. Let us know if you have time next week to chat.

[Schedule an Appointment](#)

Best,

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Thousand Oaks, CA 91360
Kevin@elvted.com
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On Thu, Aug 24, 2023 at 9:34 PM Fernando Morales <fernando.morales@lacity.org> wrote:
Regarding the insurance questions - we have been speaking with Aksel Palacios with the City's Economic & Workforce Development Department. He has offered to connect with you regarding any insurance concerns that you're having. Aksel, would it be possible to keep Vanessa, George, Dylan, and myself in the loop on the conversation?

With sincere appreciation,

Fernando



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Fernando Morales

Deputy Chief of Staff
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Los Angeles, CA 90012

On Thu, Aug 24, 2023 at 9:30 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Kevin,

Thank you so much for consolidating some of the additional questions/asks. Our team is working through the agenda document and the questions below.- including checking with LADOT, EWD, and Planning. Given the large number of small group community meetings scheduled for next week, would it be possible to provide follow up on the first full week of September (since we're waiting to hear back from departments and concluding the first batch of small group meetings)? I am providing some of the answers that I can provide immediately - some will be expanded on significantly:

1) State Legislative Code regarding alternative sites on CalTran Properties

This site was explored and as with other Caltrans sites. CalTrans requires that nothing be within a 20 foot drip line from the highway (no buildings, RVs, etc.) which severely limits the usability of the site. Additionally, the absence of utility infrastructure posed an additional challenge when exploring feasibility. In particular, the nearest sewer connection was over 400 feet away so the cost of trenching would have made the site cost prohibitive for less than 10 units (after considering the 20 foot drip line).

2) Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)

Yes, we are committed to ensuring that this site does not affect potential future tenants - we are diving deeper into what potential issues there may be based on type of use.

3) Concessions regarding larger setback (10 feet), higher block wall, more vegetation, and lighting within alleyway.

Current project site plans do ensure a 10ft setback on that side without planned use in that area/will have vegetation and a greening wall. We are committed to security cameras, lighting, and the security element along the alley.

4) Keep us in-tune with City Council Hearing, Neighborhood Council Hearing, Community Events.

Yes - WNC LUP will be next week on Wednesday. We will make sure to communicate future events, hearings, etc, including a business small group meeting in the near future.

5) Schedule an in-person tour or site visit of other Interim Housing Sites with adjacencies to supporting businesses.

Yes - we will be planning after some pre-planned small group meetings are completed next week in order to include interested stakeholders.

I will be out of the office tomorrow, but please feel free to communicate any immediate/time sensitive questions to Vanessa. Thanks!

All the best,

Fernando





cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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On Thu, Aug 24, 2023 at 4:03 PM Kevin Kohan <kevin@elvted.com> wrote:
Fernando and Vanessa,

Thank you again for your time on our call. Please let us know when you will get back to us on the list of our action items from the call. They are as follows:

- 1) State Legislative Code regarding alternative sites on CalTran Properties
- 2) Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)
- 3) Concessions regarding larger setback (10 feet), higher block wall, more vegetation, and lighting within alleyway.
- 4) Keep us in-tune with City Council Hearing, Neighborhood Council Hearing, Community Events.
- 5) Schedule an in-person tour or site visit of other Interim Housing Sites with adjacencies to supporting businesses.

We appreciate your time and look forward to hearing from you.

Best,

Kevin Kohan

Principal Planner

Elevated Entitlements

Office: (805) 232-4383

Cell: (805) 203-3151

280 E. Thousand Oaks Blvd. Suite H

Thousand Oaks, CA 91360

Kevin@elvted.com

www.ElevatedEntitlements.com



[Schedule an Appointment](#)

On Mon, Aug 21, 2023 at 12:31 PM Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Lindsay,

Thank you for your prompt follow-up with the agenda. We will discuss the proposed exemptions and conditions internally, and get back to you.

I am also attaching the Q&A that we received from the HOAs in case I missed someone in the previous email.

Sincerely,

On Mon, Aug 21, 2023 at 12:27 PM Lindsay Leon <Lindsay@elvted.com> wrote:
Hello Fernando and Team,

Here is our agenda from today's call. Thank you again for taking the time to discuss our concerns about the Midvale Interim Housing project on Pico Blvd.

Please feel free to reach out if you have any questions or concerns.

Best,
Lindsay Leon
Project Planner
Elevated Entitlements
280 Thousand Oaks Blvd. #H
Thousand Oaks, CA 91360
Office: (805) 232-4383
Cell: (805) 338-5626
Lindsay@elvted.com
www.ElevatedEntitlements.com



--



Vanessa Saldana
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Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, Marley Powell <marley.powell@lacity.org>, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>

Date: Mon Sep 18 2023 15:39:13 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Fernando,

Please let us know if you have an update on the other outstanding items:

- 2) Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)

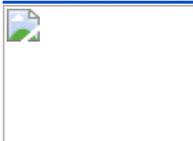
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[Schedule an Appointment](#)

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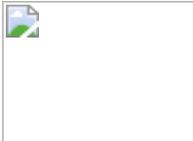
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CPRA-02-CD5-2-001791

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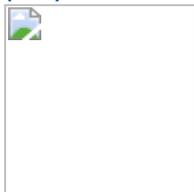
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We appreciate your time and look forward to hearing from you.

Best,

Kevin Kohan

Principal Planner

Elevated Entitlements

Office: (805) 232-4383

Cell: (805) 203-3151

280 E. Thousand Oaks Blvd. Suite H

Thousand Oaks, CA 91360

Kevin@elvted.com

www.ElevatedEntitlements.com



[Schedule an Appointment](#)

On Mon, Aug 21, 2023 at 12:31 PM Vanessa Saldana

<vanessa.saldana@lacity.org> wrote:

Hi Lindsay,

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I am also attaching the Q&A that we received from the HOAs in case I missed someone in the previous email.

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On Mon, Aug 21, 2023 at 12:27 PM Lindsay Leon <Lindsay@elvted.com> wrote:

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Here is our agenda from today's call. Thank you again for taking the time to discuss our concerns about the Midvale Interim Housing project on Pico Blvd.

Please feel free to reach out if you have any questions or concerns.

Best,

Lindsay Leon

Project Planner

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--



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Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

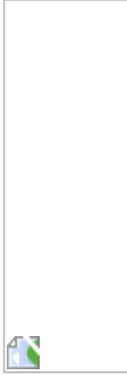
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From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Marley Powell <marley.powell@lacity.org>
Date: Thu Sep 21 2023 09:02:16 GMT-0700 (PDT)
Subject: Fwd: CD5 Midvale Interim Housing Discussion

Hi Vanessa,

It is fair to respond to Kevin that there is no currently scheduled action at the NC or City Council/Committees side. While we are discussing B&A requirements, it would be helpful to receive what document is asked from future tenants relating to ADA/parking requirements so that we can bring that document directly to building and safety. We are still collecting names of constituents/stakeholders interested in a tour - in the meantime, we will first be reaching out to have a small business conversation in the area within the next couple of weeks and would welcome their participation. Let me know if that looks good to you/happy to discuss further.
Thanks!

Fernando



cd5.lacity.gov

Fernando Morales
Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

----- Forwarded message -----

From: **Kevin Kohan** <kevin@elvted.com>
Date: Mon, Sep 18, 2023 at 3:38 PM
Subject: Re: CD5 Midvale Interim Housing Discussion

To: Aksel Palacios <aksel.palacios@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, Marley Powell <marley.powell@lacity.org>, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>

Fernando,

Please let us know if you have an update on the other outstanding items:

- 2) Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)

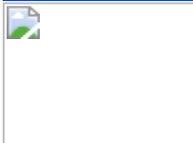
- 4) Keep us in-tune with City Council Hearing, Neighborhood Council Hearing, Community Events.

- 5) Schedule an in-person tour or site visit of other Interim Housing Sites with adjacencies to supporting businesses.

I will be out of the office tomorrow, but please feel free to communicate any immediate/time sensitive questions to Vanessa. Thanks!

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[Schedule an Appointment](#)

On Mon, Sep 18, 2023 at 3:37 PM Kevin Kohan <kevin@elvted.com> wrote:

Hi Aksel,

Hope all is well. We are available for a conference call this week. Please find our availability below:

[Schedule an Appointment](#)

Best,

Kevin Kohan
Principal Planner

CPRA-02-CD5-2-001797

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On Fri, Aug 25, 2023 at 2:24 PM Aksel Palacios <aksel.palacios@lacity.org> wrote:

Hello Fernando, thank you for the introduction and of course glad to keep you all in the loop.

Kevin,

Great to meet you via email, I will set up a date based on your availability next week and be in touch soon. In order to make our conversation more efficient can you send me some of your questions regarding insurance for your project ahead of time so that I can do research to ensure we get you the most accurate information? Appreciate your help.

best,

Aksel

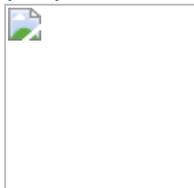
Aksel Palacios, AICP

Principal Project Coordinator

Economic & Workforce Development Department

City of Los Angeles

(213) 744-9304



On Fri, Aug 25, 2023 at 11:22AM Kevin Kohan <kevin@elvted.com> wrote:

Hi Fernando,

Thank you for your email. We look forward to coordinating with Aksel.

Aksel, please see my calendar availability below. Let us know if you have time next week to chat.

[Schedule an Appointment](#)

Best,

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Principal Planner

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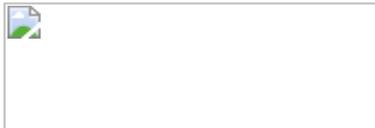


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Regarding the insurance questions - we have been speaking with Aksel Palacios with the City's Economic & Workforce Development Department. He has offered to connect with you regarding any insurance concerns that you're having. Aksel, would it be possible to keep Vanessa, George, Dylan, and myself in the loop on the conversation?

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles, CA 90012

On Thu, Aug 24, 2023 at 9:30 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Kevin,

Thank you so much for consolidating some of the additional questions/asks. Our team is working through the agenda document and the questions below.- including checking with LADOT, EWD, and Planning. Given the large number of small group community meetings scheduled for next week, would it be possible to provide follow up on the first full week of September (since we're waiting to hear back from departments and concluding the first batch of small group meetings)? I am providing some of the answers that I can provide immediately - some will be expanded on significantly:

1) State Legislative Code regarding alternative sites on CalTran Properties

This site was explored and as with other Caltrans sites. CalTrans requires that nothing be within a 20 foot drip line from the highway (no buildings, RVs, etc.) which severely limits the usability of the site. Additionally, the absence of utility infrastructure posed an additional challenge when exploring feasibility. In particular, the nearest sewer connection was over 400 feet away so the cost of trenching would have made the site cost prohibitive for less than 10 units (after considering the 20 foot drip line).

2) Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)

Yes, we are committed to ensuring that this site does not affect potential future tenants - we are diving deeper into what potential issues there may be based on type of use.

3) Concessions regarding larger setback (10 feet), higher block wall, more vegetation, and lighting within alleyway.

Current project site plans do ensure a 10ft setback on that side without planned use in that area/will have vegetation and a greening wall. We are committed to security cameras, lighting, and the security element along the alley.

4) Keep us in-tune with City Council Hearing, Neighborhood Council Hearing, Community Events.

Yes - WNC LUP will be next week on Wednesday. We will make sure to communicate future events, hearings, etc, including a business small group meeting in the near future.

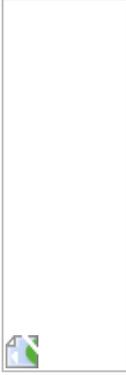
5) Schedule an in-person tour or site visit of other Interim Housing Sites with adjacencies to supporting businesses.

Yes - we will be planning after some pre-planned small group meetings are completed next week in order to include interested stakeholders.

I will be out of the office tomorrow, but please feel free to communicate any immediate/time sensitive questions to Vanessa. Thanks!

All the best,

Fernando



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Fernando Morales

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On Thu, Aug 24, 2023 at 4:03 PM Kevin Kohan <kevin@elvted.com> wrote:
Fernando and Vanessa,

Thank you again for your time on our call. Please let us know when you will get back to us on the list of our action items from the call. They are as follows:

- 1) State Legislative Code regarding alternative sites on CalTran Properties
- 2) Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)
- 3) Concessions regarding larger setback (10 feet), higher block wall, more vegetation, and lighting within alleyway.

- 4) Keep us in-tune with City Council Hearing, Neighborhood Council Hearing, Community Events.
- 5) Schedule an in-person tour or site visit of other Interim Housing Sites with adjacencies to supporting businesses.

We appreciate your time and look forward to hearing from you.

Best,

Kevin Kohan
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Kevin@elvted.com
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[Schedule an Appointment](#)

On Mon, Aug 21, 2023 at 12:31 PM Vanessa Saldana
<vanessa.saldana@lacity.org> wrote:

Hi Lindsay,

Thank you for your prompt follow-up with the agenda. We will discuss the proposed exemptions and conditions internally, and get back to you.

I am also attaching the Q&A that we received from the HOAs in case I missed someone in the previous email.

Sincerely,

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Hello Fernando and Team,

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Please feel free to reach out if you have any questions or concerns.

Best,
Lindsay Leon
Project Planner
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From: Vanessa Saldana <vanessa.saldana@lacity.org>
 To: Kevin Kohan <kevin@elvted.com>
 Cc: Aksel Palacios <aksel.palacios@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, Marley Powell <marley.powell@lacity.org>, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
 Date: Thu Sep 21 2023 09:55:22 GMT-0700 (PDT)
 Subject: Re: CD5 Midvale Interim Housing Discussion

Hi Kevin,

I hope all is well. Regarding the outstanding items you are requesting:

- 2) **Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)**
 - a. It would be helpful to receive what document is asked from future tenants relating to ADA/parking requirements so that we can bring that document directly to building and safety.
- 4) **Keep us in-tune with City Council Hearing, Neighborhood Council Hearing, Community Events.**
 - a. There is no currently scheduled action at the NC or City Council/Committees side. We are planning on having a small business conversation with stakeholders surrounding the project within the next couple of weeks. We would appreciate your participation.

5) Schedule an in-person tour or site visit of other Interim Housing Sites with agencies to supporting businesses.

a. We are currently in the process of collecting names of constituents/ stakeholders interested in a tour. We will share more information once we have tentative dates.

Sincerely,

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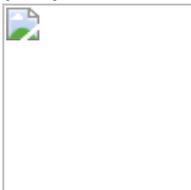
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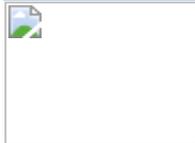
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Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Deputy Chief of Staff

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From: Fernando Morales <fernando.morales@lacity.org>
To: Charles Wee <cwee@lifeark.net>
Cc: leo.daube@lacity.org, Gary Gero <gary.gero@lacity.org>, Stephanie Klasky-Gamer <stephanie@lafh.org>, Kelsey Madigan <kmadigan@lafh.org>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Jonathan Dilworth <jdilworth@lifeark.net>, Jocelyn Tabata <jocelyn.tabata@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>
Date: Sat Aug 05 2023 11:20:29 GMT-0700 (PDT)
Subject: Re: Community Virtual meeting- Lifeark slides

Thank you so much, Charles - our team will be adding these to a contiguous slide.



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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200 North Spring St., Room 440

Los Angeles, CA 90012

On Sat, Aug 5, 2023 at 10:44 AM Charles Wee <cwee@lifeark.net> wrote:

Good morning team,

Good discussions yesterday.

Here are the Lifeark's slides to keep under 5 mins. I plan to focus most of the time on the project slides. Please feel free to comment.

Thanks,
Charles
213-324-7228
<https://lifeark.net>.

Attachments:

- 230806 CD5-community outreach.pdf

From: Fernando Morales <fernando.morales@lacity.org>
To: Charles Wee <cwee@lifeark.net>
Cc: leo.daube@lacity.org, Gary Gero <gary.gero@lacity.org>, Stephanie Klasky-Gamer <stephanie@lafh.org>, Kelsey Madigan <kmadigan@lafh.org>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Jonathan Dilworth <jdilworth@lifeark.net>, Jocelyn Tabata <jocelyn.tabata@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>
Date: Sat Aug 05 2023 12:01:04 GMT-0700 (PDT)
Subject: Re: Community Virtual meeting- Lifeark slides

Hi Charles,

We're having some trouble merging the pdf into google slides - do you know if it would be possible to share as a google slides document? Specifically, it is not recognizing the first slide. Apologies, but would it be possible to reshare as a google slides presentation? Thank you so much!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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From: Charles Wee <cwee@lifeark.net>

To: Fernando Morales <fernando.morales@lacity.org>

Cc: leo.daube@lacity.org, Gary Gero <gary.gero@lacity.org>, Stephanie Klasky-Gamer <stephanie@lafh.org>, Kelsey Madigan <kmadigan@lafh.org>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Jonathan Dilworth <jdilworth@lifeark.net>, Jocelyn Tabata <jocelyn.tabata@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>

Date: Sat Aug 05 2023 12:33:47 GMT-0700 (PDT)

Subject: Re: Community Virtual meeting- Lifeark slides

Hey Fernando,

Sorry you are having trouble. Shared as google slides. Can you confirm you got it and it works? Here is the link incase: https://docs.google.com/presentation/d/1Uji-rGujpHlvMk_OUgFKEEQsUfel2tl8KcU_BOCFlc/edit?usp=drive_link

Thanks,

Charles

213-324-7228

<https://lifeark.net>

From: Fernando Morales <fernando.morales@lacity.org>
To: Charles Wee <cwee@lifeark.net>
Cc: Analiz Marmolejo <analiz.marmolejo@lacity.org>, Gary Gero <gary.gero@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jocelyn Tabata <jocelyn.tabata@lacity.org>, Jonathan Dilworth <jdilworth@lifeark.net>, Kelsey Madigan <kmadigan@lafh.org>, Patricia Macias <patricia.macias@lacity.org>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Stephanie Klasky-Gamer <stephanie@lafh.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, leo.daube@lacity.org
Date: Sat Aug 05 2023 12:35:52 GMT-0700 (PDT)
Subject: Re: Community Virtual meeting- Lifeark slides

Thank you so much, Charles!

From: Stephanie Klasky-Gamer <Stephanie@lafh.org>
To: Fernando Morales <fernando.morales@lacity.org>, Charles Wee <cwee@lifeark.net>
Cc: Analiz Marmolejo <analiz.marmolejo@lacity.org>, Gary Gero <gary.gero@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jocelyn Tabata <jocelyn.tabata@lacity.org>, Jonathan Dilworth <jdilworth@lifeark.net>, Kelsey Madigan <kmadigan@lafh.org>, Patricia Macias <patricia.macias@lacity.org>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Vanessa Saldana <vanessa.saldana@lacity.org>, "leo.daube@lacity.org" <leo.daube@lacity.org>
Date: Sun Aug 06 2023 09:35:46 GMT-0700 (PDT)
Subject: Re: Community Virtual meeting- Lifeark slides

We're in the waiting room....

From: Jocelyn Tabata <jocelyn.tabata@lacity.org>
To: Stephanie Klasky-Gamer <Stephanie@lafh.org>
Cc: Analiz Marmolejo <analiz.marmolejo@lacity.org>, Charles Wee <cwee@lifecycle.net>, Fernando Morales <fernando.morales@lacity.org>, Gary Gero <gary.gero@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jonathan Dilworth <jdilworth@lifecycle.net>, Kelsey Madigan <kmadigan@lafh.org>, Patricia Macias <patricia.macias@lacity.org>, Paul Cho <pch@lifecycle.net>, Rebecca Wee <rwee@lifecycle.net>, Vanessa Saldana <vanessa.saldana@lacity.org>, "leo.daube@lacity.org" <leo.daube@lacity.org>
Date: Sun Aug 06 2023 09:40:01 GMT-0700 (PDT)
Subject: Re: Community Virtual meeting- Lifecycle slides

Under what name? Could you pls change if different than first last. Thanks!

--



Jocelyn Tabata

COUNCIL AIDE

O: (213) 473-7005

C: (213) 886-0912



Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

From: Fernando Morales <fernando.morales@lacity.org>
To: Linda Guest <linda@matteosla.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Aug 31 2023 12:16:56 GMT-0700 (PDT)
Subject: Re: FW: Received your card

Hi Linda,

Our team was meeting with businesses in the area to answer questions/check-in about the site. I have included my colleague, Vanessa Saldana, who can schedule a time to check-in/make sure you are included for future business outreach discussions. These conversations aren't solely about the facility, but larger conversations about area revitalization, security, and other topics you and other businesses want to discuss.

All the best,

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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On Wed, Aug 30, 2023 at 5:37 PM Linda Guest <linda@matteosla.com> wrote:

Subject: Received your card

Hello

One of my employees said you dropped your card off ?

I manage a restaurant at 2323 Westwood Blvd between Olympic and Pico

Near the interim housing on Pico & Midvale

Called Matteos Hoboken . Just wondering what you wanted ?

Linda Guest

310-474-1109

From: Monica Zuniga <monikazuniga1@yahoo.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Perla Urzua <perla.urzua@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, waltzworld@gmail.com
Date: Wed Aug 02 2023 12:45:32 GMT-0700 (PDT)
Subject: Re: Homeless update

* Update

This morning around 10am someone was working on the van and I guess they were able to make it work . The van is gone and hopefully far away from my neighborhood.

I can't express my gratitude with all help I received with the homeless man and the van on Kelton Ave & Sproul Ave. I just hope you can also find a solution to all the tent encampments and Rv encampment in the area.

Regards,
Monica Zuniga

On Aug 2, 2023, at 10:20 AM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Monica,

Within the first 8 months in office, Councilwoman Yaroslavsky has made homelessness a priority. In the Fifth Council District, we have seen a dramatic increase in the number of people living on the streets in recent years. If we are to make meaningful progress on homelessness, we need to bring more beds online quickly.

That's why we are proud to announce a new interim housing project for Council District 5. Located on an underutilized city-owned parking lot at the intersection of Pico Blvd. and Midvale Ave, this project will add desperately needed interim beds to the Fifth Council District's homeless housing supply.

This interim housing project will prioritize the homeless encampments surrounding the area. Sepulveda and the underpass of Exposition has been a hotspot for encampments, and this housing project will bring folks in while providing them with mental health specialists and case managers.

We completely understand your concerns regarding the homeless encampments at Sepulveda and Exposition, and encourage you to attend the in person and/or virtual information session on the project.

In-Person Information Session

7:00-8:30 pm
Thursday, August 3, 2023
Temple Isaiah Community Room
10345 W Pico Blvd

Virtual Information Session

10:00-11:00 am
Sunday, August 6, 2023

To RSVP, go to councildistrict5.lacity.gov/midvale.

Sincerely,

On Wed, Aug 2, 2023 at 8:35AM Monica Zuniga <monikazuniga1@yahoo.com> wrote:

- o I appreciate your fast response to this issue. When I emailed wowhoa I didn't expect Terri to email all of you and get the help I needed; and I'm very thankful she did. Our community has been dealing with so many homeless encampment and RV encampments in our neighborhood. As Ms. Urzua and Ms. Jackson visited the encampment on Exposition & Sawtelle they were able to see that is a very big encampment that needs to be clean up. People can't even walk on the side walk. The encampment is so big it has so many tents, trash, bicycles, huge fence and lots of broken furniture. Around the corner from that encampment on Pico & Sawtelle there is also an encampment with made out of wood structure.

There is also the Sepulveda encampment under the 10 freeway there is small encampment full of trash and and RV encampment with dangerous situation for example they have electrical cords running from one Rv to another and huge propane tank. Another RV encampment on 3010 Sepulveda blvd.

After the terrifying incident that my daughter went through during a bike ride to the tracks I feel that something needs to be done to clean up and move all the homeless encampments and RV encampments from my neighborhood. Please help my community by sending the help these homeless need, they need to be relocate, finding them a place where they can get the help they need. I want my community to have safe streets, open and clean sidewalks I'm just afraid how easy it's for a homeless encampment to grow so fast and as you know it starts with one person to set up a tent and soon after you have so many all around the block.

I have pictures of all the encampments if you like to see them. I also think pacific police station needs to be added to this thread.

Regards
Monica Zuniga

On Aug 1, 2023, at 1:31 PM, Perla Urzua <perla.urzua@lacity.org> wrote:

Good Afternoon everyone just wanted to give you an update in regards to this location 2900 Kelton Ave. Loren and I visited and saw the vehicle parked. We approached the van hoping participant was there. Unfortunately the PEH was not there. The vans windows were down and we were able to see the inside of the vehicle. There was a very bad smell coming out from it. Here I am adding pictures of the vehicle. We also noticed the vehicle plates are expired.

 image_67163905.JPG
 image_67212801.JPG
 image_67213569.JPG

We were notified that the individual who owns this vehicle has a tent located on Exposition and Sepulveda. We drove to the encampment and we were able to talk to the owner of the van. He stated he will be moving van shortly. We provided him with fresh waters and offered him services. We also gave him our business cards. He refused to give us his name.

We will come back again this week to follow up and make sure PEH moved his van.

Please let me know if you have any questions or concerns.

Respectfully,
Perla Urzua

On Mon, Jul 31, 2023 at 4:14 PM Matthew Tenchavez
<matthew.tenchavez@lacity.org> wrote:

Thank you Perla!

On Mon, Jul 31, 2023 at 4:13 PM Perla Urzua
<perla.urzua@lacity.org> wrote:

Sure will visit location tomorrow and I'll send you a follow email after.

On Mon, Jul 31, 2023 at 2:23 PM Matthew Tenchavez
<matthew.tenchavez@lacity.org> wrote:

Hey all,

Can you please visit this location tomorrow and report back if you see the guy in the van?

----- Forwarded message -----

From: **Fernando Morales** <fernando.morales@lacity.org>

Date: Mon, Jul 31, 2023 at 7:45AM

Subject: Re: Homeless

To: Terri Tippit <tmtippit@ca.rr.com>

Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Ricardo Ballesteros <33652@lapd.online>, George Hakopiants

<george.hakopiants@lacity.org>, Lisa Waltz

<waltzworld@gmail.com>, Monica Zuniga

<monikazuniga1@yahoo.com>, Matthew Tenchavez

<matthew.tenchavez@lacity.org>

Hi Terri,

Thank you for reaching out about this - someone sleeping in their car does not mean there is any exemption from them

having to follow the law or give any carte blanche for anyone to use weapons to threaten and intimidate physically. My understanding as with any crime, is that if LAPD was able to identify the person/there was matching identifiable information, that there would be follow-up. Is this correct, SLO Ballesteros? I defer to Vanessa and George re: a follow up conversation with SLO Ballesteros and following up with this constituent directly to get additional information, but I just wanted to clarify that part. I have also added Matthew for his awareness and homelessness team follow up to this area.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

**Deputy Chief of Staff
Housing/Homelessness, Operations,
and Special Projects**

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

[200 North Spring St., Room 440](#)

[Los Angeles, CA](#)

[90012](#)

On Sun, Jul 30, 2023 at 1:17 PM Terri Tippit
<tmtippit@ca.rr.com> wrote:

Must we wait until someone is injured or worse.

Hi Terri,

Need your help as you know I have a family child care in my home and I need to send out and email to the mayors office and I would like to you to share and email address to her office.

Last week my daughter went out for bike ride to the train tracks and unfortunately a man with a knife started to follow her, scare her and threatened her.

Today we have a new neighbor in our area and need help. I called the police and there's nothing they can about it because he's allowed to sleep in his car. When we have people living in their car we have no idea who they are and we don't feel safe. Any suggestions that can help me out with this issue.

He's currently on [2900 Kelton Ave](#) and [10800 Sproul Ave](#).

Regards
Monica Zuniga

--

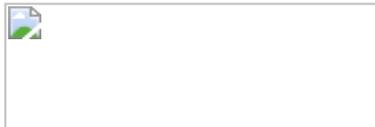


cd5.lacity.gov

Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828
Los Angeles City Hall
[200 North Spring St., Room 440](#)
[Los Angeles, CA 90012](#)



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Perla Urzua

Homeless Liaison Deputy
City Hall: (213) 473-7005

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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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Attachments:

- image_67163905.JPG
 - image_67212801.JPG
 - image_67213569.JPG
-

From: Matthew Tenchavez <matthew.tenchavez@lacity.org>
To: Monica Zuniga <monikazuniga1@yahoo.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Perla Urzua <perla.urzua@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Loren Jackson <loren.jackson@lacity.org>, waltzworld@gmail.com
Date: Wed Aug 02 2023 14:52:34 GMT-0700 (PDT)
Subject: Re: Homeless update

Thank you for the update. Please let us know if the van returns to the area so we can get proper resources dispatched.

--



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Matthew Tenchavez

Director of Homelessness Strategies

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- image_67163905.JPG
 - image_67212801.JPG
 - image_67213569.JPG
-

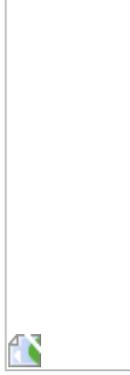
From: Fernando Morales <fernando.morales@lacity.org>
To: "suzanne@prough.com" <suzanne@prough.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 11 2023 12:38:03 GMT-0700 (PDT)
Subject: Re: Homeless camp

Hi Suzanne,

Apologies for the delay - I am connecting you with Vanessa Saldana, Field Deputy for this area. She is aware and working on this location and can reach out to get any additional information that is helpful in addressing quality of life issues at this site.

All the best,

Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Wed, Aug 9, 2023 at 10:53 PM suzanne@prough.com <suzanne@prough.com> wrote:
Councilman Yaroslavsky,

Help!

By the post office on Exposition near Sepulveda

It's awful how much trash , etc there is !

City needs to clean up !

This situation is tragic !

Thank you

Suzanne Allswang

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: "suzanne@prough.com" <suzanne@prough.com>
Date: Fri Aug 11 2023 13:14:51 GMT-0700 (PDT)
Subject: Re: Homeless camp

Hi Suzanne,

Thank you Fernando for connecting us. Suzanne, nice to e-meet you.

We have two CARE+ scheduled for this location, August 14th and August 21st. I am coordinating with Council District 11 on more CARE+ for this location since we share boundaries.

I will follow up with more information as soon as possible.

Sincerely,

August 14th, CARE+August 21, CARE+

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

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Los Angeles, CA 90012

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From: "suzanne@prough.com" <suzanne@prough.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Fri Aug 11 2023 18:50:56 GMT-0700 (PDT)
Subject: Re: Homeless camp

What does this mean ?

Thank you
Suzanne Allswang

On Aug 11, 2023, at 1:15 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Suzanne,

Thank you Fernando for connecting us. Suzanne, nice to e-meet you.

We have two CARE+ scheduled for this location, August 14th and August 21st. I am coordinating with Council District 11 on more CARE+ for this location since we share boundaries.

I will follow up with more information as soon as possible.

Sincerely,

August 14th, CARE+August 21, CARE+

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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From: "suzanne@prough.com" <suzanne@prough.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Fri Aug 11 2023 22:31:23 GMT-0700 (PDT)
Subject: Re: Homeless camp

It very, very sad, but we are not changing anything nor improving « the human condition » !
I am depressed 😞
Things get worse!
Suzanne

On Aug 11, 2023, at 1:15 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Suzanne,

Thank you Fernando for connecting us. Suzanne, nice to e-meet you.

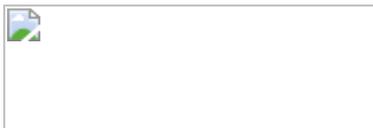
We have two CARE+ scheduled for this location, August 14th and August 21st. I am coordinating with Council District 11 on more CARE+ for this location since we share boundaries.

I will follow up with more information as soon as possible.

Sincerely,

August 14th, CARE+August 21, CARE+

--



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Field Deputy, Palms & Westside

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From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: "suzanne@prough.com" <suzanne@prough.com>
Cc: Fernando Morales <fernando.morales@lacity.org>
Date: Mon Aug 14 2023 14:12:37 GMT-0700 (PDT)
Subject: Re: Homeless camp

Hi Suzanne,

Sanitation currently has CARE and CARE+ clean-ups/protocols for areas where PEH are located - CARE being a spot clean that does not require the relocation of any items and CARE+ being a more significant clean-up that requires the movement of personal items in order to discard hazardous chemicals/disease vectors/etc. CARE+ do not seek to displace, but to ensure that the area is clean for all.

Councilwoman Yaroslavsky announced an interim housing facility for Midvale and Pico a few weeks ago. This project will add desperately needed interim beds to the Fifth Council District's homeless housing supply. The goal of the project is to act as a link between street homelessness and permanent housing, with a team of mental health and substance use disorder specialists, permanent housing navigation support, and employment assistance to aid people in re-establishing stable lives. I am adding the [link](#) to this project for your reference.

Sincerely,

--



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Vanessa Saldana

Field Deputy, Palms & Westside

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Los Angeles, CA 90012

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From: Fernando Morales <fernando.morales@lacity.org>
To: Leo Daube <leo.daube@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Jul 31 2023 16:55:32 GMT-0700 (PDT)
Subject: Re: Homeless project at 2377 Midvale

Thanks, Leo - Agreed and happy to give this constituent a call - including Vanessa here as well for her awareness.

Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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On Mon, Jul 31, 2023 at 3:50 PM Leo Daube <leo.daube@lacity.org> wrote:

This is the husband of the woman who emailed me last week. Might be worth reaching out ahead of Thursday if we haven't spoken with them yet.

Leo

----- Forwarded message -----

From: **Nayeli De Leon** <nayeli.deleon@lacity.org>

Date: Mon, Jul 31, 2023 at 3:46 PM

Subject: Fwd: Homeless project at 2377 Midvale

To: Leo Daube <leo.daube@lacity.org>

----- Forwarded message -----

From: Tony Malinda <vitatone@hotmail.com>

Date: Monday, July 31, 2023 at 11:11:08AM UTC-7

Subject: Homeless project at 2377 Midvale

To: lamayornews@lacity.org <lamayornews@lacity.org> ,

Councilmember.Yaroslavsky@lacity.org <Councilmember.Yaroslavsky@lacity.org>

7/30/23

Dear Mayor Bass,

First, I would like to congratulate you on your recent victory; my wife Vita and I did vote for you. We voted for you over Mr. Caruso because we truly believed that you were going to make a real difference

for the hard-working tax payers in our city; I hate to follow a compliment with a but: BUT!

While we understand the pressure you are getting from Sacramento to provide 1000's of homes for the less fortunate in a short period of time we were hoping you would do it without hurting those of us fortunate enough not to need those services. It has come to our recent attention that your colleague Ms. Katy Yaroslavsky is going to implement a plan (with ZERO input from local residents and/or businesses) to occupy an essential parking lot on the corner of Midvale a Pico with an interim housing experiment for 30 homeless people. I say experiment because that is just what it is. Such projects have never been successfully implemented and there is no data proving long term positive gains.

I have been a licensed psychotherapist for 35 years and there is truly nothing I have not seen. I first interned for the San Fernando Valley Community Mental health center at a homeless drop- in center called the "Cornerstone." Although this was in 1990, the profile of the average homeless person has not changed. What has changed is the availability of Methamphetamine and Fentanyl; add these drugs to P.T.S.D. and Psychotic disorders you have yourself a ticking time bomb. Those people have been hanging out in our community since Covid began and it has only gotten worse. Now you want to congregate them on a 6,794 square foot lot. (P.S. Some operators have already turned down the project due to the lack of space for what is required to do this the way they intend. Also, 2377 Midvale ave. was not originally designated as a potential plot for this plan) Please realize that those 30 residents are going to invite their acquaintances and there is no single security guard that is going to be able to contain them. We have been told that each L.A. community needs to take care of "their" homeless population. Not sure what that means but many of these people arrived on the Expo rail, got on Westwood blvd. and decided that this was a nice place to settle. The Expo rail has become a homeless shelter and it is not being used for what it was designed for - but that's an entirely different problem.

I would like to give you a snapshot of our neighborhood: Although people in favor of this plan insult us by calling us "NIMBY's" we are so much more than who they think we are. Rather than judging us as "spoiled homeowners" see us as hardworking people who do wonderful things for our communities and our families. On our block alone we have one of the top pediatric heart surgeons in the country, an M.D. who works for Kaiser Permanente, two internal medicine doctors, two retired psychologists, a dedicated fundraiser for the L.A. food bank and other organizations dedicated to food insecurity, teachers, and an addiction medicine specialist who also works for Kaiser; that person is me. My wife is a personal fitness professional who specializes in helping elderly people maximize their physical potential. We have owned our home and taken great care of it for 20 years. My wife's 99 year-old mother lives with us and we have been taking care of her since we moved in. Yes, we want our neighborhood to be safe and we don't deserve to be abused by our leaders who seem to see us as expendable. We are contributors!!!

Now, let's move on to our business community. Covid has absolutely decimated our entire community: Pico blvd.- from Motor ave. to Sepulveda Blvd. has become a ghost town; as a result it has become a very attractive and easy space for our less fortunate to make it their home. Google bought the Westside pavilion from Westwood Blvd to Overland ave. before Covid, and we all saw this as a good thing. Since Covid they have built a beautiful shell and now it sits there. Businesses up and down Pico blvd. have left, and now they just sit there. Some brave businesses like Nizam (Indian food), The Apple Pan (speaks for itself), The guitar Center (Music has to happen), The Back house (Sushi), Gyu Kaku (cook it yourself) amongst others have pushed to keep it going. If this project takes up 51 valuable parking spaces and creates a more dangerous neighborhood, these businesses will move out and I can't imagine any new businesses wanting to lease anywhere near it.

Now to the Mental health/Addiction component of this plan. Clearly all of us health care professionals want to see people get better and we want to see the less fortunate get the treatment and services they deserve. Homelessness is a huge problem and will keep being a huge problem until we go back to what worked in the first place. Long-term psychiatric facilities have to come back. Yes, many of them were poorly run and understaffed. That is a fixable problem. We need large facilities where these folks can be held for long periods of time if necessary. There are multiple levels of functionality amongst homeless people, and they need to be carefully assessed by licensed mental health professionals then placed appropriately. Before mental health issues can be appropriately addressed the element of addiction has to be the first step. I'm not referring to a recently unhoused mother of two who has lost her mate and her job. I'm talking about people who have been on the street for a long time, burned all their bridges and don't want to be helped. I have done this work, and many of these people don't want anyone to come near them much less offer them services. They can be very dangerous and very intimidating for passers by. Many of my neighbors are afraid to walk in our neighborhood. We used to walk across the street to Bossa Nova restaurant but that is not happening anymore. The plan proposes mental health services and 24/7 security. How are mental health services going to be provided if sobriety is not a focus? You can't ethically or legally medicate these people without consent, and many do not know what they are consenting to. Who is going to provide the vocational and mental health counseling? Where are they going to conduct their sessions? Is the security guard going to escort a resident who is having a drug-induced psychotic break when he starts to walk towards our homes and cars?? Is he going to stop the fiending meth addict who is on his way into our neighborhood to find money for his next fix? If he does need to follow a resident in crisis off the premises, what happens to the other 29 who are left alone? These are only a couple of potential crises that will arise.

Let's be transparent please: are you telling us that you are going to vet these people and weed out drug addicted mentally ill people who were recently incarcerated for sexual offences? It is not going to be possible to find 30 of them in this area. My wife and I, and our neighbors have had multiple scary experiences over the last few years with people who have engaged in behaviors that have done harm to us on many levels. (Do you want to know the details?)

These folks deserve a chance but the ones who cannot be helped must be deemed "gravely disabled" given a Guardian Ad Litem, and placed in a long-term facility. We already have mental health facilities in our area we don't need more. This is the reality of the world of addiction. I work in a wonderful addiction medicine department for Kaiser Permanente with people who have access to good health care and good programs and our success rate is still less than stellar. Even people who WANT to get clean and sober struggle immensely.

Mayor Bass, please consider my words. Let's not throw more band-aids at this problem. Let's do it right from the ground up. I know it takes time and costs a lot of money, but do we want to waste our hard-earned tax dollars on programs that are not going to work? Governor Newsom needs to get on board and back off on immediate fixes and look at the big picture.

P.S. On the corner of Cotner and Pico is a brand-new Community service center, just up the street is a V.A. homeless service center, and there is homeless housing on Greenfield and Santa Monica. We are doing our part.

With all due respect,

Tony Malinda, LMFT

310-770-8322

--



cd5.lacity.gov

Leo Daube

COMMUNICATIONS DIRECTOR

O: (213) 473-7005

C: (630) 460-3854

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Leo Daube <leo.daube@lacity.org>, Gary Gero <gary.gero@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Tue Aug 01 2023 16:30:45 GMT-0700 (PDT)
Subject: Re: Homeless project at 2377 Midvale

Hi,

Have we reached out to the constituent?

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: George Hakopiants <george.hakopiants@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Leo Daube <leo.daube@lacity.org>, Gary Gero <gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Tue Aug 01 2023 16:58:25 GMT-0700 (PDT)
Subject: Re: Homeless project at 2377 Midvale

Hi Vanessa,

I have not spoken to them.

Best,
George



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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From: Fernando Morales <fernando.morales@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Leo Daube <leo.daube@lacity.org>, Gary Gero <gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Tue Aug 01 2023 17:11:16 GMT-0700 (PDT)
Subject: Re: Homeless project at 2377 Midvale

I left a message for the constituent at the number shared - will update the group once I get a call back. Thanks!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

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To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Leo Daube <leo.daube@lacity.org>, Gary Gero <gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Tue Aug 01 2023 17:12:31 GMT-0700 (PDT)
Subject: Re: Homeless project at 2377 Midvale

Thank you!

--



George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



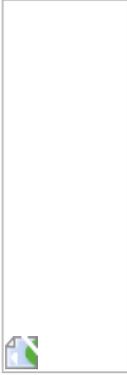
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Cc: Fernando Morales <fernando.morales@lacity.org>, Leo Daube <leo.daube@lacity.org>, Gary Gero <gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Wed Aug 02 2023 14:27:10 GMT-0700 (PDT)
Subject: Re: Homeless project at 2377 Midvale

The wife of this individual was at the WSSM HOA meeting yesterday.

She mentioned that she will reach out to me directly.

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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<fernando.morales@lacity.org>, Gary Gero <gary.gero@lacity.org>, Zachary Warma
<zachary.warma@lacity.org>
Date: Thu Aug 03 2023 12:49:45 GMT-0700 (PDT)
Subject: Re: Homeless project at 2377 Midvale

FYI, this individual is also known as Koby Dar on Nextdoor.

From: Fernando Morales <fernando.morales@lacity.org>
To: Barbara Broide <wncluc@gmail.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 15 2023 14:27:49 GMT-0700 (PDT)
Subject: Re: JJ article re: Midvale

Thanks, Barbara!

Fernando



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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On Tue, Aug 15, 2023 at 2:24 PM Barbara Broide <wncluc@gmail.com> wrote:
Hello Fernando,

FYI: Regarding the Jewish Journal article that recently appeared on the Midvale project:

While I told the reporter that I personally thought that the parking lot was the wrong location for the housing project and that I hoped a better one could be identified as an alternative, I also sent him the list of questions that we submitted to your office and told him that our WSSM Board did not have adequate information upon which to adopt a position at this time.

Barbara

Barbara Broide
WSSM

From: Allen Zipper <allen.zipper@lacity.org>
To: Chris Falone <chris@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Jul 31 2023 16:09:42 GMT-0700 (PDT)
Subject: Re: LA City Council CD 5 - August 3rd Event

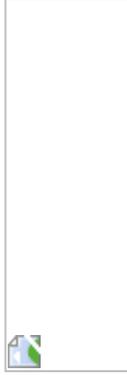
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I also wanted to confirm that Councilwoman Yaroslavsky, Mayor Bass, and some staff can park under the temple. How many spaces will be available? Do you need names for the guard?

Thank you.

Yours,
Allen Zipper



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Allen Zipper

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Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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On Mon, Jul 31, 2023 at 10:35AM Allen Zipper <allen.zipper@lacity.org> wrote:
Thanks, Chris. Wednesday at 9:30 AM works for us. I will send a Google Meeting invite.

Yours,
Allen Zipper



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On Mon, Jul 31, 2023 at 10:30AM Chris Falone <chris@templeisaiah.com> wrote:

Hi Allen,

I just added the check-in table to the layout, and I am available Wednesday at 9:30am or 12pm....

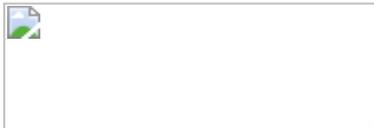
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Sent: Monday, July 31, 2023 10:25 AM
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Subject: Re: LA City Council CD 5 - August 3rd Event

Hi Chris,

Are you available for a Google Meeting on Wednesday 8/2 at 10:00 AM?
Also would you please include a check-in table and chairs outside of the Social Hall in the lobby as people enter?

Thank you.

Yours,
Allen Zipper



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Los Angeles, CA 90012

On Mon, Jul 31, 2023 at 8:52AM Chris Falone <chris@templeisaiah.com> wrote:

Thanks, Allen.

I appreciate the set up attached. We will have the room set as described. Probably best to chat Wednesday morning to go over the rundown for the event.

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Thursday, July 27, 2023 9:00 AM
To: Chris Falone <chris@templeisaiah.com>; MJ Vargas <mj@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>
Subject: LA City Council CD 5 - August 3rd Event

Hi Chris and MJ,

Thank you for your help with our August 3rd event from 5:30 to 7:00 PM. We are expecting 65 to 75 attendees. If the RSVPs increase we will let you know as soon as possible but no later than the day before the event. As we discussed our budget is between \$500 to \$750 for refreshments. Please email back an invoice when you have it, and we will send a check to Temple Isaiah.

MJ,

I wanted to confirm that we would like to go ahead with the following food from California Fresh that we discussed:

- Fruit Platter

- Veggie Platter
- Hummus & Pita
- Mediterranean Platter
- &
- Isaiah Standard Cookie Platters (not from Cal Fresh)

I think the standard drink setup will be fine.

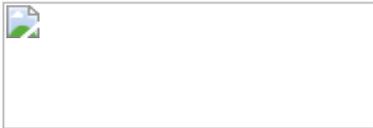
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Allen Zipper



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To: Allen Zipper <allen.zipper@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Guard <Guard@templeisaiah.com>
Date: Mon Jul 31 2023 16:18:33 GMT-0700 (PDT)
Subject: Re: LA City Council CD 5 - August 3rd Event

Hi Allen,

The golf course parking will be available Thursday evening. I already requested it before I left for vacation. We have a handful of spots in the garage if you could send me a list for security, please. Talk Wednesday.
-Chris

Chris Falone
Facilities Director
Temple Isaiah
10345 W Pico Blvd
Los Angeles, CA 90064

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Monday, July 31, 2023 4:09:42 PM
To: Chris Falone <chris@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>
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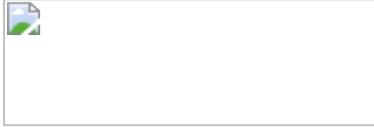
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Subject: Re: LA City Council CD 5 - August 3rd Event

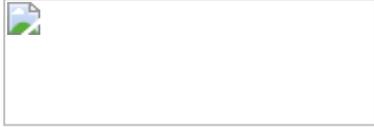
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Allen Zipper



Allen Zipper

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Los Angeles, CA 90012



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Yours,

Allen Zipper



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Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Guard <Guard@templeisaiah.com>
Date: Mon Jul 31 2023 16:20:11 GMT-0700 (PDT)
Subject: Re: LA City Council CD 5 - August 3rd Event

Thanks, Chris. I will send you the list tomorrow.

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

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Date: Tue Aug 01 2023 09:00:00 GMT-0700 (PDT)
Subject: Re: LA City Council CD 5 - August 3rd Event

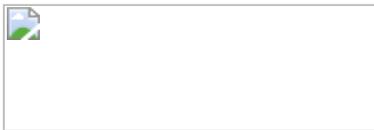
Hi Chris,

Here is the reserved parking list for Thursday. Please let me know if you can accommodate this number under the Temple.

- Mayor Karen Bass
- Councilwoman Katy Yaroslavsky
- Azeen Khanmalek
- Dr. Valecia Adams-Kellum
- Charles Wee
- Stephanie Klasky-Gamer
- Leo Daube
- Fernando Morales

Again, thank you for all of your help on this event.

Yours,
Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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From: Guard <Guard@templeisaiah.com>
To: Allen Zipper <allen.zipper@lacity.org>, Chris Falone <chris@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants
<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 01 2023 09:25:52 GMT-0700 (PDT)
Subject: RE: LA City Council CD 5 - August 3rd Event

Received

Thank you for the list we will have the parking spaces for them

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Tuesday, August 1, 2023 9:00 AM
To: Chris Falone <chris@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; Guard <Guard@templeisaiah.com>
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Yours,
Allen Zipper



Allen Zipper

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Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828 Los Angeles City Hall

200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

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On Mon, Jul 31, 2023 at 10:35AM Allen Zipper <allen.zipper@lacity.org> wrote:

Thanks, Chris. Wednesday at 9:30 AM works for us. I will send a Google Meeting invite.

Yours,
Allen Zipper

[Sign up for our Newsletter](#)

On Mon, Jul 31, 2023 at 10:30AM Chris Falone <chris@templeisaiah.com> wrote:

Hi Allen,

I just added the check-in table to the layout, and I am available Wednesday at or 12pm....

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Monday, July 31, 2023 10:25 AM
To: Chris Falone <chris@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>
Subject: Re: LA City Council CD 5 - August 3rd Event

Hi Chris,

Are you available for a Google Meeting on Wednesday 8/2 at 10:00 AM?
Also would you please include a check-in table and chairs outside of the Social lobby as people enter?

Thank you.

Yours,

Allen Zipper

Los Angeles, CA 90012

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On Mon, Jul 31, 2023 at 8:52 AM Chris Falone <chris@templeisaiah.com> wrote

Thanks, Allen.

I appreciate the set up attached. We will have the room set as described. Please best to chat Wednesday morning to go over the rundown for the event.

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Thursday, July 27, 2023 9:00 AM
To: Chris Falone <chris@templeisaiah.com>; MJ Vargas <mj@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>
Subject: LA City Council CD 5 - August 3rd Event

Hi Chris and MJ,

Thank you for your help with our August 3rd event from 5:30 to 7:00 PM. We are expecting 65 to 75 attendees. If the RSVPs increase we will let you know as soon as possible but no later than the day before the event. As we discussed our budget is between \$500 to \$750 for refreshments. Please email back an invoice when you have it, and we will send a check to Temple Isaiah.

MJ,

I wanted to confirm that we would like to go ahead with the following food from California Fresh that we discussed:

Chris,

I am attaching a rough layout sketch for the event below. We know that we need to adjust some of the setups around doorways. This is just an approximation

Would it be possible to find a time when you return to go over the rundown for the event?

Thank you.

Yours,

Allen Zipper



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Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828 Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- ~WRD0000.jpg
-

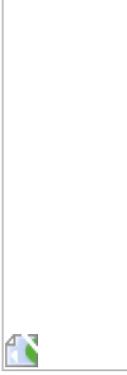
From: Fernando Morales <fernando.morales@lacity.org>
To: Chris Falone <chris@templeisaiah.com>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Leo Daube <leo.daube@lacity.org>
Date: Wed Aug 02 2023 10:36:53 GMT-0700 (PDT)
Subject: Re: LA City Council CD 5 - August 3rd Event

Thank you so much, Chris. We appreciate it - I can be reached at (213) 887-3269 on the day of the event/anytime.

I forgot to mention that we will need 3-4 easels, if those are still available.

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>
To: Chris Falone <chris@templeisaiah.com>, George Hakopiants
<george.hakopiants@lacity.org>, Leo Daube <leo.daube@lacity.org>, Vanessa Saldana
<vanessa.saldana@lacity.org>
Date: Thu Aug 03 2023 07:54:07 GMT-0700 (PDT)
Subject: Re: LA City Council CD 5 - August 3rd Event

Hi Chris!

We are making some last changes and can send this morning. Thank you so much, Chris!

Fernando

From: Fernando Morales <fernando.morales@lacity.org>
To: Chris Falone <chris@templeisaiah.com>, George Hakopiants
<george.hakopiants@lacity.org>, Leo Daube <leo.daube@lacity.org>, Vanessa Saldana
<vanessa.saldana@lacity.org>
Date: Thu Aug 03 2023 12:46:55 GMT-0700 (PDT)
Subject: Re: LA City Council CD 5 - August 3rd Event

Hi Chris,

Attached the powerpoint - our aim is that it will be running as a loop on the projector. Let us know if that format works/we also have the presentation in a drive in case that helps!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Attachments:

- Midvale Slides.pptx
-

From: Chris Falone <chris@templeisaiah.com>
To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Leo Daube <leo.daube@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 03 2023 13:11:46 GMT-0700 (PDT)
Subject: Re: LA City Council CD 5 - August 3rd Event

Thank you

Chris Falone
Facilities Director
Temple Isaiah
10345 W Pico Blvd
Los Angeles, CA 90064

From: Fernando Morales <fernando.morales@lacity.org>
Sent: Thursday, August 3, 2023 12:46:55 PM
To: Chris Falone <chris@templeisaiah.com>; George Hakopiants <george.hakopiants@lacity.org>; Leo Daube <leo.daube@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>
Subject: Re: LA City Council CD 5 - August 3rd Event

Hi Chris,

Attached the powerpoint - our aim is that it will be running as a loop on the projector. Let us know if that format works/we also have the presentation in a drive in case that helps!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall:

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District:

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Thu, Aug 3, 2023 at 7:54AM Fernando Morales <fernando.morales@lacity.org> wrote:
Hi Chris!

We are making some last changes and can send this morning. Thank you so much, Chris!

Fernando

On Thu, Aug 3, 2023 at 7:41 AM Chris Falone <chris@templeisaiah.com> wrote:

Good morning-

Any chance of sending over the presentation this morning so we can test it?

Thanks so much!

-Chris

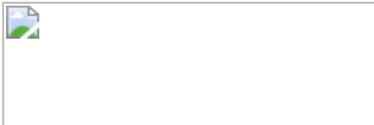
From: Fernando Morales <fernando.morales@lacity.org>
Sent: Wednesday, August 2, 2023 10:37 AM
To: Chris Falone <chris@templeisaiah.com>
Cc: George Hakopiants <george.hakopiants@lacity.org>; Allen Zipper <allen.zipper@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; Leo Daube <leo.daube@lacity.org>
Subject: Re: LA City Council CD 5 - August 3rd Event

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I forgot to mention that we will need 3-4 easels, if those are still available.

With sincere appreciation,

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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[Los Angeles, CA 90012](#)



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On Wed, Aug 2, 2023 at 9:54AM Chris Falone <chris@templeisaiah.com> wrote:

Great speaking with you this morning.

Here is our contact info.

Chris (781)789-5998

Jose (818) 272-9368

Emir (323) 706-9935

Martha (323) 237-3126

Please reach out with any additional questions or changes.

Thanks again,

Chris

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Tuesday, August 1, 2023 9:00 AM
To: Chris Falone <chris@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; Guard <Guard@templeisaiah.com>
Subject: Re: LA City Council CD 5 - August 3rd Event

Hi Chris,

Here is the reserved parking list for Thursday. Please let me know if you can accommodate this number under the Temple.

- Mayor Karen Bass
- Councilwoman Katy Yaroslavsky
- Azeen Khanmalek
- Dr. Valecia Adams-Kellum
- Charles Wee
- Stephanie Klasky-Gamer
- Leo Daube
- Fernando Morales

Again, thank you for all of your help on this event.

Yours,

Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828 Los Angeles City Hall

[200 North Spring St., Room 440](#)

[Los Angeles, CA 90012](#)



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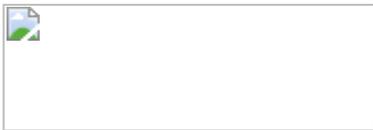
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On Mon, Jul 31, 2023 at 4:20 PM Allen Zipper <allen.zipper@lacity.org> wrote:

Thanks, Chris. I will send you the list tomorrow.

Yours,

Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828 Los Angeles City Hall

[200 North Spring St., Room 440](#)

[Los Angeles, CA 90012](#)



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On Mon, Jul 31, 2023 at 4:18 PM Chris Falone <chris@templeisaiah.com> wrote:

Hi Allen,

The golf course parking will be available Thursday evening. I already requested it before I left for vacation. We have a handful of spots in the garage if you could send me a list for security, please. Talk Wednesday.

-Chris

Chris Falone

Facilities Director

Temple Isaiah

[10345 W Pico Blvd](#)

[Los Angeles, CA 90064](#)

From: Allen Zipper <allen.zipper@lacity.org>

Sent: Monday, July 31, 2023 4:09:42 PM

To: Chris Falone <chris@templeisaiah.com>

Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>

Subject: Re: LA City Council CD 5 - August 3rd Event

Hi Chris,

I wanted to confirm that parking for the public will be across the street at Rancho Park Golf Course. How many spaces are there? Do we need to do anything on our end or will you handle that?

I also wanted to confirm that Councilwoman Yaroslavsky, Mayor Bass, and some staff can park under the temple. How many spaces will be available? Do you need names for the guard?

Thank you.

Yours,

Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy

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[Los Angeles, CA 90012](#)



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On Mon, Jul 31, 2023 at 10:35AM Allen Zipper <allen.zipper@lacity.org> wrote:

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Yours,

Allen Zipper



Allen Zipper

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[Los Angeles, CA 90012](#)

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Sent: Monday, July 31, 2023 10:25 AM
To: Chris Falone <chris@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants

<george.hakopiants@lacity.org>; Vanessa Saldana
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Allen Zipper



Allen Zipper

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From: Allen Zipper <allen.zipper@lacity.org>
Sent: Thursday, July 27, 2023 9:00 AM
To: Chris Falone <chris@templeisaiah.com>; MJ Vargas <mj@templeisaiah.com>
Cc: Fernando Morales <fernando.morales@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>
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Hi Chris and MJ,

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MJ,

I wanted to confirm that we would like to go ahead with the following food from California Fresh that we discussed:

- Fruit Platter
- Veggie Platter
- Hummus & Pita
- Mediterranean Platter
- &
- Isaiah Standard Cookie Platters (not from Cal Fresh)

I think the standard drink setup will be fine.

Chris,

I am attaching a rough layout sketch for the event below. We know that we may have to adjust some of the setups around doorways. This is just an approximation.

Would it be possible to find a time when you return to go over the rundown for the event?

Thank you.

Yours,

Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy

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[Los Angeles, CA 90012](#)



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From: Fernando Morales <fernando.morales@lacity.org>
To: helen eigenberg <hm.eigenberg@gmail.com>
Cc: marilyn wells <mtwdemille@gmail.com>, allison schallert <allionschallert@gmail.com>, George Hakopiants <george.hakopiants@lacity.org>, Marley Powell <marley.powell@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 23 2023 12:20:35 GMT-0700 (PDT)
Subject: Re: Life Ark site in westwood

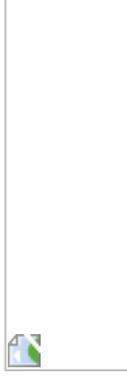
Thank you so much, Helen, and apologies for the delay on my end.

Marilyn and Allison,

It is great to re-connect. I hope you're both having a great week so far. I am including my colleague, Marley Powell, who can share some times/dates that will work for our team focused on outreach for this project (Vanessa, George, and myself). We really appreciate you connecting and look forward to providing more information about the project.

All the best,

Fernando



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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On Thu, Aug 17, 2023 at 4:15 PM helen eigenberg <hm.eigenberg@gmail.com> wrote:
Hello George and Fernando

Please meet Marilyn Wells and Allison Schallert of "Stories From the Frontline". They just read the article in the Beverly Press about the Life Ark interim housing site and the pushback and were appalled!!! They are super familiar with Life Ark and the work they do with their organization is telling stories of our unhoused neighbors!!! Marilyn is a constituent (hancock park) as well. They are super involved in getting housing built (they just worked with a site to house unhoused college students) and are deep in the work with our unhoused communities.

also allison has a cousin who is a pastor at a church in westwood and should know about this interim housing.

that being said, as i am sure you have learned since the last meeting, you must have supporters at these meetings to counter the loud naysayers and allison and marilyn show up (as i will and HODG)

so chat with them about the project.

you all should just know each other and katy should know them both as well

allison and marilyn here is info on the interim housing

Website with renderings, sign-up and FAQ:
<https://councildistrict5.lacity.gov/Midvale>

thanks all

kindly helen

From: Marley Powell <marley.powell@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: helen eigenberg <hm.eigenberg@gmail.com>, marilyn wells <mtwdemille@gmail.com>, allison schallert <allisonschallert@gmail.com>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 23 2023 12:28:02 GMT-0700 (PDT)
Subject: Re: Life Ark site in westwood

Good Afternoon Marilyn and Alison,

Here are some dates that work for Fernando, George and Vanessa--

9/1 3pm
9/7 1pm
9/8 11am
9/12 11am

Please let me know what works best for you and I will send a Google invite!
Marley

From: allison schallert <allisonschallert@gmail.com>
To: Marley Powell <marley.powell@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, helen eigenberg
<hm.eigenberg@gmail.com>, marilyn wells <mtwdemille@gmail.com>, George Hakopiants
<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 23 2023 12:39:00 GMT-0700 (PDT)
Subject: Re: Life Ark site in westwood

Hello
9/7 at 1pm is perfect.
Thanks so much - We look forward to it!
Allison Schallert

From: Marley Powell <marley.powell@lacity.org>
To: allison schallert <allisonschallert@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, helen eigenberg
<hm.eigenberg@gmail.com>, marilyn wells <mtwdemille@gmail.com>, George Hakopiants
<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 23 2023 12:42:33 GMT-0700 (PDT)
Subject: Re: Life Ark site in westwood

Hi Allison,

Thank you! Sending the invite now.

Please let me know if you have any questions!
Marley

From: helen eigenberg <hm.eigenberg@gmail.com>
To: Marley Powell <marley.powell@lacity.org>
Cc: allison schallert <allisonschallert@gmail.com>, Fernando Morales
<fernando.morales@lacity.org>, marilyn wells <mtwdemille@gmail.com>, George Hakopiants
<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 23 2023 13:00:47 GMT-0700 (PDT)
Subject: Re: Life Ark site in westwood

marley send to me as well....id love to learn more!

kindly helen

From: Scott Sale <ssale@lifeark.net>

To: Brian Herrarte <brian.herrarte@lacity.org>, Jose Mendez <jose.l.mendez@lacity.org>, Nate Hayward <nate.hayward@lacity.org>, Sarah Flaherty <sarah.flaherty@lacity.org>, Jennifer Barraza <jennifer.barraza@lacity.org>

Cc: Fernando Morales <fernando.morales@lacity.org>

Date: Mon Sep 18 2023 21:31:11 GMT-0700 (PDT)

Subject: Re: Life Ark

I am following up from the previous email chain to see if there is still interest in learning about Life Ark.

From: Brian Herrarte <brian.herrarte@lacity.org>
Date: Thursday, September 7, 2023 at 10:45 AM
To: Scott Sale <ssale@lifeark.net>, Jose Mendez <jose.l.mendez@lacity.org>, NATE H <nate.hayward@lacity.org>, Sarah Flaherty <sarah.flaherty@lacity.org>, Jennifer Barra <jennifer.barraza@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>
Subject: Re: Life Ark

Good Morning Scott,

Thank you for your email. I've added our Chief of Staff, Deputy Chief of Staff, as well as our Leg Deputy. They would be able to give more information.

Thank you

On Thu, Sep 7, 2023 at 5:41 AM Scott Sale <ssale@lifeark.net> wrote:

Brian,

Good morning. My name is Scott Sale and I wear 2 hats in the homelessness arena in Los Angeles. I am the Co-Founder of Safe Parking LA and I am also a volunteer activist and part of the adm team of Life Ark. I am not sure what you know about Life Ark, but I understand that you are a CD 5's Interim housing project in West LA which will be deploying the Life Ark model. I am happy to chat with you about whatever you need as I do understand that CD 14 has some land for which they are considering modular housing. Let me know what works for you. I am a retired MD and can do a site visit to El Monte pretty much any time you want during the week or weekends. In the meantime, the website is replete with details about the Life Ark concept. I look forward to helping you.

Scott
310-780-2266

--

Brian Herrarte
Homelessness Deputy
City of Los Angeles - Council District 14
Councilmember Kevin De Leon

 City of Los Angeles,
Council District 14 - Kevin
de León

From: Fernando Morales <fernando.morales@lacity.org>
To: Ilene Simon Solomon <ileness@me.com>
Cc: Allen Zipper <allen.zipper@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Mon Aug 21 2023 09:11:45 GMT-0700 (PDT)
Subject: Re: Meeting

Thank you, Ilene. It is good to be safe to not distract from the conversation. We will check re: later availability and is it alright to call you around 12pm?

Fernando

On Mon, Aug 21, 2023 at 8:17 AM Ilene Simon Solomon <ileness@me.com> wrote:
hi ... sitting in dental chair but any of the days times given already are vetted already. i kind of think if we could just do a little later it would be good.
i might be over worrying.. but i figure better safe.. thx. ilene

Sent from my iPhone

On Aug 21, 2023, at 7:57 AM, Ilene Simon Solomon <ileness@me.com> wrote:

3109932460

please call / I am about to hop into a dental appointment at eight but will be in my car after that.

Sent from my iPhone

On Aug 21, 2023, at 7:43 AM, Fernando Morales <fernando.morales@lacity.org> wrote:

Thank you for looping me in, Allen. Ilene, apologies for the delay and I completely understand your concern. Is there a good time to speak today to discuss the best way to proceed in moving the time or date?

With sincere appreciation,

Fernando

On Sat, Aug 19, 2023 at 5:29 PM ilene@kitkat.org <ilene@kitkat.org> wrote:

Hi Allen,

So upon my return this afternoon, I came home to a flyer announcing a neighborly protest at the site... at the very exact same time.

I don't love the look or feel of this; Were you aware?

Any chance we can adjust the time ?

We are all working very hard not to be on any particular "side" at this time and do lots of listening.

Thanks,
Ilene

On Aug 18, 2023, at 2:24 PM, Allen Zipper
<allen.zipper@lacity.org> wrote:

Hi Ilene,

I am Cc'ing Fernando Morales, our Deputy Chief of Staff, and Vanessa Saldana who is the West LA Field Deputy and will be coordinating the gathering.

I spoke with Rabbi Dara and Deb Moses, we are set to meet in the Sales Community Center at Temple Isaiah next Thursday, August 24th from 5:30 to 6:30 PM.

Katy is looking forward to a thoughtful and productive discussion between you, your neighbors, and our team. Our goal will be to answer any questions about the project and listen to your and your neighbors' input. As we've discussed, everyone who attends agrees to keep this meeting private and none of it will be shared publicly.

The participants from our team will be:

- Katy Yaroslavsky - Councilwoman
- Fernando Morales - Deputy Chief of Staff - Housing/Homelessness, Operations, and Special Projects
- Allen Zipper - Director of Community Engagement
- Loren Jackson - Homeless Liaison

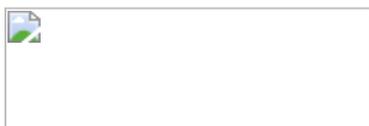
Please send me your list of attendees so I can share it with our team and Temple Isaiah security.

Also, please send me the list of questions so Katy and our team are prepared to respond with as much detail as possible.

We hope, eventually, that we will earn your group's support for the project, but for now, we are looking forward to starting a meaningful dialogue.

Shabbat Shalom

Yours,
Allen Zipper



Allen Zipper
Director of Community
Engagement - SORO Deputy



(323) 866-1828
Los Angeles City Hall
[200 North Spring St., Room 440](#)
[Los Angeles, CA](#)
[90012](#)

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On Mon, Aug 14, 2023 at 8:06 PM Allen Zipper
<allen.zipper@lacity.org> wrote:

Yes, please. That will help to ensure Katy can answer all
of your group's questions in detail.

On Mon, Aug 14, 2023 at 6:24 PM ilene@kitkat.org
<ilene@kitkat.org> wrote:

Also.. one of our people put up a google doc to collect
questions.. I think might be good for me to send that
or a summary of it prior...

On Aug 14, 2023, at 5:30 PM, Allen Zipper
<allen.zipper@lacity.org> wrote:

Great

Yours,
Allen Zipper



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**Allen
Zipper**
Director of
Community
Engagement
- SORO
Deputy

(323) 866-
1828
Los Angeles
City Hall
[200 North
Spring St.,
Room 440](#)

[Los
Angeles, CA](#)
[90012](#)

On Mon, Aug 14, 2023 at 5:23 PM
ilene@kitkat.org <ilene@kitkat.org> wrote:

10

On Aug 14, 2023, at 5:19 PM,
Allen Zipper
<allen.zipper@lacity.org>
wrote:

About how many people will
attend?

Yours,
Allen Zipper



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**Allen
Zipper**
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- SORO
Deputy
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Spring St.,
Room 440
Los
Angeles, CA
90012](#)

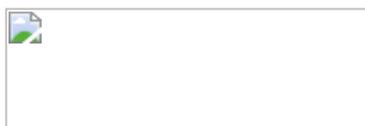
On Mon, Aug 14, 2023 at
5:18 PM ilene@kitkat.org
<ilene@kitkat.org> wrote:

Ok great. Thanks Allen, i.

On Aug 14,
2023, at 5:11
PM, Allen
Zipper
<allen.zipper@lacity.org>
wrote:

Once I have the
date, I will reach
out to Rabbi
Dara.

Yours,
Allen Zipper





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**Allen
Zipper**

Director of
Community
Engagement
- SORO

Deputy

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City Hall

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[Spring St.,](#)

[Room 440](#)

[Los
Angeles, CA
90012](#)

On Mon, Aug
14, 2023 at
3:11 PM

ilene@kitkat.org

<ilene@kitkat.org>

wrote:

perfect.

Let me know
the date, and
I will copy you
with the
names and
addresses if
you would like
those.... I
guess we
need to find
space at
Isaiah... Do
you want to
do that part,
or would you
like me to
reach out?

On
Aug
14,
2023,
at
2:50
PM,
Allen
Zipper

[<allen.zipper@lacity.org>](mailto:allen.zipper@lacity.org)

wrote:

Hi
Ilene,

I
will
check
with
Katy's
scheduler
and
get
back
to
you
with
a
date.

The
meeting
with
the
Pico/Robertson
Rabbis
was
a
public
meeting
that
they
were
glad
to
share
it
with
the
community.

I
give
you
my
word
that
the
meeting
with
you
and
your
neighbors
is
private.
Our

only
expectation
is
that
we
all
engage
in
a
civil
dialogue
regarding
the
project
and
your
surrounding
community.
As
I
mentioned
the
only
thing
that
we
would
ask
for
is
a
list
of
the
attendees and
to
meet
at
Temple
Isaiah.

Yours,
Allen
Zipper



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**Allen
Zipper**
Director of
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- SORO
Deputy
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City Hall
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Spring St.,
Room 440
Los
Angeles, CA
90012](#)

On
Mon,
Aug
14,
2023
at
1:16 PM
ilene@kitkat.org
<ilene@kitkat.org>
wrote:

HI
Allen,

Thanks
for
speaking
with
me
on
Friday.

I
have
put
together
a
small
group
from
our
community
who
all
live
on
Kelton
and
Midvale
north
of
Pico
and
South
of
Olympic
who
are

anxious
to
meet
with
Katy
for
a
thoughtful
conversation
about
the
project
in
specific,
and
our
neighborhood
in
general.

The
best
times
for
us
to
meet
are
530pm
or
after
on
either
the
23,
24,
28,
or
30
of
this
month.

I
did
not
project
out
past
the
end
of
August
in
terms
of
our
limitations,

but
we
certainly
can
do
so.

We
want
to
make
very
clear
that
we
represent
no
one
other
than
ourselves.
And,
we
respectfully
request
that
at
this
point
this
meeting
is
not
used
for
PR
purposes
and
that
we
are
not
publicly
identified.

(
Most
specifically,
I
am
on
your
e
mail
list,
and
I
was

able
to
see
that
you
met
with
the
Rabbi's
on
Pico
there
after
you
had
noted
the
meeting
in
our
call.

).

The
tension
in
our
neighborhood
is
palpable,
and
while
we
do
feel
that
we
might
be
able
to
align
in
a
more
helpful
way
going
forward,
we
are
not
there
yet.

Once
we

are
good
with
all
of
this,
I
will
send
you
a
list,
and
copy
them...

Sound
good?

Thanks
so
much,

Ilene

--

Yours,
Allen Zipper



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Allen Zipper

**Director of Community
Engagement - SORO
Deputy**

(323) 866-1828

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440](#)

[Los Angeles, CA
90012](#)

From: Stephanie Klasky-Gamer <Stephanie@lafh.org>
To: Marley Powell <marley.powell@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Mika Carlson <MCarlson@lafh.org>
Cc: Kelsey Madigan <kmadigan@lafh.org>, Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Leo Daube <leo.daube@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>
Date: Fri Aug 18 2023 16:41:32 GMT-0700 (PDT)
Subject: Re: Midvale Check-In

Of those times, I'm available 8/23 at 1

Stephanie Klasky-Gamer
She/Her/Hers
President & CEO | LA Family Housing
p. 213.804.7973

From: Marley Powell <marley.powell@lacity.org>
Sent: Friday, August 18, 2023 4:10:30 PM
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Kelsey Madigan <kmadigan@lafh.org>; Stephanie Klasky-Gamer <Stephanie@lafh.org>; Zachary Warma <zachary.warma@lacity.org>; Gary Gero <gary.gero@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; Patricia Macias <patricia.macias@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Allen Zipper <allen.zipper@lacity.org>; Andrew Deblock <andrew.deblock@lacity.org>; Leo Daube <leo.daube@lacity.org>; Analiz Marmolejo <analiz.marmolejo@lacity.org>
Subject: Re: Midvale Check-In

Good Afternoon Kelsey,

Are you and your team available on any of the following dates?

8/22 1:30pm
8/23 1:00pm
8/24 1:30pm

Have a great weekend!
Marley

On Fri, Aug 18, 2023 at 4:03 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Kelsey,

I hope you have a restful weekend ahead. We would love to check in early next week with you and Stephanie (Monday/Tuesday/or Wednesday)- we have been working to put together small group meetings and to map out some community presentations upcoming at the Westside Neighborhood Council and alliance of NCs for the area. It'd be great for all of us to check-in and make sure we're all on the same page before this next round of engagement.

I have included my colleague, Marley Powell who can share some times that look good for the members of the team here to see if any work for you and Stephanie.

Thanks again!

Fernando





Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects

City Hall:

(213) 473-7005

District:

(323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

From: Kelsey Madigan <KMadigan@lafh.org>
To: Stephanie Klasky-Gamer <Stephanie@lafh.org>
Cc: Marley Powell <marley.powell@lacity.org>, Fernando Morales <fernando.morales@lacity.org>, Mika Carlson <MCarlson@lafh.org>, Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Leo Daube <leo.daube@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>
Date: Fri Aug 18 2023 18:16:12 GMT-0700 (PDT)
Subject: Re: Midvale Check-In

I can accommodate 8/23 at 1 as well!

Kelsey Madigan, LCSW
Deputy Chief Programs Officer - Homeless Programs

On Aug 18, 2023, at 4:41 PM, Stephanie Klasky-Gamer <Stephanie@lafh.org> wrote:

Of those times, I'm available 8/23 at 1

Stephanie Klasky-Gamer
She/Her/Hers
President & CEO | LA Family Housing
p. 213.804.7973

From: Marley Powell <marley.powell@lacity.org>
Sent: Friday, August 18, 2023 4:10:30 PM
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Kelsey Madigan <kmadigan@lafh.org>; Stephanie Klasky-Gamer <Stephanie@lafh.org>; Zachary Warma <zachary.warma@lacity.org>; Gary Gero <gary.gero@lacity.org>; Vanessa Saldana <vanessa.saldana@lacity.org>; Patricia Macias <patricia.macias@lacity.org>; George Hakopiants <george.hakopiants@lacity.org>; Allen Zipper <allen.zipper@lacity.org>; Andrew Deblock <andrew.deblock@lacity.org>; Leo Daube <leo.daube@lacity.org>; Analiz Marmolejo <analiz.marmolejo@lacity.org>
Subject: Re: Midvale Check-In

Good Afternoon Kelsey,

Are you and your team available on any of the following dates?

8/22 1:30pm
8/23 1:00pm
8/24 1:30pm

Have a great weekend!
Marley

On Fri, Aug 18, 2023 at 4:03 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Kelsey,

I hope you have a restful weekend ahead. We would love to check in early next week with you and Stephanie (Monday/Tuesday/or Wednesday)- we have been

working to put together small group meetings and to map out some community presentations upcoming at the Westside Neighborhood Council and alliance of NCs for the area. It'd be great for all of us to check-in and make sure we're all on the same page before this next round of engagement.

I have included my colleague, Marley Powell who can share some times that look good for the members of the team here to see if any work for you and Stephanie.

Thanks again!

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall:

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District:

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Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Marley Powell <marley.powell@lacity.org>
To: Kelsey Madigan <KMadigan@lafh.org>
Cc: Stephanie Klasky-Gamer <Stephanie@lafh.org>, Fernando Morales <fernando.morales@lacity.org>, Mika Carlson <MCarlson@lafh.org>, Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Allen Zipper <allen.zipper@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Leo Daube <leo.daube@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>
Date: Mon Aug 21 2023 09:04:48 GMT-0700 (PDT)
Subject: Re: Midvale Check-In

Good Morning all,

Thank you for confirming!

From: Fernando Morales <fernando.morales@lacity.org>
To: Marley Powell <marley.powell@lacity.org>
Cc: Allen Zipper <allen.zipper@lacity.org>, Analiz Marmolejo <analiz.marmolejo@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Gary Gero <gary.gero@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Kelsey Madigan <KMadigan@lafh.org>, Leo Daube <leo.daube@lacity.org>, Mika Carlson <MCarlson@lafh.org>, Patricia Macias <patricia.macias@lacity.org>, Stephanie Klasky-Gamer <Stephanie@lafh.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Mon Aug 21 2023 09:07:36 GMT-0700 (PDT)
Subject: Re: Midvale Check-In

Thank you, Stephanie and Kelsey, and. Marley for coordinating.

Fernando

From: Fernando Morales <fernando.morales@lacity.org>
To: Loren Jackson <loren.jackson@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Sep 12 2023 18:18:14 GMT-0700 (PDT)
Subject: Re: Midvale parking lot

Thank you so much, Loren!



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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On Tue, Sep 12, 2023 at 6:13 PM Loren Jackson <loren.jackson@lacity.org> wrote:
Good evening Fernando,

August 5 11:35 am 10 people

August 6 12:45am 7 people

August 11 1:05am 8 people

All males

If you need more details or any additional information, let me know. I'll keep a record of the times I went there and how many people I didn't talk to anyone, so I don't have names for you.

From: Fernando Morales <fernando.morales@lacity.org>
To: Jan O <ojan082023@gmail.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Tue Aug 15 2023 15:33:13 GMT-0700 (PDT)
Subject: Re: Midvale Pico Interim Housing Project

Hi Jan,

Thank you for reaching out. This facility is not intended/will not be for people experiencing homelessness with serious mental illness/serious substance use disorder needs. We have received over 300 questions from the local HOA and neighborhood council and I am happy to share these with you as soon as they are finalized today or tomorrow. I believe these will answer any misconceptions/misinformation you may have received about this site. Additionally, I am including Vanessa Saldana, the Field Deputy for Councilwoman Yaroslavsky for the area if you would like a follow up conversation via phone.

I hope you're having a great week so far.

All the best,

Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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200 North Spring St., Room 440

Los Angeles, CA 90012

On Thu, Aug 10, 2023 at 3:01 PM Jan O <ojan082023@gmail.com> wrote:

Dear Mr. Morales and Mr. Daube,

This is a letter I sent to Mayor Bass and Councilmember Yaroslavsky. I trust that you will find it in your heart to do the right thing. Please help to keep us safe.

Dear Mayor Bass and Councilmember Yaroslavsky,

First, take a moment to imagine this.

On a sunny afternoon, in a small, bustling neighborhood, your son is happily playing on the sidewalk. He is immersed in a game of hopscotch, jumping from square to square.

As you watch him play, a worn-out figure catches attention from the corner of your eye. It is a middle-aged man with a scruffy beard, dressed in ragged and dirty clothes. He walks toward your son, and you watch in horror as the scene unfolds. The man grabs your son by his wrists and shoves him to the ground. Then your son looks up at the man, eyes brimming with tears. Frantically, you rush in to help your son, but the man forcefully pushes you away and begins to beat your son, muttering curses under his breath.

I do not want to cast all homeless people in a negative light, but no one can deny the staggering number of them who suffer from substance use or mental illness. According to a 2019 Los Angeles Times study, 67% of homeless people have a substance use disorder or a mental condition, and that number has continued to rise in recent years. That is why I am writing to express my concerns about the safety of the residents in our community, especially young children.

Given the proximity of the proposed interim house to where young children like me reside, I am worried about the safety of the children in our neighborhood. Therefore, I ask you to give some thought to these questions:

1. What would you do if this interim housing was to be built near your home?
2. If you are a parent, would you not want to protect your children and allow them to grow up in a safe environment?
3. What would become of these children if they could no longer go outside their houses to play?
4. Have you considered how this will impact the mental health of the children in our neighborhood if what they witness every single day are people who have substance abuse disorder or mental illness?
5. Would you really feel accomplished if you moved forward with this project knowing that hundreds of people's lives were negatively impacted by it?

I believe that as leaders, it is your duty to create an environment where children can thrive, learn, and play without unnecessary risks or concerns.

I want to emphasize that I believe in the value of providing assistance to those less fortunate. It is very important for our community to come together to find solutions that can help individuals experiencing homelessness while also ensuring the safety and well-being of all residents.

I understand that I am still young and may not fully comprehend all the complexities of this homelessness issue, but I care about my safety and that of my family and community. I urge you to consider these concerns seriously and work towards finding solutions that wouldn't jeopardize the safety of my community.

Thank you for your time and attention to this matter.

~ From a 12-year-old child residing near the proposed Midvale-Pico interim housing project

From: Concerned Resident <ojan082023@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana
<vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 09:22:11 GMT-0700 (PDT)
Subject: Re: Midvale Pico Interim Housing Project

I am sorry but it is not misinformation or misconception.

In the zoom meeting with Katy Yaroslavsky on 8/6, it was specifically mentioned that this is going to be a low barrier to entry shelter. This means that this shelter will house people with serious mental illness or substance abuse disorder. Having said that, I am very concerned about the safety of our community.

I do support and believe that we need to help the homeless people but this is not the right location for it.

I urge you to please keep not just us (the young children in the neighborhood) but also the whole community safe!

Thank you!

From: Fernando Morales <fernando.morales@lacity.org>
To: Concerned Resident <ojan082023@gmail.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 18:47:45 GMT-0700 (PDT)
Subject: Re: Midvale Pico Interim Housing Project

Hi Jan,

I understand your concern - for additional context, low-barrier means many things relating to access. With that said, this site will not be housing people with serious mental illness and upon intake someone that meets the criteria/needs a higher level of care will be going to a facility that can meet those needs (thankfully, LAFH operations various sites including some that are able to provide a higher level of care and have good relationships with LADMH). While this could happen at intake, the truth is that if someone is a danger to themselves or others, they will be brought into a 51/50 hold at the encampment when the housing operation is occurring.

Thanks!

Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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District: (323) 866-1828

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200 North Spring St., Room 440

Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>

To: Maryam Zar <president@pacpalicc.org>

Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>

Date: Fri Sep 08 2023 18:03:08 GMT-0700 (PDT)

Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Hi Maryam,

My sincere apologies for the delay in responding. LA Family Housing and CD 5 will be available on Monday to present and connect with the committee members.

(a) why/by what criteria was the Midvale parking light deemed “under utilized”

The average usage of this lot was below 40%. LADOT operates the parking machine on site. Additionally, replacement parking is a commitment that the Councilwoman has made. There is no shortage of parking in this area (and most definitely in comparison to corridors with more active businesses and activations) with the Guitar Center, Lenny’s and Hudson within one block, the work occurring now is to make sure that a comparable number of spots are available publicly at affordable rates.

(b) why wouldn’t the Council Office consider a different available location that would not (in their estimation) decimate the local business community, while being situated to serve more people. They say they are not inherently opposed to a project of this sort, but oppose the location - and consider the lack of community engagement prior to decision making to be a fatal flaw.

Other public sites have been explored and deemed infeasible within the area (we have gone through ones mentioned to us - Caltrans, Post Office, DOT, and others). Private lots, including 1977, which we have not visited with community members are in the most conservative estimations more than 2-3 year projects that will not bring these essential beds online. Furthermore, this site, unlike all sites will be explicitly serving the immediate community and will allow for additional revitalization work along this corridor. When our team has walked, and particularly on Westwood Blvd, we witnessed over 50% commercial space vacancy and over 7 individuals experiencing homelessness and walking up and down the area - including one person passed out at Chocolate Bash. We need these tools and the resources that this site brings to this site.

Again, apologies for the late message - feel free to call anytime!

Fernando
(213) 887-3269



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

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Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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On Wed, Sep 6, 2023 at 4:56 PM Maryam Zar <president@pacpalicc.org> wrote:
Dear Fernando,

CPRA-02-CD5-2-001899

Hope you had a great holiday weekend!

Last month, you called me and asked that WRAC LUPC not take-up consideration of the controversial Midvale project, as proposed, before you and your team at CD5 had a chance to speak/present to our committee. We will meet this coming Monday, September 11, at 6:30Pm, via zoom.

Would you like to join us and make a presentation?

I reported to the board last month, as well as to you on the phone, that I have been hearing from Leuiana Anderson, and find some of her/their requests sensible. For example, they'd like to understand (a) why/by what criteria was the Midvale parking light deemed "under utilized", and (b) why wouldn't the Council Office consider a different available location that would not (in their estimation) decimate the local business community, while being situated to serve more people. They say they are not inherently opposed to a project of this sort, but oppose the location - and consider the lack of community engagement prior to decision making to be a fatal flaw.

I, and the WRAC LUC, would certainly appreciate hearing from you (and the CD5 team) about all these issues.

Best, Maryam.

From: Fernando Morales <fernando.morales@lacity.org>
To: Maryam Zar <president@pacpalicc.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Sep 08 2023 18:07:52 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Hi Maryam - apologies, resending with some edits below:



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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From: Maryam Zar <president@pacpalicc.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Sep 08 2023 19:34:26 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Fernando. I'll gladly put you on the agenda as guest speakers at WRAC LUPC this Monday.

Here is the connection link:

Topic: WRAC LUPC

Time: Monday, August 11 at 6:30PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82240552285>

Best, Maryam.

On Sep 8, 2023, at 6:07 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Maryam - apologies, resending with some edits below:



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>
To: Maryam Zar <president@pacpalicc.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Stephanie Klasky-Gamer <Stephanie@lafh.org>, Kelsey Madigan <kmadigan@lafh.org>, Kimberly Roberts <kroberts@lafh.org>
Date: Mon Sep 11 2023 12:40:53 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Maryam! I've attached the presentation for tonight.



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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District: (323) 866-1828

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Attachments:

- WRAC Midvale IH Deck.pptx
-

From: Maryam Zar <president@pacpalicc.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Sep 11 2023 14:05:46 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Fernando.
This looks great and we look forward to hearing from you.

Best, Maryam.

On Sep 8, 2023, at 6:07 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Maryam - apologies, resending with some edits below:



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Date: Mon Sep 11 2023 17:27:55 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thanks, Maryam. Apologies, I misspoke, I will be the sole presenter tonight. Given the committee's focus on land use, we felt comfortable with the council office leading the presentation and answer questions from the committee.

All the best,

Fernando



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Fernando Morales

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To: Fernando Morales <fernando.morales@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Sep 11 2023 20:02:53 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Fernando,

Thank you for joining us at WRAC LUPC tonight. This was a great conversation. Not only did it provide board members with information we can share with others, it was also an opportunity for you to hear the elements the community's opposition.

Here is some info from the Chat:

As a developer, it always takes long to find a private site, negotiate a fair sales price, and to do all the due diligence (enviro review, title review, civil review), and finally close escrow. It does take a lot of time to find private land, and private sellers offer no discount or favors to anyone, especially the public sector.

Also:

Please provide any information on the emergency declaration that allows the placement of multi family on an R1 and NMU zoned plot of land.

kevin.wheeler@marvista.org

Thank you, again for attending our WRAC LUPC meeting.
Please keep me posted on developments.

Best, Maryam.

On Sep 11, 2023, at 5:27 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

Thanks, Maryam. Apologies, I misspoke, I will be the sole presenter tonight. Given the committee's focus on land use, we felt comfortable with the council office leading the presentation and answer questions from the committee.

All the best,

Fernando



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Los Angeles, CA 90012

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 09:38:23 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Hi Fernando,

The code section is [LAMC SEC. 12.80. HOMELESS SHELTERS – EMERGENCIES – CITY OWNED AND LEASED PROPERTY.](#)

Dylan

--



cd5.lacity.gov

Dylan Sittig

Pronouns: He, Him, His

PLANNING DIRECTOR

O: (213) 473-7005

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

Notice to Land Use Industry Professionals: If you are compensated to interact with City employees, City law may require you to register as a lobbyist and report your activity. Any individual may qualify as a lobbyist, regardless of occupation, education, training, or professional title. A lobbyist may hold a position that includes but is not limited to attorney, CEO, consultant, architect, engineer, government liaison, business owner, permit applicant, urban planner, expeditor, land developer, various real estate specialists, and others. More information is available on the Ethics Commission's lobbying page and Influencing Land Use Decisions brochure. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

From: Fernando Morales <fernando.morales@lacity.org>
To: Maryam Zar <president@pacpalicc.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 09:54:03 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Maryam. Sincerely appreciate you creating that space on the agenda and maintaining a healthy space for conversation and to answer questions from WRAC council members.

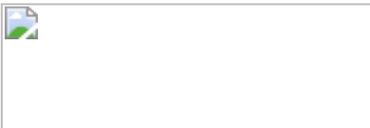
The code section is [LAMC SEC. 12.80. HOMELESS SHELTERS – EMERGENCIES – CITY OWNED AND LEASED PROPERTY](#) (Kevin is bcc'd here) - thanks! I have received a couple additional inquiries from councils. Vanessa, George, and I will make sure to follow up with them with answers.

I have also attached the presentation and questions document. Below is the website link as well.

<https://councildistrict5.lacity.gov/Midvale>

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles City Hall

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Los Angeles, CA 90012

Attachments:

- WRAC Midvale IH Deck (1).pptx
 - HOA Questions and Responses (1).pdf
-

From: Fernando Morales <fernando.morales@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 09:54:53 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Dylan! Really appreciate it!



Fernando Morales

Deputy Chief of Staff
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Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

From: "kevin.wheeler@marvista.org" <kevin.wheeler.zone6director@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Maryam Zar <president@pacpalicc.org>, Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 10:58:31 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Hi Fernando,

Hope I'm not intruding but I jumped off BCC to say thank you for providing the information on the emergency declaration and to ask a follow up question.

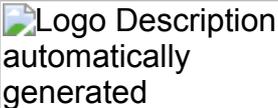
In our meeting last evening you mentioned that 25% (rough approximation as I can't remember the exact figure you gave) of the interim housing developments were adjacent to R1 zoning. Can you please provide some additional information on that figure you mentioned? See below.

- Number of interim housing developments adjacent to R1 zoning?
- Percentage of interim housing developments adjacent to R1 zoning?
- Location of interim housing developments adjacent to R1 zoning? Provide a map if possible with the total number of units in the interim housing development.
- Number of interim housing developments physically on R1 zoning parcels?
- Percentage of interim housing developments physically on R1 zoning parcels?
- Location of interim housing developments physically on R1 zoning parcels? Provide a map if possible with the total number of units in the interim housing development.

Thank you,

Kevin Wheeler
Mar Vista Community Council

Zone 6 Director | PLUM Chair

Logo Description
automatically
generated

Attachments:

- image001.png
-

From: Maryam Zar <president@pacpalicc.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 11:06:55 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thank you, Fernando, for attending our WRAC LUPC meeting, and informing us about the project. I very much appreciated the opportunity to learn more from CD5 about the project, and was glad to have been able to provide a forum where Barbara could synthesize the objections of the impacted community. As you know, from the WRAC point of view, consultation with communities *prior to* decision making, is key. Otherwise all our work and thoughtful time spent on issues is for naught.

Looking ahead, I hope there can be dialogue and concessions to either make the project palatable to the community, or rethought entirely.

I am here to support all sides in any way I can, and I bid you well as you work through the details of this project.

Best, Maryam.

On Sep 12, 2023, at 9:54 AM, Fernando Morales <fernando.morales@lacity.org> wrote:

Thank you, Maryam. Sincerely appreciate you creating that space on the agenda and maintaining a healthy space for conversation and to answer questions from WRAC council members.

The code section is [LAMC SEC. 12.80. HOMELESS SHELTERS – EMERGENCIES – CITY OWNED AND LEASED PROPERTY](#) (Kevin is bcc'd here) - thanks! I have received a couple additional inquiries from councils. Vanessa, George, and I will make sure to follow up with them with answers.

I have also attached the presentation and questions document. Below is the website link as well.

<https://councildistrict5.lacity.gov/Midvale>

All the best,

Fernando



Fernando Morales

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<WRAC Midvale IH Deck (1).pptx><HOA Questions and Responses (1).pdf>

From: Fernando Morales <fernando.morales@lacity.org>
To: Maryam Zar <president@pacpalicc.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, Dylan Sittig <dylan.sittig@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Sep 12 2023 18:24:08 GMT-0700 (PDT)
Subject: Re: Midvale project - WRAC LUPC meets Monday 9/11

Thanks, Maryam. Yes, Barbara has done a great job on focusing on and synthesizing objections. We are/continue to be interested in all thoughts/comments, and look forward to engaging further moving forward. There will be many more conversations about the site, both programmatically and resources for this area outside of the site.

All the best,

Fernando



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>
To: Barbara Broide <wncluc@gmail.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Aug 16 2023 17:48:04 GMT-0700 (PDT)
Subject: Re: Midvale project

Hi Barbara,

Sincere apologies on the delay. Some of the answers have incorporated additional changes brought forth by community feedback - but we are working to get these answers out and available as soon as possible. I am hoping for Friday. There currently has been no process started beyond sharing project information with the community, taking in feedback, and continuing the engagement process (we would love to hear back from you re: scheduling a meeting with the WSSM board - I believe Vanessa sent that email a few days ago). Currently, we are focusing on individual meetings with HOAs and community groups, as Vanessa's email indicates.

As we've discussed, this is the beginning of the process for this site, not the end, and all feasible modifications to the project and its operations will be incorporated into the final proposal (and already some have).

If you would like to talk, I am always reachable at (213) 887-3269. I'm adding Vanessa here re: scheduling the meeting with the WSSM board.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles, CA 90012

On Wed, Aug 16, 2023 at 2:24 PM Barbara Broide <wncluc@gmail.com> wrote:

Hi Fernando,

I was on a conference call with a number of WSSM - area team leaders earlier today and I was asked to check in with you to find out when we can expect to receive the answers to the questions that were submitted earlier so that we can better understand the project as proposed.

People do not want to be waiting for answers while the project moves forward.

In light of the past failure to engage the community on this project in advance, what is the current timeline you are looking at for review in City Hall?i

Have you committed to any pause to allow for an open exchange whereby constituents do not feel that there is an effort on the part of the CD office to run the clock out while the office is moving forward to implement the project?

There is much to discuss!

Thanks,
Barbara

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Barbara Broide <wncluc@gmail.com>
Date: Wed Aug 16 2023 18:03:23 GMT-0700 (PDT)
Subject: Re: Midvale project

Hi Barbara,

I sent you an email yesterday with a few potential times that work for our office. Your Hotmail email bounced back stating that your inbox is full.

Please let me know if I can forward that email to your HOA one? I often get confused by both.

Sincerely,

On Wednesday, August 16, 2023, Fernando Morales <fernando.morales@lacity.org> wrote:
Hi Barbara,

Sincere apologies on the delay. Some of the answers have incorporated additional changes brought forth by community feedback - but we are working to get these answers out and available as soon as possible. I am hoping for Friday. There currently has been no process started beyond sharing project information with the community, taking in feedback, and continuing the engagement process (we would love to hear back from you re: scheduling a meeting with the WSSM board - I believe Vanessa sent that email a few days ago). Currently, we are focusing on individual meetings with HOAs and community groups, as Vanessa's email indicates.

As we've discussed, this is the beginning of the process for this site, not the end, and all feasible modifications to the project and its operations will be incorporated into the final proposal (and already some have).

If you would like to talk, I am always reachable at (213) 887-3269. I'm adding Vanessa here re: scheduling the meeting with the WSSM board.

All the best,

Fernando



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Fernando Morales

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[200 North Spring St., Room 440](#)

[Los Angeles, CA 90012](#)

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Vanessa Saldana

CPRA-02-CD5-2-001916



Field Deputy, Palms & Westside

O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: Fernando Morales <fernando.morales@lacity.org>
To: Leiauna Anderson <leiauna@mac.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Sep 01 2023 14:20:46 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project Inquiry

Hi Leiauna,

I'm not sure I understand the question. I am including Vanessa if you would like to set up a time to talk. Thanks!

All the best,

Fernando



Fernando Morales

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Housing/Homelessness, Operations, and Special Projects
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200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

On Thu, Aug 31, 2023 at 11:37 PM Leiauna Anderson <leiauna@mac.com> wrote:
Hello Councilmember Yaroslavsky,

What is the legal basis by which you are implementing this project?

Best,

Leiauna Anderson

From: Leiauna Anderson <leiauna@mac.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, zachary.warma@lacity.org,
gary.gero@lacity.org
Date: Sun Sep 10 2023 21:56:53 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project Inquiry

Hi Fernando,

Thanks for your reply. I'm also adding Zachary and Gary back to the thread given their history with this project. To rephrase my question so that you understand, what are the approvals/authorizations that have been completed and what are the ones you have yet to complete in order for this project to "move forward" as you indicated it would at the Westside Neighborhood Council Land Use meeting on August 30th?

Best,
Leiauna Anderson

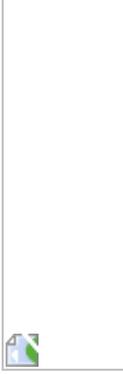
On Sep 1, 2023, at 2:20 PM, Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Leiauna,

I'm not sure I understand the question. I am including Vanessa if you would like to set up a time to talk. Thanks!

All the best,

Fernando



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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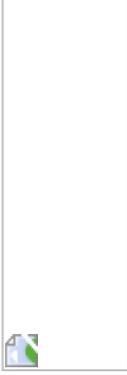
From: Fernando Morales <fernando.morales@lacity.org>
To: Leiauna Anderson <leiauna@mac.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, zachary.warma@lacity.org,
gary.gero@lacity.org
Date: Mon Sep 11 2023 11:55:53 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project Inquiry

Hi Leiauna,

Thanks for clarifying and understood. No official actions have been required at this time. The next and final step is for a motion to be introduced, then it will be heard at committees and go for a full council vote. As soon as we have determined the date of introduction, we will be sharing it with stakeholder groups for the area (WNC/HOA/etc) I hope this is helpful.

All the best,

Fernando



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From: Leiauna Anderson <leiauna@mac.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, zachary.warma@lacity.org,
gary.gero@lacity.org, Councilmember.Yaroslavsky@lacity.org
Date: Tue Sep 12 2023 12:02:54 GMT-0700 (PDT)
Subject: Re: Midvale-Pico Interim Housing Project Inquiry

Hi Fernando,

Thank you for your reply. You answered where, but made a vague reference to when and failed to address how this project is planned to be implemented. To be more clear, I am asking:

1. What approvals will be required?
2. Will there be a zone change?
3. Will there be a specific plan amendment?
4. Where is the funding specifically coming from and under what authority?
5. What law or legal justification is being used to build this project on an R1 property, in violation of existing city law?
6. Will there be any accompanying ordinances?
7. Will the project attempt to make use of a mayoral declaration or directive? If so, how and which one(s)?
8. How will the secretive bidding/selection process be made lawful?
9. Has the mayor already issued directives or authorizations related to this project, presumably without public disclosure?
10. What law or process is being used to circumvent CEQA?
11. Under what legal authority has the normal, official process associated with a project been discarded?
12. Will there be appeal rights? Why are you calling this a “next and FINAL step?”
13. Regarding the “when”: How much warning will the community stakeholders get?

I look forward to receiving this information.

Best,

Leiauna Anderson

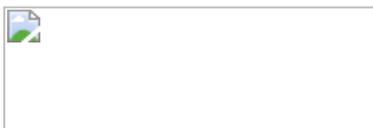
On Sep 11, 2023, at 11:55 AM, Fernando Morales <fernando.morales@lacity.org> wrote:

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All the best,

Fernando



Fernando Morales
Deputy Chief of Staff

CPRA-02-CD5-2-001921



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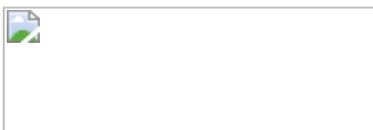
cd5.lacity.gov

From: Fernando Morales <fernando.morales@lacity.org>
To: Lisa Chapman <lchapmangabriel@gmail.com>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Wed Sep 06 2023 09:50:54 GMT-0700 (PDT)
Subject: Re: Old Food For Less Building on Palms and Sepulveda

Thank you, Lisa I am looping in Vanessa so that we can discuss this site with the local NC members! It is important that we have neighborhood specific conversations about these projects, rather to incentivize the ongoing nomination of sites in other neighborhoods, but are so appreciative, especially with all of your engagement on this issue. The last time it was explored, there was no desire from ownership to engage, but perhaps there is a better way to engage as an additional site with community support.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
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Los Angeles, CA 90012

On Wed, Aug 30, 2023 at 1:29 PM Lisa Chapman <lchapmangabriel@gmail.com> wrote:
Happy to do that, Fernando, but I am specifically asking for an update on the building at Palms and Sepulveda, and if Katy would consider using eminent domain. She is so desperate to find housing, this site is perfect and would give your office very little controversy compared to places like Midvale and Pico which are directly next to neighborhood homes.

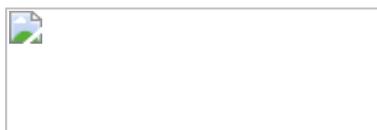
Please advise on this building, please.

Thanks,
Lisa

On Wed, Aug 30, 2023 at 9:02 AM Fernando Morales <fernando.morales@lacity.org> wrote:
Thank you for sharing this, Lisa - it is appreciated! Looking forward to having a follow up conversation re: potential Westwood locations as discussed in the past/per you and other NC member desire to engage on this. If there are some dates that look good on your end, please let Patty know. I included the Councilwoman's City email in the bcc since it is city business.

All the best,

Fernando



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005



On Tue, Aug 29, 2023 at 12:25 PM Lisa Chapman <lchapmangabriel@gmail.com> wrote:
I used google maps but that is not the correct address. The building is on the corner of Palms and S. Sepulveda....Patty and Fernando know which building it is.

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I had brought up [3470 Sepulveda Blvd](#) many times, with unclear answers as to why it was not available. I have since found out that Jeff Ebenstein was working with the owner behind the scenes to give him advantages. I am sure you all already are aware of this. It also concerns me that this person may be well connected within CD5.

This building has been for lease for over a decade. It is huge. It could house hundreds of homeless individuals with tiny homes and services, etc. The possibilities are endless at this site. You could stop the project that is so controversial and have a hundred more beds at this site.

I understand the city doesn't like to use eminent domain if they can help it, but it has been done. In fact, Katy's father-in-law, Zev, used eminent domain to turn the Pico Midvale area into a city parking lot.

As far as we are concerned, this building could be used in the same way, take it by eminent domain and use it for homeless housing, making a HUGE dent in housing for CD5. It could be the perfect location.

I would like a direct answer as to this proposal soon.

Thanks,
Lisa Chapman
WWNC President
Chair, WWNC Homelessness cmte
Co-Chair Westwood Homeless Count 2012-present

Attachments:

- List of Sites Explored.pdf

From: Lisa Chapman <lchapmangabriel@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Katy Young Yaroslavsky <katy.yaroslavsky@gmail.com>, Patricia Macias <patricia.macias@lacity.org>, "Sandy's Yahoo Email" <sandy10778@yahoo.com>, Stephen Resnick <saesnick@gmail.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Wed Sep 06 2023 10:07:19 GMT-0700 (PDT)
Subject: Re: Old Food For Less Building on Palms and Sepulveda

Fernando,

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This site would house hundreds of more people and not impact neighborhood housing.

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Now I know I may not be privy to the inner workings of dealing with these land owners, but enough is enough. We have identified dozens and dozens of sites that have low impact to the surrounding communities, just to have the CAO delete it for ridiculous reasons.

This owner needs to step up. If he can't, then the city should act.

Seriously Fernando, we are all sick and tired of being treated like little children by the council office.

It's time to act, and really make a difference.

Thanks,
Lisa

From: Fernando Morales <fernando.morales@lacity.org>
To: Lisa Chapman <lchapmangabriel@gmail.com>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, "Sandy's Yahoo Email" <sandy10778@yahoo.com>, Stephen Resnick <sareshnick@gmail.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, kay.hartman@palmsnc.la, tanya.leal@palmsnc.la
Date: Wed Sep 06 2023 13:28:38 GMT-0700 (PDT)
Subject: Re: Old Food For Less Building on Palms and Sepulveda

Hi Lisa,

I am removing personal emails from this conversation relating to City business - thank you in advance for being mindful of this in the future.

I am happy to call whenever you are free today if you would like to talk generally about projects in other areas of the district, or specifically re: the 2377 Midvale site. With regard to 2377 Midvale, we shared the project proposal the moment it was ready to be talked about with the community. While doing so earlier would have been premature, as there were several feasibility questions that needed to be addressed, we've also made it very clear to the surrounding community that this has been a learning process and are actively working with leaders within that neighborhood on additional sites of interest to them. It was important to all partners that we presented the community with a plan that was well thought through so we could be prepared to answer questions that would arise, and have fruitful discussions, which we are having at this time. We are very much hoping to have fruitful conversations with you and Westwood stakeholders, however, as with Quimby funds, we have not heard back directly from you on when we can have these discussions.

I have included my colleague Marley Powell, who can find a time for Patty, George, and myself to meet with you and other Westwood stakeholders regarding Westwood sites that you would like to elevate.

I'm not sure what your assertions regarding communication with the owner of that property are based on, but they are neither correct or based on reality. Likewise, our understanding is that eminent domain has been invoked once in relation to housing in the past decades and it is a lengthy process that legally and existentially requires much more thought than to identify a problematic property owner / it does not remove the need to identify significant funding for a site like this one. With that said, we are fully committed to working with each CD 5 community on housing sites that bring much needed relief on accessibility, cleanliness, and safety across CD 5, and bring people indoors. For this specific community, I am including the local neighborhood Council leadership for Palms NC and we will continue conversation about this or other potential sites directly with them - in addition to necessary engagement by Building and Safety or other city departments to address problematic actions or inaction.

There is a need for action and movement forward to make CD 5 a cleaner, safer, and more liveable by the day. It is clear that the approach in recent history has not led to outcomes, given that we are the only district without single adult interim housing. However, and I say this with all the respect in the world, a district wide approach to discuss sites has been part of the issue of bringing these sites to fruition or only in certain communities (such as Palms). It is really encouraging to hear that you and others across CD 5 want to think through more creative solutions in bringing forth these necessary resources.

As always, we look forward to discussing any sites in Westwood with you and other community members that you have added on this thread, in good faith, mutual understanding of barriers, and outcomes in mind.

Respectfully,

Fernando



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

From: Kay Hartman <kay.hartman@palmsnc.la>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Lisa Chapman <lchapmangabriel@gmail.com>, George Hakopiants
<george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, "Sandy's Yahoo
Email" <sandy10778@yahoo.com>, Stephen Resnick <saesnick@gmail.com>, Vanessa
Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>,
tanya.leal@palmsnc.la, Drew Ruesch <drewmarvista@gmail.com>,
kevin.wheeler@marvista.org
Date: Wed Sep 06 2023 14:06:46 GMT-0700 (PDT)
Subject: Re: Old Food For Less Building on Palms and Sepulveda

Fernando, thank you for including Palms in the discussion. I am copying Drew Reusch and Kevin Wheeler, the Mar Vista President and PLUM chair, since this is on the boundary between our NCs. Part of Palms is in the Mar Vista CC for historical reasons. I think both NCs need to be aware of anything going on involving this property.

--

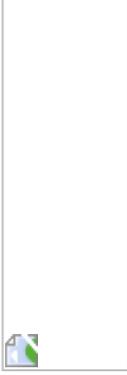
Kay Hartman
Palms Neighborhood Council President
palmsnc.la

From: Fernando Morales <fernando.morales@lacity.org>
To: Kay Hartman <kay.hartman@palmsnc.la>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, tanya.leal@palmsnc.la, Drew Ruesch <drewmarvista@gmail.com>, kevin.wheeler@marvista.org
Date: Wed Sep 06 2023 14:14:19 GMT-0700 (PDT)
Subject: Re: Old Food For Less Building on Palms and Sepulveda

Thank you so much, Kay! Drew, Kevin, Kay apologies for getting my cables mixed on the boundary. To clarify, there isn't an active proposal for this site, but we wanted to make sure you were aware of this request from Westwood NC members/would love to have a larger conversation about potential sites with you, Drew, and Kevin.

All the best,

Fernando



[cd5.lacity.gov](https://www.cd5.lacity.gov)

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles, CA 90012

From: Lisa Chapman <lchapmangabriel@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Kay Hartman
<kay.hartman@palmsnc.la>, Patricia Macias <patricia.macias@lacity.org>, "Sandy's Yahoo
Email" <sandy10778@yahoo.com>, Stephen Resnick <saesnick@gmail.com>, Tanya Leal
<tanyamleal@gmail.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma
<zachary.warma@lacity.org>
Date: Wed Sep 06 2023 15:45:47 GMT-0700 (PDT)
Subject: Re: Old Food For Less Building on Palms and Sepulveda

From: Kay Hartman <kay.hartman@palmsnc.la>
To: Lisa Chapman <lchapmangabriel@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants
<george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, "Sandy's Yahoo
Email" <sandy10778@yahoo.com>, Stephen Resnick <saesnick@gmail.com>, Tanya Leal
<tanyamleal@gmail.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma
<zachary.warma@lacity.org>
Date: Wed Sep 06 2023 15:57:27 GMT-0700 (PDT)
Subject: Re: Old Food For Less Building on Palms and Sepulveda

Lisa, of course I'm aware of the property.

--

Kay Hartman
Palms Neighborhood Council President
palmsnc.la

From: Drew Ruesch <drewmarvista@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, "tanya.leal@palmsnc.la" <tanya.leal@palmsnc.la>, "kevin.wheeler@marvista.org" <kevin.wheeler@marvista.org>, Lisa Chapman <lchapmangabriel@gmail.com>, Kay Hartman <kay.hartman@palmsnc.la>
Date: Wed Sep 06 2023 16:54:41 GMT-0700 (PDT)
Subject: Re: Old Food For Less Building on Palms and Sepulveda

Hi Fernando,

Thank you and Kay for looping the MVCC in. The owner of the old Food for Less Building on Palms and Sepulveda has hired a lobbyist and we are working to schedule a meeting regarding such; however, they have not yet filed their paperwork.

I appreciate everyone's concern for finding an alternative location to the Midvale/Pico project, but unfortunately, this location is not suitable or available.

Thanks all,
Drew

Drew Ruesch
Mar Vista Community Council

Zone 5 Director | Board Chair
T: 310.467.2382



From: Fernando Morales <fernando.morales@lacity.org>
Date: Wednesday, September 6, 2023 at 2:14 PM
To: Kay Hartman <kay.hartman@palmsnc.la>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, "tanya.leal@palmsnc.la" <tanya.leal@palmsnc.la>, Drew Ruesch <drewmarvista@gmail.com>, "kevin.wheeler@marvista.org" <kevin.wheeler@marvista.org>
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All the best,

Fernando



Fernando Morales

Deputy Chief of Staff

Los Angeles, CA 90012

On Wed, Sep 6, 2023 at 2:06 PM Kay Hartman <kay.hartman@palmsnc.la> wrote:

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As a follow-up, we look forward to discussing opportunities in Westwood with you and other community



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Wed, Sep 6, 2023 at 10:07 AM Lisa Chapman <lchapmangabriel@gmail.com> wrote:

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This owner needs to step up. If he can't, then the city should act.

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It's time to act, and really make a difference.

Thanks,
Lisa

On Wed, Sep 6, 2023 at 9:51 AM Fernando Morales <fernando.morales@lacity.org> wrote:

Thank you, Lisa I am looping in Vanessa so that we can discuss this site with the local members! It is important that we have neighborhood specific conversations about these projects, rather to incentivize the ongoing nomination of sites in other neighborhoods, so an appreciative especially with all of your engagement on this issue. The last time it was



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Project:

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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Pr

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Lisa Chapman
WWNC President
Chair, WWNC Homelessness cmte
Co-Chair Westwood Homeless Count 2012-present

--

Kay Hartman
Palms Neighborhood Council President
palmsnc.la

Attachments:

- image001.png
-

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Drew Ruesch <drewmarvista@gmail.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, "tanya.leal@palmsnc.la" <tanya.leal@palmsnc.la>, "kevin.wheeler@marvista.org" <kevin.wheeler@marvista.org>, Lisa Chapman <lchapmangabriel@gmail.com>, Kay Hartman <kay.hartman@palmsnc.la>
Date: Wed Sep 06 2023 16:55:57 GMT-0700 (PDT)
Subject: Re: Old Food For Less Building on Palms and Sepulveda

Hi Drew,

Thank you for the update. We greatly appreciate it!

Sincerely,

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

Attachments:

- image001.png
- image001.png

From: Fernando Morales <fernando.morales@lacity.org>
To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Drew Ruesch <drewmarvista@gmail.com>, George Hakopiants <george.hakopiants@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, "tanya.leal@palmsnc.la" <tanya.leal@palmsnc.la>, "kevin.wheeler@marvista.org" <kevin.wheeler@marvista.org>, Lisa Chapman <lchapmangabriel@gmail.com>, Kay Hartman <kay.hartman@palmsnc.la>
Date: Wed Sep 06 2023 17:29:54 GMT-0700 (PDT)
Subject: Re: Old Food For Less Building on Palms and Sepulveda

Thanks, Lisa.

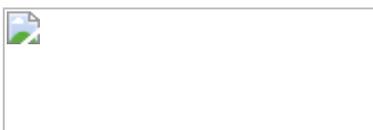
I do remember, however, removed the Councilwoman's personal email from the conversation/bcc'd her for her awareness. I had no intention to scold, but to address misinformation/false information and ensure that the most appropriate stakeholders were in the loop and aware. For new points brought up:

- We have been engaged in community meetings for over a month and continue to be - over 10 meetings, many now in smaller groups where stakeholders are able to engage in a conversation safely without being berated for wanting to work together to maximize community benefits.
- The project area has ample parking (Guitar Center, Lenny's, Hudson), and we have committed to making more of the ample parking accessible/affordable to replace project concerns from the 4-7pm no gridlock zone times (along with a few other common sense solutions we're working through)
- Eminent Domain requires fair market price to be paid for any property, additionally, exercising eminent domain is a multi year process, even in best case scenarios.

Thank you for clarifying, Kay and Drew. Looking forward to working together/happy to support the council with any conversations with the property owner/representation related to their compliance/being a good neighbor and other potential sites.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>
To: Alisha Flores <alishaflores@gmail.com>
Cc: julissa.lopez-hodoyan@lacity.org, nick.vasuthasawat@lacity.org, Westwood Gardens Civic Association <westwoodgardens@gmail.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Tue Aug 22 2023 13:37:58 GMT-0700 (PDT)
Subject: Re: PICO/MIDVALE INTERIM HOUSING PROJECT

Hi Alisha,

Thank you for reaching out to the Councilwoman and our team. Below is a statement from the Councilwoman shared in a response to a comprehensive set of questions submitted by WNC and WSSM HOA. I am including the message below, going through some of the additional questions that you've shared, and would love to check-in/speak if you have some time in the next few days:

"Thank you for your thoughtful and comprehensive set of questions regarding the interim housing site proposed for 2377 Midvale Avenue, and for your patience as our team finalized responses with LA Family Housing and LifeArk.

I want to make it unequivocally clear that I am committed to ensuring that this site is successful in bringing value to the community by reducing street homelessness, increasing public safety and cleanliness, and helping bring our neighbors indoors to rebuild their lives. Mayor Bass, LAPD Chief Moore, and all City departments share this vision and will be working collaboratively for our community. Our commitment to you is that we will enforce the City's anti-camping laws within 1,000 feet of this facility and that if this facility creates a nuisance, we will take immediate corrective action, up to and including closing it down.

We are very mindful that the announcement of this facility brought a significant amount of concern to some members of the community. We also understand that people are fearful given news reporting on how other sites have not had adequate public safety and sanitation resources. We are committed to taking lessons learned from other sites and ensuring that best practices are followed at this facility so that it is an exemplary model. We also note that the vast majority of interim sites are well managed and the surrounding neighborhoods are maintained free of tents. We appreciate the opportunity to respond to the questions, and bring clarity to potential gaps in information or misinformation.

As I have stated, we are at the beginning of the process for this project. These questions and answers are part of that process and we will continue to meet with community members to discuss this project over the weeks and months ahead. We are also committed to creating a community advisory committee to establish a formal process for engaging the community as this project moves forward to construction and operation.

You will notice in some of our responses in the attached Q&Q that we have already incorporated some of the feedback that we have heard into the project. We will work with you to develop guidelines on how to assess CD 5 success at this site around public safety and cleanliness, and look forward to a continued conversation, in good faith, and in accordance with the bylaws and rules set forth by the neighborhood councils, local HOAs, and the City of Los Angeles.

Councilwoman Katy Yaroslavsky
Fifth City Council District"

- Please provide a map showing the 500-foot radius where camping will not be allowed.
 - Can this radius be increased, or can additional areas of particular community concern be added by residents where the City will disallow camping? **The radius**

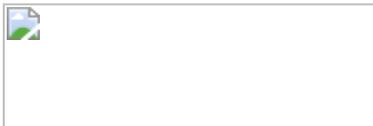
has been increased to 1,000 since receiving additional feedback (ZIMAS screenshot attached)

- Can the community work with your office to develop a terms and conditions agreement that will enable our community to feel that there is direct responsibility and recourse with the City should the safety and cleanliness elements not develop as your office anticipates? **Yes, there will be a community advisory group that is made up of neighbors, businesses, and stakeholders, who will be meeting with LAFH, LAPD, Sanitation, and CD 5 in an ongoing capacity to address any perceived issues.**
- Can the community request that more than 1 full-time unarmed guard be on-site at all times? The residents here needs to be given higher assurance of the security on this site. **We have received this feedback and are exploring additional security for the area.**
- Will there be a full time liaison from your office to manage this project? There needs to be a responsible party for this site. We can not throw our emails, calls and concerns into the void of your office. You have a lot of responsibilities and we need someone that we can contact directly in case of concerns. **Vanessa, Field Deputy for the office leads response for this area, however, we also have a three person homelessness team that will be providing specific focus to this area. Vanessa, our District Director, George Hakopiants, myself, and the homelessness team will be intimately involved in this project. Additionally, LAFH will be available 24/7 via phone for issues specific to their participants or the site itself.**
- On the community call, you mentioned resources were allocated for increased police presence in the neighborhood. Can a direct line to these officers be established for community concerns? **While this is the beginning of the project, we will be discussing how this funding will be used to reduce response time to this area and working with LAPD/would love for the immediate community to be involved in those conversations.**
- Why can't priority be given to homeless women and children? How will background checks be done to ensure that registered sex offenders are not brought into this transitional housing facility? I understand that the plan is to allow people with violent crimes on their records into this facility. **Single adults make up the vast majority of PEH in CD 5. Having a facility that solely served families would not be able to serve the immediate area in terms of need. Participants will be screened against the Megan's Law database. In order to keep this site low-barrier and serve people in the immediate community, the site will not preclude those with a criminal record. However, criminal activity will not be tolerated onsite. If laws are broken, law enforcement will be called. If an individual cannot conform to the rules of the project and needs a higher level of care than what the site provides, they will be directed to inpatient mental health services, detox/substance use services, a skilled nursing facility, etc. Our office in partnership with LAPD will enforce the 1,000 feet no camping zone.**
- Why can't a curfew be placed on this facility? If there is supposed to be allowances for people work at night-shift jobs or other reasons for leaving, can't they be given special permission to be allowed in and out at non-curfew hours? **The project will be operated 24 hours a day, 7 days a week. Nighttime activity, however, will be limited, with established quiet hours from 10pm to 8am. There will be staff and security on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a strict curfew in place. Would love to continue this conversation with LA Family Housing as well moving forward.**
- What is the average time people remain in these facilities? **Participants are able to stay on site until they are housed. Sometimes this takes a matter of a few weeks, and sometimes this takes several months depending on housing availability. While on site, participants will be working with service providers to be connected to permanent housing, receive mental health or substance use care, participate in group or community activities, job training, or participate in on-site activities. Some residents will have outside employment.**

Thanks and definitely let me know if there is a good number to reach you at.

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Tue, Aug 22, 2023 at 11:35AM Alisha Flores <alishaflores@gmail.com> wrote:

Hello Councilmember,

I am a resident of the Westwood Gardens Neighborhood. I live on Midvale, south of Pico. I'm sure you've received numerous emails of residents with reservations about the Pico/Midvale project. To us, this timeline is extremely aggressive. The project was first announced at the tail end of July, and is set to break ground by the end of the year. The project was developed largely without community involvement or input. I understand, as addressed by your virtual meeting presentation from August 10th, that you do believe that the informational sessions you've held are "including the community," but I hope you can understand, that being presented with a fully baked project without first being asked, if this is the correct approach for our community, does not make your constituents feel involved or comfortable in any way.

I want to ask from you, if there is ANY way to relocate this project off of the largest street in our neighborhood. Pico is already a highway for homeless traffic and activity, and putting this center down the street from the Social Services building on Pico/Sepulveda and down the street from the new L.A. Care Community Resource Center on Pico/Cotner will not help to ease this issue. Pico is supposed to be a local business corridor for this neighborhood, instead we are inundated with "For Lease" signs and businesses shuttering their doors every day. As important as this transitional housing project is, this is not the appropriate placement for the project.

Aside from placement, we have all seen the video and listened to testimony of nearby residents of the North Hollywood project, run by LA Family Housing (LAFH) of increased crime, camping, and overall feeling like they've lost the ability to feel safe in their own neighborhood. I know that agencies like LAFH operate with the best of intentions, but without the proper procedures in place for addressing community concerns, the trappings of the North Hollywood site will develop on the Pico/Midvale site.

I support transitional housing, and I think that it is a very important project and part of solving our homelessness crisis in the City of LA. That said, your office has not involved the community in any meaningful way. Your office has not done the proper outreach to assure that your constituents feel involved and included in this project.

I have a few requests from your office:

1. Please provide a map showing the 500-foot radius where camping will not be allowed.
 1. Can this radius be increased, or can additional areas of particular community concern be added by residents where the City will disallow camping?

2. Can the community work with your office to develop a terms and conditions agreement that will enable our community to feel that there is direct responsibility and recourse with the City should the safety and cleanliness elements not develop as your office anticipates?
3. Can the community request that more than 1 full-time unarmed guard be on-site at all times? The residents here needs to be given higher assurance of the security on this site.
4. Will there be a full time liaison from your office to manage this project? There needs to be a responsible party for this site. We can not throw our emails, calls and concerns into the void of your office. You have a lot of responsibilities and we need someone that we can contact directly in case of concerns.
5. On the community call, you mentioned resources were allocated for increased police presence in the neighborhood. Can a direct line to these officers be established for community concerns?
6. Why can't priority be given to homeless women and children? How will background checks be done to ensure that registered sex offenders are not brought into this transitional housing facility? I understand that the plan is to allow people with violent crimes on their records into this facility.
7. Why can't a curfew be placed on this facility? If there is supposed to be allowances for people work at night-shift jobs or other reasons for leaving, can't they be given special permission to be allowed in and out at non-curfew hours?
8. What is the average time people remain in these facilities?

Again, I understand how critical of an element transitional housing is to solving the overall homeless issue, but I hope your office understands that leaving our community out of the planning and development of this has caused so much unnecessary stress and anxiety about this particular project. I hope you can understand our concerns and take them to heart. There is clearly an issue already existing in our neighborhood, and my hope is that we can work TOGETHER to find the appropriate placement, and development for transitional housing. Thank you.

-Alisha Flores

Attachments:

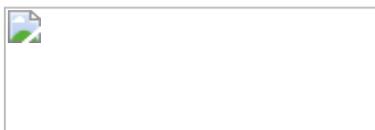
- 1,000 Foot Radius Zimas.png
 - Midvale Questions and Answers.pdf
-

From: Allen Zipper <allen.zipper@lacity.org>
To: "ilene@kitkat.org" <ilene@kitkat.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 16:06:26 GMT-0700 (PDT)
Subject: Re: Referred from Rabbis Jaclyn and Zoe

Hi Ilene,

Thank you for your email. Councilwoman Yaroslavsky is interested in speaking with members of the community who are willing to engage in thoughtful and productive dialogue. Would you be available to speak on the phone tomorrow in the late afternoon to discuss this further?

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

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On Mon, Aug 7, 2023 at 9:14 AM ilene@kitkat.org <ilene@kitkat.org> wrote:

Hi Allen,

My name is Ilene Simon Solomon. I am a fellow Isaiah member, and have been a resident on the 2300 block of Kelton for the past 26 years .

I am writing on behalf of myself and a group of civilized like-minded block members to invite Katy Yaroslavsky to meet with us to discuss the proposed interim housing project .

Some of our people attended the first meeting, and others like myself attended the more productive and informative second zoom meeting on Sunday.

We are envisioning a carefully vetted small group, perhaps 10-15 at most, at my home, to address concerns. Given that it seems this is happening regardless of the wishes of the residents, we want to brainstorm in concert with the Councilperson to reduce negative impact to its direct neighbors on Midvale and Kelton. Perhaps Zoe or Dara can attend as well.

We see this plan as needing to be part of a wider vision of how to address the depression that has befallen our neighborhood in the first place, which includes not only the homelessness issue, but also the loss of the Mall and Landmark theaters, and other key local business related to pandemic, as well as the seemingly frozen in time Google project. All of these have turned our vital, urban neighborhood into a sadder, and scarier place to live.

Thank you in advance for your consideration,

Sincerely,

CPRA-02-CD5-2-001945

Ilene

From: "ilene@kitkat.org" <ilene@kitkat.org>
To: Allen Zipper <allen.zipper@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 16:14:15 GMT-0700 (PDT)
Subject: Re: Referred from Rabbis Jaclyn and Zoe

Thanks for replying.

Yes, I have a thoughtful, compassionate group that wants this sort of engagement badly. I can speak 8-8:30 or 430 onward tomorrow. My phone number is 310-9932460. / I have another window from 315-330....

Shabbat Shalom,
Ilene

On Aug 10, 2023, at 4:06 PM, Allen Zipper <allen.zipper@lacity.org> wrote:

Hi Ilene,

Thank you for your email. Councilwoman Yaroslavsky is interested in speaking with members of the community who are willing to engage in thoughtful and productive dialogue. Would you be available to speak on the phone tomorrow in the late afternoon to discuss this further?

Yours,
Allen Zipper



Allen Zipper

Director of Community Engagement - SORO Deputy
(323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



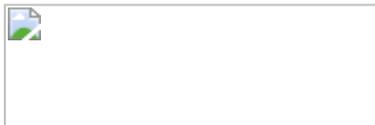
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From: Allen Zipper <allen.zipper@lacity.org>
To: "ilene@kitkat.org" <ilene@kitkat.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Thu Aug 10 2023 16:27:39 GMT-0700 (PDT)
Subject: Re: Referred from Rabbis Jaclyn and Zoe

I'm glad that Rabbi Jaclyn and Rabbi Zoe put you in touch with me. I will call you at 3:15 PM tomorrow.

Yours,
Allen Zipper



cd5.lacity.gov

Allen Zipper

Director of Community Engagement - SORO Deputy

(323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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From: Fernando Morales <fernando.morales@lacity.org>
To: Tony Malinda <vitatone@hotmail.com>
Cc: Barbara Broide <wncluc@gmail.com>, "Leiauna@mac.com" <Leiauna@mac.com>, Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Sep 01 2023 17:27:46 GMT-0700 (PDT)
Subject: Re: Regarding last night's question on the list of the interim housing shelters like the proposed Midvale/Pico that are currently working

Thank you Tony - I will share this information.

I referred to housing operations followed by enforcement. All zones that this has occurred in have stayed clean and encampment free:

6th and Fairfax
San Vicente
Jasmine and Venice
La Cienega from Pico to 18th Street

All the best,

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



[cd5.lacity.gov](https://www.cd5.lacity.gov)

On Thu, Aug 31, 2023 at 7:13 PM Tony Malinda <vitatone@hotmail.com> wrote:
Dear Fernando,

Last night I heard you say, "I know this will work". You were referring to the Midvale/Pico shelter. I was curious to know what changed from you saying "you think it will work" to know. When you said that there were 3 sites that were already working, I was confused. We have been researching most of the sites that exist now as interim housing and the results are bleak. People are not able to receive proper treatment that potentially could make a difference when they are still using.

In the article in the Larchmont Chronicle- finding homes,shelter,is,key to solution... Katy speaks about 2 Inside Safe cleanups this year- on Sixth and San Vicente and one on Jasmine near Culver City. Are these Shelters you said were currently working? I tried looking them up but when I discovered this article, I realized that you must have been referring to encampment cleanups. I am not sure what got lost in the translation but my question to you was what sites like the proposed Midvale/Pico have been proven to work? The point I was trying to make is that Midvale/Pico is an experiment. In the article Katy talks about "general population and non-general population. The general population would be the mentally ill and drug addicted people. I do not think this shelter for the general population (to use Katy's words) will really create change. Therefore, I implore you to consider the other site that was suggested last night. If indeed this proposed Midvale/Pico site does go through and it indeed does prove to be everything the opposition has feared it would be then it will be very damaging to everyone concerned. If you do have the community members to agree to a site change and the experiment goes awry, at least it will not be the ruination of community members and businesses.

Huge CALIFORNIA voter's mistake- Prop 47 was passed in 2014 converting the following crimes into misdemeanors-

Burglary of commercial establishment

Forgery/fraud/bad checks/credit cards

Grand theft (including cars)

Shop lifting

Possession of controlled substances: cocaine, heroin, methamphetamines and now fentanyl

According to Stanford research scholar Dr. Jialu Streeter the above was a huge cause of the influx of homelessness in California. "if we can't be honest, we are never going to solve this problem". It's a 2 Part on YouTube that I hope you will watch. I hope Katy will watch it and I am also writing to Governor Newsom. Dr. Streeter believes that offering services without requirements is a plan doomed to failure. People need limits, boundaries and guidelines. We need long term/multi bed psychiatric facilities to provide proper treatment for the gravely disabled people who reject and DO NOT benefit from voluntary services.

Addiction is in fact a disease that affects the way human beings make their decisions and it is not a violation of people's rights when they are out of control and about to destroy themselves, to intervene. We have to deem them gravely disabled and make them wards of the court. Then we can save lives all over. That is if we really care. I hope you will take the time to watch this 2-part documentary.

<https://m.youtube.com/watch?v=k19UrPgr24M>

<https://m.youtube.com/watch?v=k19UrPgr24M>

Sincerely,

Vita Lucia & Tony Malinda

From: Fernando Morales <fernando.morales@lacity.org>
To: "S. Shure" <shurefamilyca@gmail.com>
Cc: Christine Stemar <christinewvha@gmail.com>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Sep 08 2023 17:52:43 GMT-0700 (PDT)
Subject: Re: Suitable Sites Considered in Our Neighborhood

Hi Stacy!

Thank you so much for your email and apologies for the delay! This is incredibly helpful context - It'd be great to reconnect re: the Burger King site, but would love to discuss the Hamburger Hamlet along with CD 11 (to be mindful of their area). Completely agree with the considerations you mentioned above - I will admit that we've learned some lessons regarding outreach for Midvale, especially since it is a completely different project and process than most people are used to (it has happened dozens of times outside of CD 5, but never here). I have included Vanessa and George, if you haven't met with Vanessa/set up coffee, I think that would be a great start to the conversation overall on how to be in communication re: all issues and priorities for Westside Village.

Looking forward to working in partnership and hope you have a great weekend ahead.

With sincere appreciation,

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

cd5.lacity.gov



On Wed, Sep 6, 2023 at 8:40 PM S. Shure <shurefamilyca@gmail.com> wrote:
Fernando,

I wanted to communicate separately with you since I was also part of the Homeless Task force that the former council member organized. I eventually left the group because there were a lot of suggestions by members concerning others' communities, which has always been the wrong approach.

In Westside Village we undertook major effort to find a suitable Safe Parking location or other space. Two other parcels that we tried to engage on were the large parking lot just north of Sepulveda and National, west side of Sepulveda, behind what was formerly the Hamburger Hamlet. At that time the property was owned by a family trust that did not respond to our repeated inquiries. I understand that the property may have been sold, and I'm willing to try to engage again because that large lot is suitable for either safe parking of RVs, tiny homes or safe camping. It has minimal impact upon our community but it is close enough to get supportive services (limited as they may be) from St. John's Church, which is in our neighborhood and has held public drives for clothing, shoes, emergency supplies and also provided food to those who are homeless in our community.

The second site is behind the Burger King on the southern parcel of Palms & Sepulveda, east side, behind two strip malls. The parking lot there abuts a car wash, is behind the strip malls

and also provides a great opportunity for safe parking or ??? Again, all outreach to the owners was unsuccessful, but we can try again.

Westside Village remains committed to being part of the solution and supportive as long as we minimize the impact on our small community that has already been severely impacted by TOC development, increased traffic, increased crime while also not having open space or the use of our roads because of substantial pass through traffic. We need to be mindful that our community sees this as a partnership, not an unwilling participant.

Also with St. Johns as the orchestrator of meals, supplies and what support our community can provide, we would love to find a location close to our community.

Please let me know how I can be of assistance, and how we can work together to find a way to help those that are living on the streets.

Sincerely,

Stacy Shure
Westside Village HOA

From: Katy Yaroslavsky <katy.yaroslavsky@lacity.org>
To: Erin Rottman <erinrottman@gmail.com>
Bcc: vanessa.saldana@lacity.org
Date: Sat Aug 12 2023 10:24:14 GMT-0700 (PDT)
Subject: Re: Supporting Pico-Midvale Interim Housing

Thank you very much for your email, Erin, and for your support. I appreciate it very much.

My best,
Katy

On Fri, Aug 11, 2023 at 9:45AM Erin Rottman <erinrottman@gmail.com> wrote:

Dear Councilmember Yaroslavsky,

My name is Erin Rottman, and I live in Cheviot Hills, close to the intersection of Pico and Midvale. I'm writing to express my strong support for the interim housing development that you have proposed for the city-owned parking lot at that corner. As a resident, I see the large number of unhoused, unsheltered people in our neighborhood, and I understand that we need more interim housing to help people get the support they need and to make our neighborhood safer for all of us.

Thank you for taking bold leadership to advance real solutions to our housing and homelessness crises.

Sincerely,
Erin Rottman
2712 McConnell Dr, Los Angeles, CA 90064

--

My new email address is erinrottman@gmail.com. Please update my contact info.

From: Your Palms-Studio Central neighbors <reply@rs.email.nextdoor.com>
To: vanessa.saldana@lacity.org
Date: Wed Aug 09 2023 13:07:54 GMT-0700 (PDT)
Subject: RE: THE PROPOSED HOMELESS HOUSING PROJECT ON MIDVALE & PICO



RE: THE PROPOSED HOMELESS HOUSING PROJECT ON MIDVALE & PICO After attending... [See more](#)

 Lorna Lockhart

    24  Share

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This message is intended for vanessa.saldana@lacity.org. [Unsubscribe here](#). Nextdoor, 420 Taylor Street, San Francisco, CA 94102

From: Fernando Morales <fernando.morales@lacity.org>
To: Jenna Hornstock <jenna.hornstock@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Cindy Muro <cindy.muro@lacity.org>, Azeen Khanmalek <azeen.khanmalek@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>
Date: Fri Aug 11 2023 11:08:23 GMT-0700 (PDT)
Subject: Re: Urgent Concerns Regarding the Interim Housing Project on Midvale

Thanks, Zack! Jenna, apologies for the delay. I'm including a few resources below with additional information and I'm available to speak with you, the team, or to also be looped in directly with the constituent along with Vanessa Saldana (Field Deputy for the Area), and George Hakopiants (District Director).

We don't have a standardized response since we're trying to have more 1-1 conversations over the phone with folks and also make clear that we're at the beginning of the engagement process.

[Press Release](#)

[Project Website](#) - Renderings, FAQ, Virtual Mtg Recording, and additional information. Questions Received Doc (attached) - has more extensive Q&A with a fairly robust focus on public safety/security. This is not final or public, but it is helpful context for some of the answers we are working through and responding to.

All the best,

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

On Thu, Aug 10, 2023 at 6:55AM Jenna Hornstock <jenna.hornstock@lacity.org> wrote:
This was not tardy!

Fernando, I have engaged our constituent services team as well so copying Cindy Muro. I know Azeen from our team has also been coordinating with you so copying him as well. We would like to have a coordinated response on these requests. Would be great to connect and know what next steps are coming together. my cell is 213-442-9527 if you want to chat or feel free to email,

Best,

On Thu, Aug 10, 2023 at 4:40AM Zachary Warma <zachary.warma@lacity.org> wrote:
Jenna - thanks so much for sending this over.

I'm cc'ing our Deputy CoS Fernando Morales on this email, who is in helping to coordinate our constituent response.

I'll quickly note that LA Family Housing is our provider.

And apologies for the tardy response - currently out of the country for a few days.

Cheers,

Zack

On Wed, Aug 9, 2023 at 10:09 PM Jenna Hornstock <jenna.hornstock@lacity.org> wrote:
Hi Zach - This was forwarded to me but I am guessing your office is fielding a lot of these emails. Do you have a standard response you are giving? Do you have a service provider on board? They would be the best people to address concerns. I would like to respond with some information about what is happening next...

thanks!

Jenna

----- Forwarded message -----

From: **Joyce Dominguez** <joyce.dominguez@lacity.org>

Date: Wed, Aug 9, 2023 at 2:31 PM

Subject: Re: Urgent Concerns Regarding the Interim Housing Project on Midvale

To: Mayor Scheduling <mayor.scheduling@lacity.org>, Jenna Hornstock

<jenna.hornstock@lacity.org>

Cc: Hector Diaz Martinez <hector.diazmartinez@lacity.org>, Michelle Tiliano

<michelle.tiliano@lacity.org>

Good afternoon Joan,

Chief Márquez asked that DM Hornstock take the lead on this.

Thank you,



Joyce Dominguez

Executive Officer to the Chief of Housing and Homelessness Solutions

Office of Mayor Karen Bass

[Sign up for updates from the Mayor here](#)

On Sun, Jul 30, 2023 at 5:38 PM Mayor Scheduling <mayor.scheduling@lacity.org> wrote:

Hi Joyce & Hector,

Do you want me to forward any comments related to housing/homelessness or redirect folks to submit a public comment?

Thanks,

Joan



Office of Scheduling

[200 N. Spring Street, Suite 303](#)

Phone: 213-978-0600

Office of Mayor Karen Bass

[Sign up for updates from the Mayor here](#)

----- Forwarded message -----

From: **Torbati, Natalie** <ntorbati@constangy.com>

Date: Fri, Jul 28, 2023 at 1:52 PM

Subject: Urgent Concerns Regarding the Interim Housing Project on Midvale

To: lamayornews@lacity.org <lamayornews@lacity.org>, Mayor.scheduling@lacity.org <Mayor.scheduling@lacity.org>, mayor.helpdesk@lacity.org <mayor.helpdesk@lacity.org>

Dear Mayor Bass:

I hope this email finds you well. I am writing to you today as a deeply concerned and frustrated resident of [2226 Midvale Avenue](#), regarding the upcoming interim housing project that

is being constructed in our community. As a parent of two young children, aged two and four, I cannot emphasize enough the gravity of my worries about the potential impact this project could have on the safety and well-being of our neighborhood.

First and foremost, I want to express my support for initiatives that address homelessness and mental health issues in our city. I understand the importance of providing shelter

and support for those who are less fortunate and struggling in our society. However, I believe that the location of this interim housing project warrants careful reconsideration.

Our neighborhood already faces safety concerns, and the prospect of having individuals who may suffer from mental illness, homelessness, and other complex challenges living in close

proximity raises valid concerns for many residents. While empathy and compassion are essential, it is equally important to ensure that all residents, including families with young children, feel secure and safe within their homes.

One of my primary concerns revolves around the well-being of my children. It is natural for any parent to be apprehensive about exposing their young ones to an environment that might

present additional risks. My fear is that the presence of a vulnerable population on our street could lead to potentially unsafe situations, impacting our children's sense of security and overall development.

Considering these factors, I urge you to take into account the following suggestions:

1.

Reevaluate the Location: While I acknowledge the necessity of such projects, it is essential to identify alternative locations that are better suited to accommodate the needs of the homeless population without compromising the safety and tranquility of existing neighborhoods.

2. **Community Engagement:** Conduct extensive community engagement and dialogue sessions before finalizing the project. The concerns and insights of the residents must be taken into account, fostering an environment of collaboration and transparency.

3. **Enhanced Security Measures:** If the project goes forward, ensure that robust security measures are put in place to provide reassurance to residents and safeguard the entire community.

4. **Comprehensive Support Services:** Collaborate with local organizations and agencies to provide comprehensive support services to the residents of the interim housing project. This will not only benefit them but also alleviate some of the concerns of neighboring residents.

5. **Property Value Safeguards:** Explore measures that can safeguard property values in the area. This could include the implementation of policies to mitigate any adverse effects on property prices.

In conclusion, I want to reiterate that my concerns are not intended to oppose helping those in need but rather to ensure that any project undertaken considers the welfare of both vulnerable populations and existing residents. By seeking alternative locations or implementing necessary safeguards, we can strike a balance between compassion and the well-being of our community.

I am hopeful that you will take my concerns into account and act in the best interests of all constituents. As an elected representative, your role in addressing these concerns is crucial, and I sincerely hope for a positive resolution that benefits both the homeless population and the residents of our neighborhood.

Thank you for your attention to this pressing matter. I look forward to hearing from you soon.

Sincerely,

Natalie Torbati Meinhardt

Ntorbati1@gmail.com

[2226 Midvale Avenue](#)

[LA, CA 90064](#)

310-430-0808

Natalie Torbati Meinhardt

Attorney

Direct: [310.256.3558](tel:310.256.3558) • Mobile: [310.430.0808](tel:310.430.0808)

Email: ntorbati@constangy.com

[2029 Century Park East](#)

[Suite 1100](#)

[Los Angeles, CA 90067](#)

Main: [310.909.7775](tel:310.909.7775) • Fax: [424.465.6630](tel:424.465.6630)



<http://www.constangy.com>



Zachary Warma
Housing & Homelessness
Policy Director



cd5.lacity.gov

O: (213) 473-7005

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

Attachments:

- image001.png
 - Midvale HOA Questions and Comments.docx
-

From: Terri Tippit <tmtippit@ca.rr.com>
To: <jenelle.henderson@lacity.org>, <katy.yaroslavsky@lacity.org>,
<vanessa.saldana@lacity.org>, <fernando.morales@lacity.org>,
<george.hakopiants@lacity.org>, <leo.daube@lacity.org>, <gary.gero@lacity.org>
Date: Fri Aug 18 2023 10:00:47 GMT-0700 (PDT)
Subject: RE: Virtual mtg w/ WOWHOA & Overland Ave Community re: Midvale

Did you want me to send to my hoa board or are you sending I see you included joan but don't see the rest.

-----Original Appointment-----

From: Google Calendar <calendar-notification@google.com> **On Behalf Of** katy.yaroslavsky@

Sent: Friday, August 18, 2023 9:58 AM

To: tmtippit@ca.rr.com; katy.yaroslavsky@lacity.org; vanessa.saldana@lacity.org; fernando.morales@lacity.org; george.hakopiants@lacity.org; leo.daube@lacity.org; gary.gero@Joanne Dorfman

Subject: Virtual mtg w/ WOWHOA & Overland Ave Community re: Midvale

When: Tuesday, August 29, 2023 2:30 PM-3:30 PM America/Los_Angeles.

Where:

This event has been updated

Changed: title

When
Tuesday Aug 29, 2023 · 2:30pm – 3:30pm (Pacific Time - Los Angeles)

Join with Google Meet
[Join with Google Meet](#)

Meeting link
[meet.google.com/qjr-rqot-h](#)

Join by phone
[1 256-667-1499+](#) (US)
PIN: 1695396
[More phone numbers](#)

Guests
[katy.yaroslavsky@lacity.org](#) - organizer
[vanessa.saldana@lacity.org](#)
[tmtippit@ca.rr.com](#)
[fernando.morales@lacity.org](#)
[george.hakopiants@lacity.org](#)
[leo.daube@lacity.org](#)
[gary.gero@lacity.org](#)
Joanne Dorfman
[View all guest info](#)

Reply for [tmtippit@ca.rr.com](#)

[Maybe](#) [No](#) [Yes](#)
[More options](#)

Invitation from [Google Calendar](#)

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Terri Tippit <tmtippit@ca.rr.com>
Date: Fri Aug 18 2023 14:04:45 GMT-0700 (PDT)
Subject: Re: Virtual mtg w/ WOWHOA & Overland Ave Community re: Midvale

Hi Terri,

Our office will send a government Zoom invitation next week that requires authentication. Unfortunately, there was a breach from another organization, and the Google meeting link was shared with the public on social media. (I know this won't happen with WOWHOA, but Katy has requested that additional step for everyone).

Although the meeting is virtual, if WOWHOA feels comfortable attending the meeting in-person at City Hall please let me know. I know that virtual meetings are more convenient for most folks due to work schedules and the commute.

--



Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



cd5.lacity.gov

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From: Terri Tippit <tmtippit@ca.rr.com>
To: "Vanessa Saldana" <vanessa.saldana@lacity.org>
Date: Fri Aug 18 2023 14:21:39 GMT-0700 (PDT)
Subject: RE: Virtual mtg w/ WOWHOA & Overland Ave Community re: Midvale

So do you need each board member email?

I will ask unfortunately I must go to ND High School in Sherman Oaks JV football right now my grandson first game as assistant coach. Gotta support him.

Will ask when I get bk but zoom probably better.

Told Barbara to call you she didn't see your email abt mtng I told her when sent sh it and will find out what days still good for Katy before sending to her board.

T

From: Vanessa Saldana <vanessa.saldana@lacity.org>

Sent: Friday, August 18, 2023 2:05 PM

To: Terri Tippit <tmtippit@ca.rr.com>

Subject: Re: Virtual mtg w/ WOWHOA & Overland Ave Community re: Midvale

Hi Terri,

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On Fri, Aug 18, 2023 at 10:00AM Terri Tippit <tmtippit@ca.rr.com> wrote:

Did you want me to send to my hoa board or are you sending I see you included jc only but don't see the rest.

-----Original Appointment-----

From: Google Calendar <calendar-notification@google.com> **On Behalf Of** katy.yaroslavsky@lacity.org

Sent: Friday, August 18, 2023 9:58 AM

To: tmtippit@ca.rr.com; katy.yaroslavsky@lacity.org; vanessa.saldana@lacity.org; fernando.morales@lacity.org; george.hakopiants@lacity.org; leo.daube@lacity.org; gary.gero@lacity.org; Joanne Dorfman

Subject: Virtual mtg w/ WOWHOA & Overland Ave Community re: Midvale

When: Tuesday, August 29, 2023 2:30 PM-3:30 PM America/Los_Angeles.

Where:

This event has been updated

When
2:30pm – 3:30pm (Pacific · Tuesday Aug 29, 2023
Time - Los Angeles)

[Join with Google Meet](#)

Meeting li
<meet.google.com/qjr-rqot-h>

Guests
- organizer katy.yaroslavsky@lacity.org,
vanessa.saldana@lacity.org,
tmtippit@ca.rr.com,
fernando.morales@lacity.org,
george.hakopiants@lacity.org,
leo.daube@lacity.org,
gary.gero@lacity.org,
Joanne Dorfman
[View all guest info](#)

Join by pho
[+1 256-667-1499](tel:+12566671499)(U:
PIN: 1695396

[More phone numb](#)

for tmtippit@ca.rr.com **Reply**

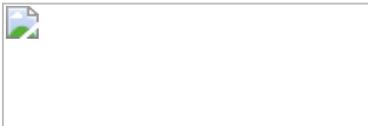
[Maybe](#) [No](#) [Yes](#)

[More options](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, or invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: "annbarbourstudios@gmail.com" <annbarbourstudios@gmail.com>
Cc: George Hakopiants <george.hakopiants@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Tue Sep 12 2023 15:40:15 GMT-0700 (PDT)
Subject: Re: WNC LUC Meeting | Midvale

Hi Ann,

I hope you are having a great day.

I am reaching out on behalf of Councilwoman Yaroslavsky's office. We had the pleasure of meeting you at the Westside Neighborhood Council Land Use Committee a few weeks ago, and we wanted to follow up with you. Our District Director, George Hakopiants, received your business card.

Please let us know if you are available next week for a conference call to discuss the Midvale project and any concerns or questions you have.

Sincerely,

--



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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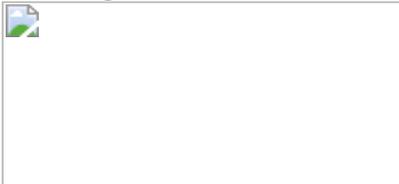
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From: Allen Zipper <allen.zipper@lacity.org>
To: "McRitchie, Rob" <Rob.McRitchie@jll.com>
Cc: Fernando Morales <fernando.morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Tue Mar 21 2023 18:15:00 GMT-0700 (PDT)
Subject: Re: 900 Hilgard Meeting

Hi Rob,

Thank you for showing us the property at 900 Hilgard yesterday. We are going to run it by the GSD. However, our team's initial instinct is that at 20MM, the economics will not work out for the city. I know you have another round of offers on Thursday and we don't want to hold you up. If you are still open to discussing it after that, please let us know.

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5
[\(213\) 473-7005](tel:(213)473-7005)
allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



On Mon, Mar 20, 2023 at 9:43AM McRitchie, Rob <Rob.McRitchie@jll.com> wrote:

Hi Allen,

For today's tour, please park onsite.

The parking is off Le Conte, take the ramp up to the open air parking area.

See you at 12pm.

Rob McRitchie
JLL Capital Markets
2029 Century Park East
30th Floor
Los Angeles, CA 90067
T +1 310 595 3838
M +1 213 624 8600
Rob.McRitchie@jll.com

From: Allen Zipper <allen.zipper@lacity.org>
Sent: Friday, March 17, 2023 3:05 PM
To: McRitchie, Rob <Rob.McRitchie@jll.com>
Cc: Eraj Basseri <ebasseri32@gmail.com>
Subject: [EXTERNAL] Re: 900 Hilgard Meeting

Caution: Message from external sender

Hi Rob,

I just wanted to let you know it will be five of us coming on Monday. Do you have a one sheet on the building that you could send me?

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5

[\(213\) 473-7005](tel:(213)473-7005)

allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



On Wed, Mar 15, 2023 at 11:15AM McRitchie, Rob <Rob.McRitchie@jll.com> wrote:

Thanks Eraj.

Allen, nice to meet you, I will give you a call shortly to discuss.

Rob McRitchie

Senior Director
JLL Capital Markets
2029 Century Park East
30th Floor
Los Angeles, CA 90067
T +1 310 595 3838
M +1 213 624 8600
Rob.McRitchie@jll.com

CA RE license #01210337

us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc.
a licensed real estate brokerage company.
CA RE license #01223413

*&

From: Eraj Basseri <ebasseri32@gmail.com>

Sent: Wednesday, March 15, 2023 10:58 AM

To: Allen Zipper <allen.zipper@lacity.org>; McRitchie, Rob <Rob.McRitchie@jll.com>

Subject: [EXTERNAL] Re: 900 Hilgard Meeting

Caution: Message from external sender

Allen

Meet Rob from JLL

He leads the team on Hilgard for us

Rob

As I mentioned earlier

Allen is with CD 5

And may be interested in purchasing Hilgard for city housing

Thanks

Sent from my iPhone

On Mar 13, 2023, at 6:45 PM, Allen Zipper <allen.zipper@lacity.org> wrote:

Hi Dr. Basseri,

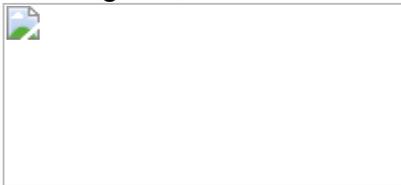
Would it be possible to meet with our team to see your building at one of the following times:

- Monday 3/20 at 12 PM
- Tuesday 3/21 at 4 PM

Yours,
Allen Zipper
Director of Community Engagement
SORO/PALMS Deputy
Councilwoman Katy Yaroslavsky
Council District 5

[\(213\) 473-7005](tel:(213)473-7005)

allen.zipper@lacity.org
Los Angeles City Hall Office
200 North Spring St., Room 440
Los Angeles, CA 90012



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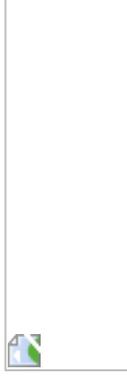
From: Fernando Morales <fernando.morales@lacity.org>
To: marci baron <marcibaron@gmail.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Jay Jacoby <jaybesouthbend@gmail.com>, Barbara broide <wncluc@gmail.com>, Lisa Waltz <waltzworld@gmail.com>, George Hakopiants <george.hakopiants@lacity.org>
Bcc: dylan.sittig@lacity.org
Date: Fri Sep 01 2023 17:36:27 GMT-0700 (PDT)
Subject: Re: 1977 Sepulveda

Hi Marci et al.,

Our team is able to see the site on Thursday at 3pm. Let us know if this works on your end and who the attendees would be. In order to have a fruitful conversation, we would ask that we keep the group to 5 or so participants/specifically WNC board members that have planning experience.

All the best,

Fernando



Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012



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On Thu, Aug 31, 2023 at 4:41 PM marci baron <marcibaron@gmail.com> wrote:
Thanks you, Vanessa.

Jay Jacoby has requested a tour of the property which has been arranged for tomorrow afternoon at 2:15 if anyone from your office is interested and available to attend. The entrance for access is on the Pontius side of the building.

On Aug 31, 2023, at 4:31 PM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

Hi Marci,

It was a pleasure meeting you yesterday.

I am confirming receipt of your email. I will share the information provided to our Housing and Homelessness Policy Director, Zachary Warma.

Sincerely,

On Wed, Aug 30, 2023 at 10:02 PM Marci Baron <marcibaron@gmail.com> wrote:
Dear George and Vanessa,

It was very good meeting you both this evening.

Thank you for your efforts on behalf of the Westwood/Rancho Park community to have your office reconsider the site located at 1977 Sepulveda as an option for the CD5 interim homeless housing project currently proposed for 2377 Midvale.

I am forwarding below the listing agent, Jeff Gerlach's correspondence with me about the site and his contact information. He is very receptive to immediately engaging in conversations, providing tours of the campus at 1977 Sepulveda and to working with the City to structure a 10-year lease for homeless housing at the site, with options for the City to renew the lease for additional terms and to even include an option to purchase the property at a later date. Jeff indicated the owners of the Sepulveda property would be very flexible in allowing the current warehouse structures to be built-out or reconfigured to suit the use or even to the removal of some or all of the current buildings. A PDF version of the previously provided marketing materials with diagrams and a site plan is attached.

Please feel free to include me in any/all correspondence and discussions. I would very much like to be kept informed and involved in any way appropriate. As I mentioned, I am a real estate agent but am providing this information as a private citizen and community member with no expectation of receiving a commission or any other financial benefit.

Thank you.
Marci Baron

----- Forwarded message -----

From: **Gerlach, Jeff @ West LA** <Jeffrey.Gerlach@cbre.com>
Date: Wed, Aug 30, 2023 at 12:05 PM
Subject: 1977 Sepulveda
To: marcibaron@gmail.com <marcibaron@gmail.com>
Cc: Gerlach, Stan @ West LA <Stan.Gerlach@cbre.com>

Hi Marci,

For the city's requirement for homeless housing – see the attached flyer for 1977 Sepulveda Blvd.

Land Size: 38,794 RSF

Building Size: 26,000 RSF

Off-Market Purchase Price: +/- \$20mm

Thank you,
Jeff

JEFF W. GERLACH | License 01942825

CBRE | First Vice President | Brokerage Services

2121 Avenue of the Stars, Suite 1630 | Los Angeles, CA 90067

O 310.550.2507 | C 310.739.1948 | jeff.gerlach@cbre.com

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--

Marci R. Baron
REALTOR
DRE # 01031934
m: 310.387.9829
marcibaron.com



--



Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



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From: Fernando Morales <fernando.morales@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Jason Douglas <jason.p.douglas@lacity.org>
Date: Thu Aug 31 2023 15:40:37 GMT-0700 (PDT)
Subject: Re: 1977 Sepulveda

Thanks, George!

Some additional context:

- The 10 year cost to rent this property would be somewhere between 8.5 and 11 million dollars as a base - based on 2.75nnn (+ real estate taxes, building insurance, and maintenance)
- M2-1VL - Light Industrial (since it isn't city property, would that require a zoning change)

I think it would be super helpful to compile a feasibility and non-feasibility list for this site that we can share in a meeting with these folks. What do we think?

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Thu, Aug 31, 2023 at 3:24 PM George Hakopiants <george.hakopiants@lacity.org> wrote:

Hi Zach,

I hope you're doing well.

We spoke to a constituent yesterday and they mentioned that the property at 1977 Sepulveda would be interested in partnering with the City for interim shelter or other programs to assist the unhoused. This location was initially on the CAO list of properties initially provided to Koretz, but at the time, the property owner was not interested in engaging.

One of the attendees of last night's meeting (Marci, cc'ed below) on Midvale is a real estate agent and she insists the owners are now interested in partnering with the City and wanted to discuss further.

Below is their information.

Stan Gerlach

Lic. 01520962

+1 310 550 2662

stan.gerlach@cbre.com

Jeff Gerlach

Lic. 01942825
+1 310 550 2507
jeff.gerlach@cbre.com

Thanks and please let me know how this goes, as we expect follow up from Marci and many in this area.

Best,
George

----- Forwarded message -----

From: **marci baron** <marcibaron@gmail.com>
Date: Wed, Aug 30, 2023 at 10:17 PM
Subject: Fwd: 1977 Sepulveda
To: <george.hakopiants@lacity.org>
Cc: Jeffrey Ellis <jeffrey.wssm@gmail.com>

Begin forwarded message:

To: vanessa.saldana@lacity.org
Cc: Jay Jacoby <jaybesouthbend@gmail.com>, Barbara broide <wncluc@gmail.com>, Lisa Waltz <waltzworld@gmail.com>
Subject: Fwd: 1977 Sepulveda

Dear George and Vanessa,

It was very good meeting you both this evening.

Thank you for your efforts on behalf of the Westwood/Rancho Park community to have your office reconsider the site located at 1977 Sepulveda as an option for the CD5 interim homeless housing project currently proposed for 2377 Midvale.

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Thank you.
Marci Baron

----- Forwarded message -----

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Date: Wed, Aug 30, 2023 at 12:05 PM

Subject: 1977 Sepulveda

To: marcibaron@gmail.com <marcibaron@gmail.com>

Cc: Gerlach, Stan @ West LA <Stan.Gerlach@cbre.com>

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Land Size: 38,794 RSF

Building Size: 26,000 RSF

Off-Market Purchase Price: +/- \$20mm

Thank you,
Jeff

JEFF W. GERLACH | License 01942825

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O 310.550.2507 | C 310.739.1948 | jeff.gerlach@cbre.com

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Marci R. Baron
REALTOR
DRE # 01031934
m: 310.387.9829
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George Hakopiants

District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Charles Wee <cwee@lifeark.net>
To: Gary Gero <gary.gero@lacity.org>
Cc: Nathan Ho <nathan.ho@lacity.org>, Azya Jackson <azya.jackson@lacity.org>, Clint Menk <clint.menk@lacity.org>, Darin Lam <darin.lam@lacity.org>, Hok Chi Chiu <hokchi.chiu@lacity.org>, Marina Quinonez <marina.quinonez@lacity.org>, Martin Fragoso <martin.fragoso@lacity.org>, Orval Hernandez-Marcial <orval.hernandez-marcial@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Rafael Yanez <rafael.yanez@lacity.org>, Rowena Lau <rowena.lau@lacity.org>, Spencer Yu <spencer.yu@lacity.org>, Than Win <than.win@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Jonathan Dilworth <jdilworth@lifeark.net>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Ralph Tavares <ralph@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Curtis Ingersoll <curtis@rstavares.com>, Mohsen Anis <mohsen_anis@hotmail.com>, Richard Chiavetta <rick@rstavares.com>
Date: Wed Aug 02 2023 21:07:33 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

Hi Gary,

My understanding of the 1:1 zone impact is more severe than this. See attached diagram, if we have to design the foundation to avoid the 1:1 zone, Lifeark units will have to be separated by 28'-6" based on the drain size and depth we got from the old civil drawing. Even to get the building line to 12' easement line, our grade beam will have to be over 10' deep to avoid the 1:1 zone. In conclusion, if we have to follow the 1:1 zone, the normal site layout will not be feasible. If anyone has a different opinion, please let me know. (Copying Lifeark's structural engineering team)

I have been in discussion with our engineers and Marina is to keep the asphalt as is and to design a temporary asphalt anchoring system to avoid the 1:1 all together. We will do the engineering based on this and see how the layout comes out. I believe this is the only way we will be able to get the number above 30 units. This will also save a lot of money on the site construction cost. Will keep you posted.

Thanks,
Charles
213-324-7228
<https://lifeark.net>

On Wed, Aug 2, 2023 at 4:30 PM Gary Gero <gary.gero@lacity.org> wrote:

Thanks Nathan. I spoke with Julie Allen today so this is very much in line with our understanding. The project may not have foundations in the stormdrain's 1:1 zone (i.e., if the pipe is six feet deep then you need six feet of clearance on either side) and should avoid to the extent possible encroachment on areas of the easement that are not within this 1:1 zone. I have copied LifeArk here so that they can adjust the plan accordingly. Kindly, Gary



cd5.lacity.gov

Gary Gero
CHIEF OF STAFF
O: (213) 473-7005
C: (213) 473-7005

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

On Wed, Aug 2, 2023 at 8:15AM Nathan Ho <nathan.ho@lacity.org> wrote:

Azya,

At the meeting with the vendor, BOE plan check, and CD 5 the consensus was that the site would be laid out to avoid lightweight structures within the easement and foundations would be designed to avoid the 1:1 zone of influence.

We can meet this morning to clarify this matter. We will need resolution before the project is unveiled to the public.

Thank you
Nathan Ho

On Wed, Aug 2, 2023 at 7:17 AM Azya Jackson <azya.jackson@lacity.org> wrote:

Nathan,

The deck and site plan adjustments over the storm drain easement are not negotiable. Limit your intrusion on the easement. Anything over the easement has to be removable at their cost should repairs need to be made. The storm drain is shallow.

On Fri, Jul 28, 2023, 2:44 PM Nathan Ho <nathan.ho@lacity.org> wrote:

Understood, thank you, Hokchi.

Regards,

Nathan Ho, P.E.
Architectural Division | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
[1149 S Broadway, Suite 830](https://www.lacity.gov/locations/1149-S-Broadway-Suite-830)
[Los Angeles, CA 90015](https://www.lacity.gov/locations/los-angeles-ca-90015)
Phone: 213 485 4428
Email: nathan.ho@lacity.org



On Fri, Jul 28, 2023 at 1:23 PM Hok Chi Chiu <hokchi.chiu@lacity.org> wrote:

Hi Nathan,

In general, we are looking for no additional vertical and lateral load imposed on the existing SD within 1:1 zone of influence from the development.

CPRA-02-CD5-2-001982

On Thu, Jul 27, 2023 at 4:33 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:
Hi Nathan,

Without seeing the details, I don't see the decking as being a significant encroachment. We would probably focus more on the load being transferred from the prefabricated homes.

Hi Hok Chi and Rafael, any added insight from your perspective would be appreciated.

Thanks everyone,

Oscar Gutierrez, P.E.
West Los Angeles District | Civil Engineer
Bureau of Engineering | Department of Public Works
[1828 Sawtelle Blvd., 3rd Floor](#)
[Los Angeles, CA 90025](#)
Phone: (310)575-8388 |



Greetings:

The Bureau of Engineering (BOE) has developed a new online Customer Service Request (CSR) application to assist constituents with anything related to BOE permits or processes and clearances for LADBS building permits. Please go to the BOE Customer Portal, [HERE](#) to submit your request.

In order to submit a request, all customers must register or log in to the Customer Portal.

Beginning January 25, 2021, all such requests must be submitted to the CSR, as BOE staff will no longer respond to questions or requests received by the BOE general office email or telephone numbers.

Thank you,
West LA District Office

On Thu, Jul 27, 2023 at 4:14 PM Nathan Ho <nathan.ho@lacity.org> wrote:
Hi Oscar,

Based on the proposed layout, the decking will cover the easement in the clouded area. Do you allow the complete cover of an easement?

cd5-230727 siteplan-drain-navla2 (1).jpg



Thank you,

Nathan Ho, P.E.
Architectural Division | Civil Engineering Associate
Bureau of Engineering | Department of Public Works

[1149 S Broadway, Suite 830](#)
[Los Angeles, CA 90015](#)
Phone: 213 485 4428
Email: nathan.ho@lacity.org



On Thu, Jul 27, 2023 at 2:58 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:
Adding Hok Chi and Darin

Oscar Gutierrez, P.E.
West Los Angeles District | Civil Engineer
Bureau of Engineering | Department of Public Works
[1828 Sawtelle Blvd., 3rd Floor](#)
[Los Angeles, CA 90025](#)
Phone: (310)575-8388 |



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Thank you,
West LA District Office

On Thu, Jul 27, 2023 at 2:50 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:
Hi Nathan,

Looks like there are a few emails regarding this project. Below is the response that I sent to Gary Gero (adding now.)
I don't think a Revocable permit will be needed unless you are encroaching in the right of way.

.....
Thank you for taking my call.
It sounds like you are at the preliminary stages of this project and do not have LADBS permits yet.
Your project consists of temporary lightweight prefabricated homes, made from primarily plastic and foam, that you would like to install over a city storm drain. (link below)
<https://lifeark.net/homeless-housing>

The typical process for constructing over an easement would require:
1. Pre and Post CCTV of the storm drain (cctv permit issued by Darin Lam of West LA)
2. Review of the project and CCTV video by Sanitation (Rafael Yanez is the primary contact)
3. Structural review by BOE Central District (Hok Chi's group would review)
4. the recordation of a waiver of damage and acknowledgement of easement (might not be needed for lightweight temporary housing being constructed on a City owned lot by the City.) (Darin Lam of West LA would process if applicable)

A revocable permit would not be needed for the purpose of constructing over the easement

I hope that this helps give a rough outline of the process.

If you have any questions, feel free to reach out

Oscar Gutierrez, P.E.
West Los Angeles District | Civil Engineer
Bureau of Engineering | Department of Public Works
[1828 Sawtelle Blvd., 3rd Floor](#)
[Los Angeles, CA 90025](#)
Phone: (310)575-8388 |



Greetings:

The Bureau of Engineering (BOE) has developed a new online Customer Service Request (CSR) application to assist constituents with anything related to BOE permits or processes and clearances for LADBS building permits. Please go to the BOE Customer Portal, [HERE](#) to submit your request.

In order to submit a request, all customers must register or log in to the Customer Portal.

Beginning January 25, 2021, all such requests must be submitted to the CSR, as BOE staff will no longer respond to questions or requests received by the BOE general office email or telephone numbers.

Thank you,

West LA District Office

On Thu, Jul 27, 2023 at 2:35 PM Nathan Ho <nathan.ho@lacity.org> wrote:
Than,

Thank you for the response. Please find below the preliminary site plan. This is still not finalized and can still be adjusted. Detailed foundation plans are not available yet. Foundation loading is to be determined.

Oscar, do you have any initial feedback I should convey to our design team?

cd5-230727 siteplan-drain-navia2.jpg



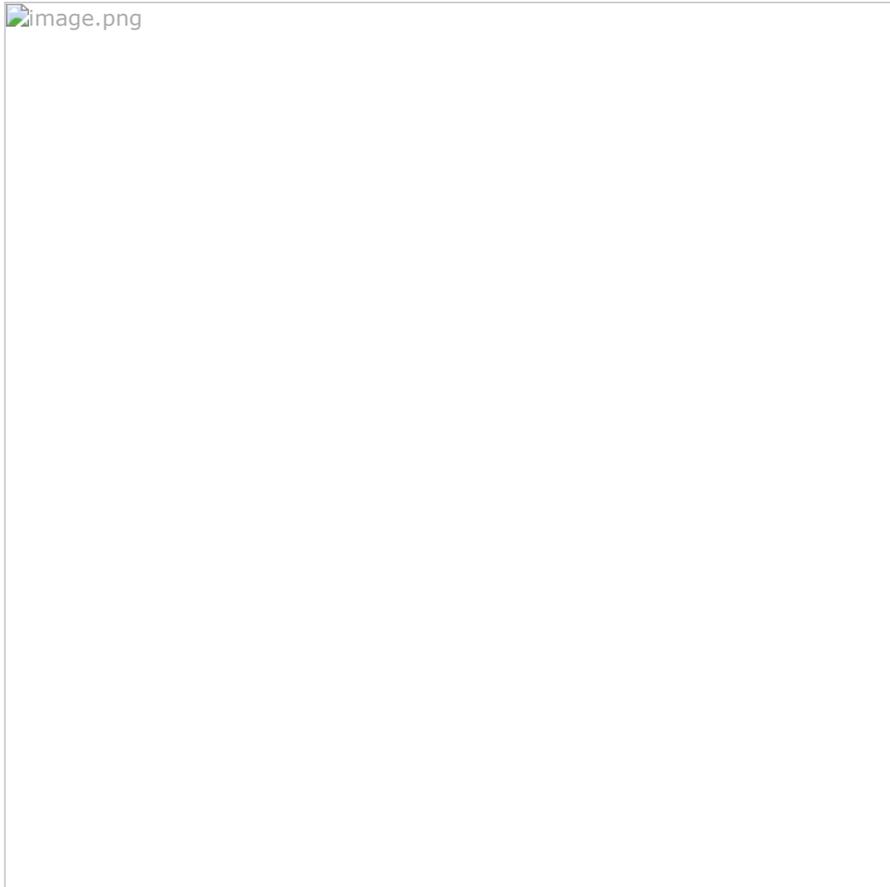
Thank you,

Nathan Ho, P.E.
Architectural Division | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
[1149 S Broadway, Suite 830](#)
[Los Angeles, CA 90015](#)
Phone: 213 485 4428
Email: nathan.ho@lacity.org



On Thu, Jul 27, 2023 at 2:04 PM Than Win <than.win@lacity.org> wrote:
Hi Nathan,

2377 Midvale lot is north of Alley. I believe you are planning to develop the highlighted lots below which have 12 ft SD easement.



Please reach out to Oscar Gutierrez (cc here) with WLA District Office to initiate the R-permit review/submittal process. WLA District will review the structural loading analysis.

Based on record plan 28962 attached, the 90-inch storm drain line may be 1 or 2 ft below grades. If you have preliminary layout and detailed foundation plans for housing units, please forward to us.

Than Win, P.E.

Civil Engineer
LA Sanitation and Environment
Wastewater Engineering Services Division
Phone: 323-342-6268
Email: than.win@lacity.org
Web: www.lacitysan.org



----- Forwarded message -----

From: **Spencer Yu** <spencer.yu@lacity.org>
Date: Thu, Jul 27, 2023 at 1:41 PM
Subject: Fwd: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit
To: Than Win <than.win@lacity.org>
Cc: Lau, Rowena <rowena.lau@lacity.org>, Marina Quinonez <marina.quinonez@lacity.org>, Nathan Ho <nathan.ho@lacity.org>

Than,

Please assist Nathan.

Thanks,

Spencer Yu, P.E.

Assistant Division Manager/Sr. Environmental Engineer
LA Sanitation and Environment
Wastewater Engineering Services Division
Phone: 323-342-6233
Email: spencer.yu@lacity.org
Web: www.lacitysan.org



----- Forwarded message -----

From: **Nathan Ho** <nathan.ho@lacity.org>
Date: Thu, Jul 27, 2023 at 1:04 PM
Subject: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit
To: Rowena Lau <rowena.lau@lacity.org>, Spencer Yu <spencer.yu@lacity.org>
Cc: Marina Quinonez <marina.quinonez@lacity.org>

Good morning Rowena and Spencer,

I am reaching out to you with an urgent request for a revocable permit at 2377 Midvale LADOT Lot 707 to encroach into the 12' storm drain easement. This encroachment will be for temporary installation of homeless housing. The council district wants to start outreach, and they need a number of units to be set.

The housing units will be on an in-ground footing. Could you advise what information you need from us for the permit? Also, how deep is the pipe and can it take a surcharge load?

Thank you,

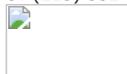
Nathan Ho, P.E.
Architectural Division | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
[1149 S Broadway, Suite 830](#)
[Los Angeles, CA 90015](#)
Phone: 213 485 4428
Email: nathan.ho@lacity.org



--

Best regards,

Hokchi Chiu, SE., CCM, LEED AP
Central District | Structural Engineer
Bureau of Engineering | Department of Public Works
[201 N. Figueroa St., 3rd Floor](#)
[Los Angeles, CA 90012](#)
Mail Stop 503
O: (213) 352-4827



<https://www.facebook.com/LABureauEngineering/>

The Bureau of Engineering (BOE) has a new online Customer Service Request (CSR) application to receive all inquiries and requests that do not already have an avenue for submission in other BOE web applications. These include requests for clearances related to City Planning or LADBS building permits.

The CSR application, and all other BOE applications, are accessible through our online portal, which can be found at <http://engpermits.lacity.org/>.

The normal response time for CSR requests is one to three days, with a maximum of about a week during unusual periods. Requests are taken in the order received and are monitored closely to ensure that all are responded to. You will be notified by email when there is a response and can log in any time to check the status. In order to serve you better, requests and questions are no longer accepted via phone or email.

--

Nathan Ho, P.E.
Architectural Division | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1149 S Broadway, Suite 830
Los Angeles, CA 90015
Phone: 213 485 4428
Email: nathan.ho@lacity.org



Attachments:

- image.png
- cd5-230727 siteplan-drain-navla2.jpg
- cd5-230727 siteplan-drain-navla2 (1).jpg
- 230802-2377 Midvale storm drain impact.pdf

From: Charles Wee <cwee@lifeark.net>

To: Gary Gero <gary.gero@lacity.org>

Cc: Nathan Ho <nathan.ho@lacity.org>, Azya Jackson <azyajackson@lacity.org>, Clint Menk <clint.menk@lacity.org>, Darin Lam <darin.lam@lacity.org>, Hok Chi Chiu <hokchi.chiu@lacity.org>, Marina Quinonez <marina.quinonez@lacity.org>, Martin Fragoso <martin.fragoso@lacity.org>, Orval Hernandez-Marcial <orval.hernandez-marcial@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Rafael Yanez <rafael.yanez@lacity.org>, Rowena Lau <rowena.lau@lacity.org>, Spencer Yu <spencer.yu@lacity.org>, Than Win <than.win@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Jonathan Dilworth <jdilworth@lifeark.net>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Ralph Tavares <ralph@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Curtis Ingersoll <curtis@rstavares.com>, Mohsen Anis <mohsen_anis@hotmail.com>, Richard Chiavetta <rick@rstavares.com>, Jae Young Jang <jjang@lifeark.net>, Sung Jin Jang <sjang@lifeark.net>, Min Wook Kang <mkang@lifeark.net>

Date: Thu Aug 03 2023 06:54:24 GMT-0700 (PDT)

Subject: Re: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

Hi Gary and team,

My assumptions on the SD were wrong, upon further study and comparison of the old SD civil dwgs with the latest site survey, it's much deeper than originally thought. Based on the BOE survey, the top of SD is about 10' below the grade. (See 1:1 section diagram and siteplan spot elevation check- 2 pages). I don't know what this exactly means, we will look at this with our engineers and get back to you. In the meantime, if any of you can shed any light on this, please let us know.

Thanks,
Charles
213-324-7228
<https://lifeark.net>

Attachments:

- image.png
 - cd5-230727 siteplan-drain-navla2.jpg
 - cd5-230727 siteplan-drain-navla2 (1).jpg
 - 230803-2377 Midvale storm drain impact study2.pdf
-

From: Marina Quinonez <marina.quinonez@lacity.org>
To: Charles Wee <cwee@lifeark.net>
Cc: Gary Gero <gary.gero@lacity.org>, Nathan Ho <nathan.ho@lacity.org>, Azya Jackson <azyajackson@lacity.org>, Clint Menk <clint.menk@lacity.org>, Darin Lam <darin.lam@lacity.org>, Hok Chi Chiu <hokchi.chiu@lacity.org>, Martin Fragoso <martin.fragoso@lacity.org>, Orval Hernandez-Marcial <orval.hernandez-marcial@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Rafael Yanez <rafael.yanez@lacity.org>, Rowena Lau <rowena.lau@lacity.org>, Spencer Yu <spencer.yu@lacity.org>, Than Win <than.win@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Jonathan Dilworth <jdilworth@lifeark.net>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Ralph Tavares <ralph@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Curtis Ingersoll <curtis@rstavares.com>, Mohsen Anis <mohsen_anis@hotmail.com>, Richard Chiavetta <rick@rstavares.com>, Jae Young Jang <jjang@lifeark.net>, Sung Jin Jang <sjang@lifeark.net>, Min Wook Kang <mkang@lifeark.net>
Date: Thu Aug 03 2023 07:25:28 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

Charles,

The SD is not 10' below grade, it is very shallow, I believe LASAN mentioned it is 2' to 3' below the finished grade.

I see Azya and Rafael on the thread, I will defer to them.

Marina Quiñónez, AIA

Architectural Division | Senior Architect
Bureau of Engineering | Department of Public Works
1149 S. Broadway St., suite 830
Los Angeles, CA 90015
O: (213) 485-4378 | F: (213) 485-4836
marina.quinonez@lacity.org



<https://www.facebook.com/LABureauEngineering/> <https://www.instagram.com/labureauengineering/>

Attachments:

- image.png
 - cd5-230727 siteplan-drain-navla2.jpg
 - cd5-230727 siteplan-drain-navla2 (1).jpg
-

From: Charles Wee <cwee@lifeark.net>
To: Marina Quinonez <marina.quinonez@lacity.org>
Cc: Gary Gero <gary.gero@lacity.org>, Nathan Ho <nathan.ho@lacity.org>, Azya Jackson <azya.jackson@lacity.org>, Clint Menk <clint.menk@lacity.org>, Darin Lam <darin.lam@lacity.org>, Hok Chi Chiu <hokchi.chiu@lacity.org>, Martin Fragoso <martin.fragoso@lacity.org>, Orval Hernandez-Marcial <orval.hernandez-marcial@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Rafael Yanez <rafael.yanez@lacity.org>, Rowena Lau <rowena.lau@lacity.org>, Spencer Yu <spencer.yu@lacity.org>, Than Win <than.win@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Jonathan Dilworth <jdilworth@lifeark.net>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Ralph Tavares <ralph@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Curtis Ingersoll <curtis@rstavares.com>, Mohsen Anis <mohsen_anis@hotmail.com>, Richard Chiavetta <rick@rstavares.com>, Jae Young Jang <jjang@lifeark.net>, Sung Jin Jang <sjang@lifeark.net>, Min Wook Kang <mkang@lifeark.net>
Date: Thu Aug 03 2023 09:07:20 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

Hi Marina,

Thanks for your reply. Yea, that's what I also heard but then I must be looking at the SD drawings wrong? I see clearly on the bottom left corner the elevation of the bottom of the SD is at +162.00 and the survey has the site grade at +181.00? (See attached sketch with larger numbers written in)

Yes, it would be good to hear from the folks at LASAN to clarify this.

Thanks,
Charles
213-324-7228
<https://lifeark.net>

Attachments:

- image.png
 - cd5-230727 siteplan-drain-navla2.jpg
 - cd5-230727 siteplan-drain-navla2 (1).jpg
 - 230803-2377 Midvale storm drain impact study2-1.pdf
-

From: Rafael Yanez <rafael.yanez@lacity.org>
To: Marina Quinonez <marina.quinonez@lacity.org>
Cc: Charles Wee <cwee@lifeark.net>, Gary Gero <gary.gero@lacity.org>, Nathan Ho <nathan.ho@lacity.org>, Azya Jackson <azyajackson@lacity.org>, Clint Menk <clint.menk@lacity.org>, Darin Lam <darin.lam@lacity.org>, Hok Chi Chiu <hokchi.chiu@lacity.org>, Martin Fragoso <martin.fragoso@lacity.org>, Orval Hernandez-Marcial <orval.hernandez-marcial@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Rowena Lau <rowena.lau@lacity.org>, Spencer Yu <spencer.yu@lacity.org>, Than Win <than.win@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Jonathan Dilworth <jdilworth@lifeark.net>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Ralph Tavares <ralph@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Curtis Ingersoll <curtis@rstavares.com>, Mohsen Anis <mohsen_anis@hotmail.com>, Richard Chiavetta <rick@rstavares.com>, Jae Young Jang <jjang@lifeark.net>, Sung Jin Jang <sjjang@lifeark.net>, Min Wook Kang <mkang@lifeark.net>
Date: Mon Aug 07 2023 11:46:13 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

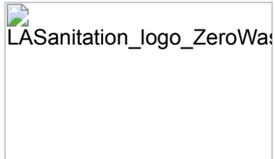
Hi Marina,

Please have the applicant work with BOE on this. We cannot guess with the information provided by the applicant so far. The site elevation from the Lot 707 Phase 2 plans from 1992 shows an average site elevation of 179.0. Since the Original SD was constructed in 1922 and shows top of pipe at 172 between the curves within the property, they would have to adjust for the datum changes.

We are also still waiting for footing and structure information as requested some time ago. Please forward all plans and data through BOE so that the structural engineering division can review and provide comments as well as forward it to everyone for review as well to keep everyone in the loop.

Thank you,

Rafael Yanez
Environmental Engineering Associate
LA Sanitation and Environment
Clean Water Conveyance Division
Phone: 323-342-1563
Email: rafael.yanez@lacity.org
Web: www.lacitysan.org



Attachments:

- image.png
 - cd5-230727 siteplan-drain-navla2.jpg
 - cd5-230727 siteplan-drain-navla2 (1).jpg
 - LASanitation_logo_ZeroWaste_stroke_CMYK.jpg
-

From: Charles Wee <cwee@lifeark.net>

To: Marina Quinonez <marina.quinonez@lacity.org>, nathan.ho@lacity.org

Cc: Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Curtis Ingersoll <curtis@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Jonathan Dilworth <jdilworth@lifeark.net>, Ralph Tavares <ralph@rstavares.com>

Date: Wed Aug 09 2023 12:33:32 GMT-0700 (PDT)

Subject: Fwd: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

Hi Marina and Nathan,

Forwarding preliminary foundation design concept and structural loading study done by RST (Lifeark structural engineers) based on using the asphalt parking lot at Pico/Midvale. Will need final verification but based on the assumptions of typical parking lot loading of 1000 PSF, the maximum loading of Lifeark units at the base is at 500 PSF.

It will be good to set up a call with city departments and have RST go through this concept. Hopefully this can put to bed the easement and SD issue. We will still need to work on designing the access for maintenance and repair.

Let me know how you would like to proceed.

Thanks,
Charles
213-324-7228
<https://lifeark.net>

Attachments:

- image.png
 - cd5-230727 siteplan-drain-navla2.jpg
 - cd5-230727 siteplan-drain-navla2 (1).jpg
 - LAsanitation_logo_ZeroWaste_stroke_CMYK.jpg
 - Pad footing configurations with applied pressure on parking lot.pdf
-

From: Nathan Ho <nathan.ho@lacity.org>
To: Charles Wee <cwee@lifeark.net>
Cc: Marina Quinonez <marina.quinonez@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Curtis Ingersoll <curtis@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Jonathan Dilworth <jdilworth@lifeark.net>, Ralph Tavares <ralph@rstavares.com>
Date: Wed Aug 09 2023 16:27:02 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

Charles,

Thank you for providing this detail and rough calculation. Could you also provide the locations where these wood pad footings would be located? It will be important to show the locations on plan view with the pipe alignment.

Thank you,

Nathan Ho, P.E.
Architectural Division | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1149 S Broadway, Suite 830
Los Angeles, CA 90015
Phone: 213 485 4428
Email: nathan.ho@lacity.org



Attachments:

- image.png
 - cd5-230727 siteplan-drain-navla2.jpg
 - cd5-230727 siteplan-drain-navla2 (1).jpg
 - LASanitation_logo_ZeroWaste_stroke_CMYK.jpg
-

From: Charles Wee <cwee@lifeark.net>
To: Nathan Ho <nathan.ho@lacity.org>
Cc: Marina Quinonez <marina.quinonez@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Curtis Ingersoll <curtis@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Jonathan Dilworth <jdilworth@lifeark.net>, Ralph Tavares <ralph@rstavares.com>
Date: Wed Aug 09 2023 16:38:29 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

Hi Nathan,

The idea is that this study will prove that by using Lifeark's temporary foundation system directly on the parking lot, we do away with the easement and any impact to the SD. I would like to see if we can use this opportunity to get a waiver and redo the site plan based on this study. We will be able to add quite a few more beds to the site plan. We can provide a maintenance and access plan for the LASAN incase they have to access the SD.

Looks like Marina is on vacation. We can do it after she gets back.

Thanks,
Charles
213-324-7228
<https://lifeark.net>

Attachments:

- image.png
 - cd5-230727 siteplan-drain-navla2.jpg
 - cd5-230727 siteplan-drain-navla2 (1).jpg
 - LASanitation_logo_ZeroWaste_stroke_CMYK.jpg
-

From: Nathan Ho <nathan.ho@lacity.org>

To: Charles Wee <cwee@lifeark.net>

Cc: Marina Quinonez <marina.quinonez@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Curtis Ingersoll <curtis@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Jonathan Dilworth <jdilworth@lifeark.net>, Ralph Tavares <ralph@rstavares.com>

Date: Wed Aug 09 2023 18:40:37 GMT-0700 (PDT)

Subject: Re: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

Hi Charles,

I understand that the purpose of the detail and calculations is to show that the anticipated design loads are less than the existing vehicle loads. The reviewers will still ask to see the overall site plan. I would recommend sketching a site plan that shows where these asphalt anchors will be even if that will be changed in the future.

Marina returns from vacation Tuesday of next week.

Thanks,

Nathan Ho, P.E.

Architectural Division | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1149 S Broadway, Suite 830

Los Angeles, CA 90015

Phone: 213 485 4428

Email: nathan.ho@lacity.org



Attachments:

- image.png
 - cd5-230727 siteplan-drain-navla2.jpg
 - cd5-230727 siteplan-drain-navla2 (1).jpg
 - LAsanitation_logo_ZeroWaste_stroke_CMYK.jpg
-

From: Charles Wee <cwee@lifeark.net>
To: Nathan Ho <nathan.ho@lacity.org>
Cc: Marina Quinonez <marina.quinonez@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Curtis Ingersoll <curtis@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Jonathan Dilworth <jdilworth@lifeark.net>, Ralph Tavares <ralph@rstavares.com>
Date: Wed Aug 09 2023 20:34:48 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

Nathan,

Got it, we will show it on the latest siteplan and get it to you asap.

Thanks,
Charles
213-324-7228
<https://lifeark.net>

Attachments:

- image.png
 - cd5-230727 siteplan-drain-navla2.jpg
 - cd5-230727 siteplan-drain-navla2 (1).jpg
 - LASanitation_logo_ZeroWaste_stroke_CMYK.jpg
-

From: Charles Wee <cwee@lifeark.net>
To: Nathan Ho <nathan.ho@lacity.org>
Cc: Marina Quinonez <marina.quinonez@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Curtis Ingersoll <curtis@rstavares.com>, Bestun Rashid <bestun@rstavares.com>, Paul Cho <pcho@lifeark.net>, Rebecca Wee <rwee@lifeark.net>, Jonathan Dilworth <jdilworth@lifeark.net>, Ralph Tavares <ralph@rstavares.com>
Date: Thu Aug 10 2023 06:14:19 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707 - URGENT Revocable Permit

Hi Nathan,

Attached is the temp pad foundation siteplan on the original siteplan. Depending on the outcome of the discussions, we would like to revise the siteplan.

Thanks,
Charles
213-324-7228
<https://lifeark.net>

Attachments:

- image.png
 - cd5-230727 siteplan-drain-navla2.jpg
 - cd5-230727 siteplan-drain-navla2 (1).jpg
 - LASanitation_logo_ZeroWaste_stroke_CMYK.jpg
 - 230810 cd-5 2377 midvale-temp foundation concept1.pdf
-

From: Nathan Ho <nathan.ho@lacity.org>
To: Sophia Fong <sophia.fong@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Ken Husting <ken.husting@lacity.org>, David Cataldo <david.cataldo@lacity.org>, Marina Quinonez <marina.quinonez@lacity.org>, Eldwin Lum <eldwin.lum@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Fri Aug 18 2023 17:34:24 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707

Hi Sophia,

Thank you for clarifying the purpose of the vault in question. Could you confirm that we have permission from LADOT to remove the filter strips box as part of this interim housing project? Please advise.

Thank you,

Nathan Ho, P.E.
Architectural Division | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1149 S Broadway, Suite 830
Los Angeles, CA 90015
Phone: 213 485 4428
Email: nathan.ho@lacity.org



On Tue, Aug 1, 2023 at 1:14 PM Sophia Fong <sophia.fong@lacity.org> wrote:

Hi Nathan,

Please see attached for the site plan for this location. The item in question is a filter strips box. Let me know if you have any questions

Sophia

 image.png

On Tue, Aug 1, 2023 at 10:08AM Zachary Warma <zachary.warma@lacity.org> wrote:
Ken and Sophia:

On behalf of Councilwoman Yaroslavsky, please know how much we appreciate DOT's attention to this matter and your partnership on this project, which is her (and this office's) top priority.

Sophia, though you are in truly exceptional hands with Nathan, Marina, and the BOE team, don't hesitate to reach out if our office can be useful / can provide any needed context or information.

Regards,

Zack Warma

On Tue, Aug 1, 2023 at 9:29AM Ken Husting <ken.husting@lacity.org> wrote:
Moving some folks to bcc.

Hi Nathan. Please work with Sophia Fong copied on this email. Sophia is the lead of our Parking Facilities Division Engineering Section.

Hi David, I'll send you an email with the deal points.

Thanks,
Ken

Ken Husting, P.E.

Principal Transportation Engineer
Parking Management

Los Angeles Department of Transportation



213.972.8430



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On Tue, Aug 1, 2023 at 8:31 AM David Cataldo <david.cataldo@lacity.org> wrote:
Marina

We have received no deal points or outlines of the proposed lease do you have anything you can send us?

David

On Tue, Aug 1, 2023, 07:58 Marina Quinonez <marina.quinonez@lacity.org> wrote:
Hi David,

The site will not be turned over to the Housing Department, they will be the service provider for the lease term, and ownership will remain with LADOT, we will need your concurrence to proceed.

We need to understand the current installed system and if there are any impacts we need to account for. The site will be returned to its original state once the lease expires.

Marina Quiñónez, AIA

Architectural Division I Senior Architect
Bureau of Engineering| Department of Public Works
1149 S. Broadway St., suite 830
Los Angeles, CA 90015
O:(213) 485-4378 | F: (213) 485-4836
marina.quinonez@lacity.org



 <https://www.facebook.com/LABureauEngineering/>
 <https://www.instagram.com/labureauengineering/>

On Tue, Aug 1, 2023 at 6:09AM David Cataldo <david.cataldo@lacity.org> wrote:
Nathan

We can arrange it but we don't understand what our involvement is with this. If the property is to be turned over to housing shouldn't all construction concerns be directed to them?

David

On Mon, Jul 31, 2023, 12:00 Nathan Ho <nathan.ho@lacity.org> wrote:
David,

We need to explore the option to abandon or build over the existing stormwater system vault located at the southeast corner.

Could we schedule a meeting with your engineering team to discuss this? Wednesday or Thursday mornings between 8:30am and 10am would be optimal.

Thank you,

Nathan Ho, P.E.

Architectural Division | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1149 S Broadway, Suite 830

Los Angeles, CA 90015

Phone: 213 485 4428

Email: nathan.ho@lacity.org



On Tue, Jul 25, 2023 at 8:21AM David Cataldo <david.cataldo@lacity.org> wrote:
Nathan

Sorry we have no further information on that. WE suggest you reach out to either to BOSS or DWP.

David

On Mon, Jul 24, 2023, 16:49 Nathan Ho <nathan.ho@lacity.org> wrote:
Hi David,

As our design team is laying out the site, they are asking if we can encroach into the 12' storm drain easement on the edges a little. Is this easement managed by LADOT or do you have a contact I can reach out to?

Thank you,

Nathan Ho, P.E.

Architectural Division | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1149 S Broadway, Suite 830
Los Angeles, CA 90015
Phone: 213 485 4428
Email: nathan.ho@lacity.org



On Wed, Jun 14, 2023 at 9:01AM David Cataldo
<david.cataldo@lacity.org> wrote:

Nathan:

These are the plans we have.

David

On Tue, Jun 13, 2023 at 10:49AM Nathan Ho <nathan.ho@lacity.org>
wrote:

Thank you, David.

Does the engineering team have as-built drawings for the stormwater
system as well?

Thanks,

Nathan Ho, P.E.

Architectural Division | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1149 S Broadway, Suite 830

Los Angeles, CA 90015

Phone: 213 485 4428

Email: nathan.ho@lacity.org



On Tue, Jun 13, 2023 at 8:24AM David Cataldo
<david.cataldo@lacity.org> wrote:

Nathan

Our engineering informs us that that is part of the neighborhood
stormwater system. It would need to be protected

David

On Mon, Jun 12, 2023, 16:32 Nathan Ho <nathan.ho@lacity.org>
wrote:

Good afternoon,

I am working with CD 5 on assessing the LADOT Lot 707 for use
as homeless housing. When I visited the site, I noticed a large
grate with bollards around it. Could you help us identify what this
vault is for and any other pertinent information about it?

 20230412_124547.jpg

Thank you,

Nathan Ho, P.E.

Architectural Division | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1149 S Broadway, Suite 830

Los Angeles, CA 90015

Phone: [213 485 4428](tel:2134854428)

Email: nathan.ho@lacity.org



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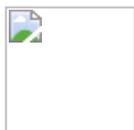
David Cataldo

Senior Management Analyst I

Parking Facilities Division

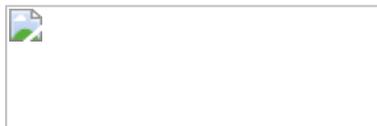
Los Angeles Department of Transportation

213.972.4938



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--



cd5.lacity.gov

Zachary Warma

Housing & Homelessness

Policy Director

O: (213) 473-7005

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

--

Sophia Fong, P.E.

Transportation Engineer
Parking Facilities Division

Los Angeles Department of Transportation

213.972.4942



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Attachments:

- 20230412_124547.jpg
 - image.png
-

From: Sophia Fong <sophia.fong@lacity.org>
To: Nathan Ho <nathan.ho@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Ken Husting <ken.husting@lacity.org>, David Cataldo <david.cataldo@lacity.org>, Marina Quinonez <marina.quinonez@lacity.org>, Eldwin Lum <eldwin.lum@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Tue Aug 22 2023 08:59:17 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707

Hi Nathan,

The filter strips box is part of the storm drain for the lot. If removed, it can have adverse effects on our facility. My understanding is that the agreement is temporary housing, and at some point, the facility will be returned back to DOT. So Please let us know the following

1. BOE's plan on storm drain replacement
2. How will the filter box be restored when the facility is returned back to DOT post housing project.
3. The potential effects to DOT's facility without the drain filter.

Thanks
Sophia

--

Sophia Fong, P.E.

Transportation Engineer
Parking Facilities Division

Los Angeles Department of Transportation

213.972.4942 



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Attachments:

- 20230412_124547.jpg
 - image.png
-

From: Marina Quinonez <marina.quinonez@lacity.org>
To: Sophia Fong <sophia.fong@lacity.org>
Cc: Nathan Ho <nathan.ho@lacity.org>, Zachary Warmma <zachary.warmma@lacity.org>, Ken Husting <ken.husting@lacity.org>, David Cataldo <david.cataldo@lacity.org>, Eldwin Lum <eldwin.lum@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Tue Aug 22 2023 09:27:15 GMT-0700 (PDT)
Subject: Re: 2377 Midvale LADOT Lot 707

Hi Sophia,

Nathan is out today. For clarity, when you refer to the facility, do you mean the site?

Nathan shared with the group that the filter strip box was specific for the parking lot to filter car residue, if the site is no longer used for car parking, we would not anticipate any impact to the site. Please confirm.

The site would be returned to its original use after the lease termination, a filter box would be installed per your standards.

Marina Quiñónez, AIA

Architectural Division | Senior Architect
Bureau of Engineering | Department of Public Works
1149 S. Broadway St., suite 830
Los Angeles, CA 90015
O: (213) 485-4378 | F: (213) 485-4836
marina.quinonez@lacity.org



Attachments:

- 20230412_124547.jpg
 - image.png
-

From: Celeste Wolfe <celestewolfe.1@gmail.com>
To: Dylan Sittig <Dylan.Sittig@lacity.org>, Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Patricia Macias <patricia.macias@lacity.org>, "fernando.morales@lacity.org" <fernando.morales@lacity.org>, kristen.pawling@lacity.org, vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>
Cc: Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>
Date: Fri Aug 11 2023 11:14:57 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

While I hear things like CES (yay) and coordination with DMH, the LAHSA-HOP portal was frequently used during our area's Covid-19 programs, but no staff were ever available to come out and do the work this site was created for. We never had a team visit, ever. And the excuse from the police (which is basically true) was wait for the homeless person to move on or wander off, so everyone just had to grin-and-bear the disruptions.

Here are some old links on Project Room Key to show what they had in place as far as how they were staffed and in looking at what training was required for the Site Coordinators and having the Coordinators hooking up their residents with other ancillary services such as DPSS:

- 1) <https://www.cdss.ca.gov/inforesources/cdss-programs/housing-programs/project-roomkey>
- 2) <https://www.cdss.ca.gov/inforesources/cdss-programs/housing-programs>
- 3) <https://www.cdss.ca.gov/inforesources/cdss-programs/housing-programs/calworks-homeless-assistance>

Here are two links showing the Cheviot Hills Covid-19 RV Park:

- 1) <https://www.foxnews.com/politics/los-angeles-converting-rec-centers-homeless-shelters-during-coronavirus-pandemic>
- 2) <https://www.domestika.org/en/projects/731369-neighborhood-map-of-cheviot-hills-during-covid-19-new-york-times-challenge>

Looking at:

<https://www.dhcs.ca.gov/services/MH/Pages/PATH.aspx>

So to rewrite some of what I had written last night that seemed to go into the ethers of erasure, Century Glen and Cheviot Hills had significant impacts with more homeless coming into the area from both Project Room Key and the Cheviot Hills Covid-19 RV Park. What we saw were more homeless milling about the park and in the surrounding neighborhood streets of Century Glen South. We also saw the Westwood/Olympic and Midvale Starbucks sites peppered with pan-handling and homeless taking up tables for the whole day as a way to just be out and about.

Like many of the Midvale residents who are warning about impacts, these impacts are real and were there. Since the closure of these two programs, it took about a year for the levels to go back to what they were with the 1-2 random homeless persons over groups of persons that we had when these programs were running.

I get how you need to have a transitional site, but I seriously think the City should be purchasing existing buildings on Pontius and/or Cotner to repurpose for this use. I can't stress how much an urban river will help (but not necessarily stop) the bleed-through of homeless loitering, panhandling, wandering, squatting, etc. And while people don't like seeing the encampments on Pontius below Santa Monica Blvd, they are tolerant of it there because it is not near any multi-/single family residences.

As far as incidents that the community had to deal with in terms of the Covid-19 interim housing programs:

- 1) The Courtyard Marriott Hotel Project Room Key had a couple of resident altercations within the PRK cohort on site and at the entrances of the hotel. They had the one gentleman who threatened to jump off his 2nd story balcony into oncoming Olympic Blvd traffic that was on the news in 2020.
- 2) Bellwood Avenue turned into a Drug Dealer Drive through, and we had a shooting and knifing in this area. Since the elimination of these programs and the owner's remodel efforts of the affordable units, the drug dealers have gone.
- 3) The easement behind the hotel had to be swept from time-to-time of overnight homeless attempting to camp and squat. Calls to the police to clear the area went unanswered, because these people weren't a high priority unless they were actively trespassing and because the PRK program was there. People thought the easement person would go back into the hotel (not realizing there was the curfew), and others did not recognize that this person wasn't in the PRK program and so were going to go nowhere and just stay the night camping out. We were given the 24 hour Hotel Security Guard's number, and sometimes that person was able to get the non-resident to move and sometimes not. When the person was super unstable and violent, this security avoided confrontation (and we didn't blame him), and we were left with someone ranting and being violent in the easement all night until they exhausted themselves.
- 4) The Cheviot Hills RV Park had a knifing, a fist fight, and a staff member assaulted. The park had homeless in the day wandering around. What made Cheviot Hills residents and regular users of the park more tolerant was the fence around the RV park. The fence basically communicated a boundary for the "gated" community of RV denizens and it was understood these residents were to stay within their gated boundary. So things "felt" contained with this visual boundary.

As far as more alternate sites for a Homeless Transitional Housing site:

- 1) 1535 Pontius Avenue -- <https://www.loopnet.co.uk/Listing/1535-Pontius-Los-Angeles-CA/29059206/> and <https://www.loopnet.com/property/2051-pontius-ave-los-angeles-ca-90025/06037-4323024019/>
- 2) 1639 Pontius Avenue -- <https://portal.assessor.lacounty.gov/parceldetail/4324035010>
- 3) 2051 Pontius Avenue -- <https://www.loopnet.com/property/2051-pontius-ave-los-angeles-ca-90025/06037-4323024019/>
- 4) 2143 and 2133 Pontius Avenue -- <https://www.avisonyoung.us/properties/2143-2133-pontius-avenue-west-los-angeles-sale>
- 5) 2150 Cotner Avenue -- <https://www.loopnet.com/Listing/2150-Cotner-Ave-Los-Angeles-CA/28060761/>

--Celeste Wolfe

On Thu, Aug 10, 2023 at 11:43 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hmm, that's weird. Half of my comments on looking at how a CES at PATH and through LA Family Housing works is gone... as well as my comments on if the clientele is primarily single/married moms/dads with kids, I think the community would be more amenable.

It's too late to rewrite everything, but I was also looking at LAFH's "discharge housing" list. That felt encouraging. I'm hoping there's also coordination with getting some people into the County Mental Health system as well.

Ugh, sorry about all these links I was looking at missing my thoughts on comparing program coverage etc.

On Thu, Aug 10, 2023 at 11:35 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hi Fernando and Vanessa:

CPRA-02-CD5-2-002008

It was so good to see you both tonight. Thank you for being so patient with everyone who has felt triggered and anxious about this change

I was relieved to hear there is a plan in place to create an intake site either at or with PATH

--

https://epath.org/wp-content/uploads/2023/04/PATH_LAFactSheet2023_8.5x11_v04.pdf

And that LA Family has a (CES) Coordinated Entry System (

<https://lafh.org/community-partnerships>)

and a program of discharge placements! This was heartening and seeing these properties as discharge location sites gave some relief that patient stays would indeed be time bounded (

<https://lafh.org/real-estate-development>).



1) The Emerald/Lancaster --

<https://www.emerald lancaster.com/overview>

2) My Angel/North Hills --

<https://www.myangelhousing.com/home>

3) Summit View/Lakeview Terrace --

<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property%20Detail&Id=1006>

4) Silva Crossing/Sylmar --

<https://housing.lacounty.gov/press/articles/SilvaCrossing.html>

5) Talisa Apts/Panorama City --

<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property%20Detail&Id=1021>

I'm sure their discharge planners should have a full rolodex of board & cares, county assisted/independent living sites, group homes, section 8, and whomever the City and DMH (Didi Hirsch, Edmund Edelman, etc) would have.

I do think the "low barrier" to services terminology is confusing to people, and that if the clientele of this interim housing site was single/married moms/dads with kids, the community would be less up-in-arms.

I do think the more street indigent and non-compliant homeless that don't want services is what is scaring both business and homeowners.

Project Room Key and the Cheviot Hills RV trailers had a mix of levels. This mix did bring in drive-in drug dealers to Bellwood and the park. Both Century Glen and Cheviot Hills experienced an increase in number homeless not affiliated with either of these programs in the park, and the surrounding streets of both Courtyard Marriott and Cheviot Hills Park.

While I respect Jeffrey Ellis's ideas that impact is minimal, he did not live or next to either of these sites unlike the residents of Century Glen and Cheviot Hills.

When both these programs were terminated, everyone was relieved. And the indigency that free roamed both Century Glen and Cheviot Hills has decreased significantly.

I know Jeffrey Ellis is WSSM, but unless he lives on Midvale or within a two-block radius of this city lot, I would take his dismissal about negative impacts with a grain of salt. The fact that he had no idea about the knifing, the shooting, and the drug dealing in Bellwood (during Project Room Key) and the knifing, the fist fight, and the staff assault at the Cheviot Hills RV program just makes me crazy.

It's kind of interesting to look at the protocols for Project Room Key, and they still had that incident of the one resident climbing out onto his room balcony threatening to jump because he was upset about something.



<https://covid19.lacounty.gov/project-roomkey/>

CPRA-02-CD5-2-002011

<https://knock-la.com/project-roomkey-punitive-policies-ce8d59c534fb/>

Interesting reading about this program again:

"All property owners initially agreed to three-month contracts, with an option for a three-month extension as well. All extended beyond the six-month period. "[It's] proof of how pleased they were with how the program played out," Ansell added."

<https://www.tripsavvy.com/2020-tripsavvy-editors-choice-awards-project-roomkey-5079738>

Reading about INSIDE SAFE --

<https://calmatters.org/housing/homelessness/2023/07/los-angeles-homeless-encampments/#>

--Celeste Wolfe

Century Glen Stakeholder

On Tue, Aug 8, 2023 at 5:00 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:
Hi Councilperson Yaroslavsky and Field Deputies Macias and Saldana:

Having worked in County Mental Health and at a Homeless Transitional facility, my concern re: this Interim Transitional Housing Site Proposal on 2077 Midvale is that it is understaffed. 2 Mental Health/Onsite Staff + 1 Security Guard for 30 people. That is 2 people overseeing and case managing 15 people each for mental health issues, social services placements, and permanent/further interim transitional housing placement.

When I worked a residential transitional facility for the homeless, we had 4-6 staff + 2 floor monitors + 1 Program Director for 24 people. Each counselor covered 4-6 clients depending on the census.

While altercations weren't daily, they did happen, especially when we had unstable patients coming in straight from the hospital.

The facility was in a residential multi-family apt area in Panorama City. The street, Lanark Street (<https://www.latimes.com/archives/la-xpm-1991-03-15-me-287-story.html>), was well known as a "drug triangle" with dealers driving in and dealing from their cars.

Crime was petty theft in the surrounding area of cars, apartments, and commercial market/retail (like a 7/11). Lots of shoplifting and petty theft to get money for the drugs. (The North Hollywood Neighborhood dealing with a shelter's lack of oversight is a concern. Who oversees the streets? This is an adverse effect for neighborhoods designated for Interim Homeless Housing Sites. -- https://youtu.be/sSkJHLf_7el)

Our facility was a 4 month program. The limited program time forced residents to understand that their next placement at a B&C, instead of a section 8 apartment (which are few and far between, taking a long waiting period to get into), was still another stop gap until they could get their "perfect"/desired situation. We had a sobriety policy, and our patients had to be somewhat medically stable.

I am concerned that there might be a lack of medical/psychological oversight for those that are coming off straight from the street to this facility. As you know, there are those that would need immediate admittance to an ER for acceptance onto a locked floor for detox, etc. Where is the dedicated transport vehicle for this program for someone in need of emergency services? What is the emergency protocol, a 911 phone call with a current 45 minute wait time? And then if one of the staff has to do the transport, will it be the

Security Guard or one of the line staff, thus leaving two people to calm 29 other residents after one is transported to the ER for a decomp episode?

I'm sort of alarmed that the Council Office's team is being naive about the impacts of this transitional site. There's a reason I keep asking for facilities like this to be sited on Pontius or Cotner, giving apartment renters, condo/home owners the "urban river" of Sepulveda Blvd to provide a meager crime buffer.

This site will have more community impact intensity around it than say an overnight bed facility like PATH on Cotner.

Anyways, good luck to us. There is no sobriety requirement, they are allowed to have a criminal record (hopefully non-violent), etc.

When we had Project Room Key at the Courtyard Marriott Hotel, we had a significant amount more homeless wandering through the Century Glen neighborhood and attempting to camp out on the sidewalk easement between the hotel and Orton houses. We had the "murder" guy talking about how he murdered a teen outside my neighbor's Nic's/Alison's windows with their two and six year old present; we had the guy who attacked passing or stopped cars on Kerwood; we had various men of undress wandering around; we had the guy who camped out at my front door flicking his lighter onto the greenery; we had the guy who threw a pole over the fence onto the Fox Lot, and we had another guy who attacked the cul de sac vegetation with a golf club. In Bellwood, we had daily drug dealing with cars driving in. Then we had a shooting and a knifing. Since the closure of Project Room Key, we have not had the frequency of occurrence of these kinds of situations.

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Thank you for listening and reading my concerns.

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Celeste Wolfe
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Attachments:

CPRA-02-CD5-2-002017

- IMG_1034.jpeg
- IMG_0023.jpeg
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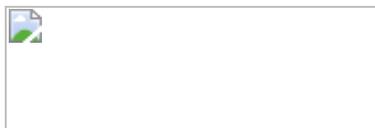
From: Fernando Morales <fernando.morales@lacity.org>
To: Celeste Wolfe <celestewolfe.1@gmail.com>
Cc: vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>, Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>
Bcc: dylan.sittig@lacity.org
Date: Fri Aug 11 2023 12:03:30 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

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cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

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200 North Spring St., Room 440

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CPRA-02-CD5-2-002019

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- 2) 1639 Pontius Avenue -- <https://portal.assessor.lacounty.gov/parceldetail/4324035010>
- 3) 2051 Pontius Avenue -- <https://www.loopnet.com/property/2051-pontius-ave-los-angeles-ca-90025/06037-4323024019/>
- 4) 2143 and 2133 Pontius Avenue -- <https://www.avisonyoung.us/properties/2143-2133-pontius-avenue-west-los-angeles-sale>
- 5) 2150 Cotner Avenue -- <https://www.loopnet.com/Listing/2150-Cotner-Ave-Los-Angeles-CA/28060761/>

--Celeste Wolfe

On Thu, Aug 10, 2023 at 11:43 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:
Hmm, that's weird. Half of my comments on looking at how a CES at PATH and through LA Family Housing works is gone... as well as my comments on if the clientele is primarily single/married moms/dads with kids, I think the community would be more amenable.

It's too late to rewrite everything, but I was also looking at LAFH's "discharge housing" list. That felt encouraging. I'm hoping there's also coordination with getting some people into the County Mental Health system as well.

Ugh, sorry about all these links I was looking at missing my thoughts on comparing program coverage etc.

On Thu, Aug 10, 2023 at 11:35 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:
Hi Fernando and Vanessa:

It was so good to see you both tonight. Thank you for being so patient with everyone who has felt triggered and anxious about this change

I was relieved to hear there is a plan in place to create an intake site either at or with PATH --
https://epath.org/wp-content/uploads/2023/04/PATH_LAFactSheet2023_8.5x11_v04.pdf

And that LA Family has a (CES) Coordinated Entry System (<https://lafh.org/community-partnerships>) and a program of discharge placements! This was heartening and seeing these properties as discharge location sites gave some relief that patient stays would indeed be time bounded (<https://lafh.org/real-estate-development>).



1) The Emerald/Lancaster --

<https://www.emerald lancaster.com/overview>

2) My Angel/North Hills --

<https://www.myangelhousing.com/home>

3) Summit View/Lakeview Terrace --

<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property%20Detail&Id=1006>

4) Silva Crossing/Sylmar --

<https://housing.lacounty.gov/press/articles/SilvaCrossing.html>

5) Talisa Apts/Panorama City --

<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property%20Detail&Id=1021>

I'm sure their discharge planners should have a full rolodex of board & cares, county assisted/independent living sites, group homes, section 8, and whomever the City and DMH (Didi Hirsch, Edmund Edelman, etc) would have.

I do think the "low barrier" to services terminology is confusing to people, and that if the clientele of this interim housing site was single/married moms/dads with kids, the community would be less up-in-arms.

I do think the more street indigent and non-compliant homeless that don't want services is what is scaring both business and homeowners.

Project Room Key and the Cheviot Hills RV trailers had a mix of levels. This mix did bring in drive-in drug dealers to Bellwood and the park. Both Century Glen and Cheviot Hills

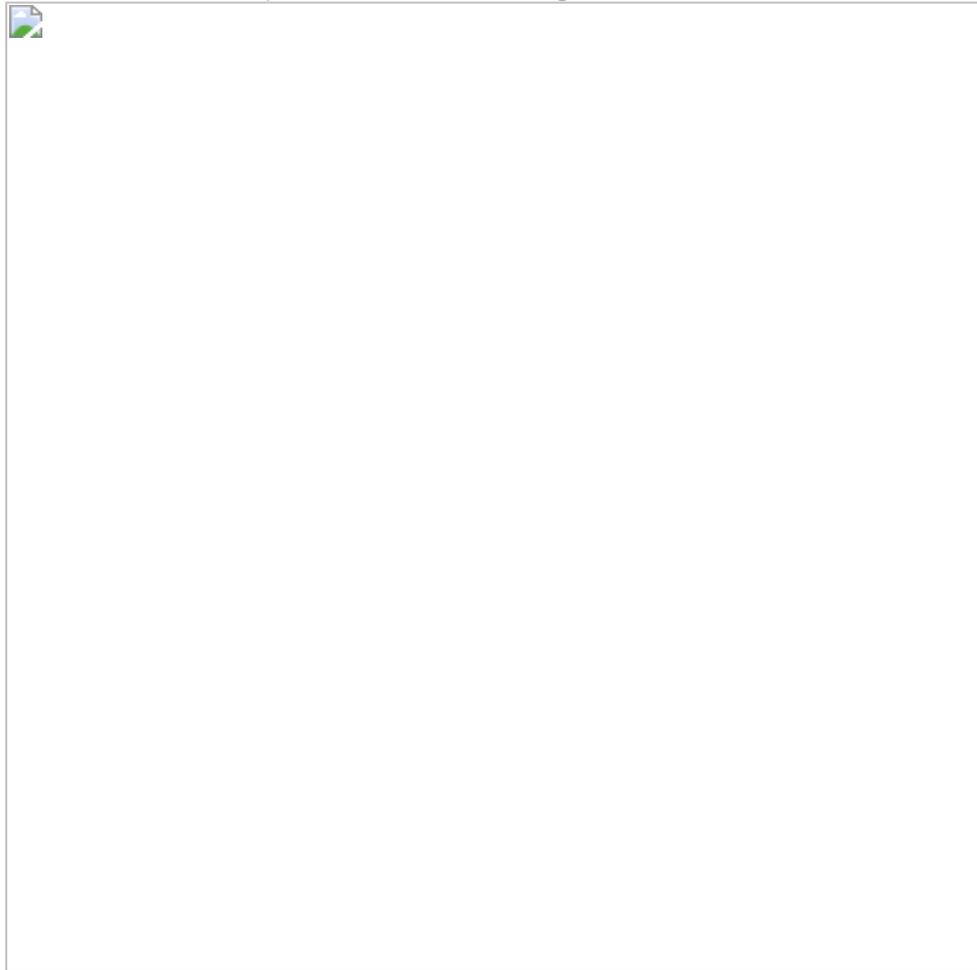
experienced an increase in the number of homeless people not affiliated with either of these programs in the park, and the surrounding streets of both Courtyard Marriott and Cheviot Hills Park.

While I respect Jeffrey Ellis's ideas that impact is minimal, he did not live or work next to either of these sites unlike the residents of Century Glen and Cheviot Hills.

When both these programs were terminated, everyone was relieved. And the indigency that free-roamed both Century Glen and Cheviot Hills has decreased significantly.

I know Jeffrey Ellis is WSSM, but unless he lives on Midvale or within a two-block radius of this city lot, I would take his dismissal about negative impacts with a grain of salt. The fact that he had no idea about the knifing, the shooting, and the drug dealing in Bellwood (during Project Room Key) and the knifing, the fist fight, and the staff assault at the Cheviot Hills RV program just makes me crazy.

It's kind of interesting to look at the protocols for Project Room Key, and they still had that incident of the one resident climbing out onto his room balcony threatening to jump because he was upset about something.





<https://covid19.lacounty.gov/project-roomkey/>

<https://knock-la.com/project-roomkey-punitive-policies-ce8d59c534fb/>

Interesting reading about this program again:

"All property owners initially agreed to three-month contracts, with an option for a three-month extension as well. All extended beyond the six-month period. "[It's] proof of how pleased they were with how the program played out," Ansell added."

<https://www.tripsavvy.com/2020-tripsavvy-editors-choice-awards-project-roomkey-5079738>

Reading about INSIDE SAFE --

<https://calmatters.org/housing/homelessness/2023/07/los-angeles-homeless-encampments/#>

--Celeste Wolfe

Century Glen Stakeholder

On Tue, Aug 8, 2023 at 5:00 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:
Hi Councilperson Yaroslavsky and Field Deputies Macias and Saldana:

Having worked in County Mental Health and at a Homeless Transitional facility, my concern re: this Interim Transitional Housing Site Proposal on 2077 Midvale is that it is understaffed. 2 Mental Health/Onsite Staff + 1 Security Guard for 30 people. That is 2 people overseeing and case managing 15 people each for mental health issues, social services placements, and permanent/further interim transitional housing placement.

When I worked a residential transitional facility for the homeless, we had 4-6 staff + 2 floor monitors + 1 Program Director for 24 people. Each counselor covered 4-6 clients depending on the census.

While altercations weren't daily, they did happen, especially when we had unstable patients coming in straight from the hospital.

The facility was in a residential multi-family apt area in Panorama City. The street, Lanark Street (<https://www.latimes.com/archives/la-xpm-1991-03-15-me-287-story.html>), was well known as a "drug triangle" with dealers driving in and dealing from their cars.

Crime was petty theft in the surrounding area of cars, apartments, and commercial market/retail (like a 7/11). Lots of shoplifting and petty theft to get money for the drugs. (The North Hollywood Neighborhood dealing with a shelter's lack of oversight is a concern. Who oversees the streets? This is an adverse effect for neighborhoods designated for Interim Homeless Housing Sites. -- https://youtu.be/sSkJHLf_7el)

Our facility was a 4 month program. The limited program time forced residents to understand that their next placement at a B&C, instead of a section 8 apartment (which are few and far between, taking a long waiting period to get into), was still another stop gap until they could get their "perfect"/desired situation. We had a sobriety policy, and our patients had to be somewhat medically stable.

I am concerned that there might be a lack of medical/psychological oversight for those that are coming off straight from the street to this facility. As you know, there are those that would need immediate admittance to an ER for acceptance onto a locked floor for detox, etc. Where is the dedicated transport vehicle for this program for someone in need of emergency services? What is the emergency protocol, a 911 phone call with a current 45 minute wait time? And then if one of the staff has to do the transport, will it be the Security Guard or one of the line staff, thus leaving two people to calm 29 other residents after one is transported to the ER for a decomp episode?

I'm sort of alarmed that the Council Office's team is being naive about the impacts of this transitional site. There's a reason I keep asking for facilities like this to be sited on Pontius or Cotner, giving apartment renters, condo/home owners the "urban river" of Sepulveda Blvd to provide a meager crime buffer.

This site will have more community impact intensity around it than say an overnight bed facility like PATH on Cotner.

Anyways, good luck to us. There is no sobriety requirement, they are allowed to have a criminal record (hopefully non-violent), etc.

When we had Project Room Key at the Courtyard Marriott Hotel, we had a significant amount more homeless wandering through the Century Glen neighborhood and attempting to camp out on the sidewalk easement between the hotel and Orton houses. We had the "murder" guy talking about how he murdered a teen outside my neighbor's Nic's/Alison's windows with their two and six year old present; we had the guy who attacked passing or stopped cars on Kerwood; we had various men of undress wandering around; we had the guy who camped out at my front door flicking his lighter onto the greenery; we had the guy who threw a pole over the fence onto the Fox Lot, and we had another guy who attacked the cul de sac vegetation with a golf club. In Bellwood, we had daily drug dealing with cars driving in. Then we had a shooting and a knifing. Since the closure of Project Room Key, we have not had the frequency of occurrence of these kinds of situations.

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From: Celeste Wolfe <celestewolfe.1@gmail.com>
To: Fernando Morales <fernando.morales@lacity.org>, Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, kristen.pawling@lacity.org, Dylan Sittig <Dylan.Sittig@lacity.org>, Patricia Macias <patricia.macias@lacity.org>
Cc: vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>, Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, Terri Tippit <chair@wncla.org>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>
Date: Fri Aug 11 2023 13:22:02 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Fernando:

Thank you for the discussion on Site Facility, staffing requirements, and treatment models. I take it the Midvale site will not be having an on-campus/on-site residential treatment program and most of its denizens will or will not be in various psychosocial assistance programs depending on what they had (or did not have) coming in. From what I gather, this is solely a housing site over being a treatment site, and treatment will be off-campus/off-site with previously established or newly established programs that the residents will have been accepted into.

I am unclear about what you mean by "catchment areas that were countywide... etc...but required a higher level of care" in terms of what clientele is being envisioned for the Midvale Site? Can you make clear what level of clientele is intended for the Midvale Interim Housing Site? Like I said, I think if the clientele end up being clients like the LA Family Housing cohort in this series of videos -- <https://lafh.org/success-stories> -- the community would probably like this.

But I do think you will meet resistance with a clientele that was more like what Project Room Key hosted or what you see in Country Board and Care facilities who host the permanently housed and more "low-functioning" clientele which is the picture we see with long-term street denizens. That is probably Midvale's worst nightmare.

The alternate site on 1535 Pontius Avenue is a parking lot for sale. Back in 2019 and 2020, when I spoke with Angel Izard during Councilman Koretz's time in office, we discussed a lot of alternate sites for a Tiny Houses or Interims Housing Facility within CD 5 in Encino and the Fairfax districts for repurposing or purchase. These alternatives were explored in lieu of the Tiny Houses Community proposal at Cheviot Hills park, which was rejected outright by the whole community. 2133 & 2143 are two building sites on Pontius & Olympic that could be bought and repurposed into a Residential Treatment and Interim Housing site, as well the building parcels being sold by Joe Kim at 2140 Cotner Avenue & Olympic (<https://www.crexi.com/properties/1082385/california-2140-cotner>)

I think the Midvale Community envisions a Vista Del Mar kind of complex that would serve as an Interim Housing Site and a Transitional Residential Treatment Center. -- <https://vistadelmar.org>

I think a successful site is the Ocean Park Community Center (now operated by the People's Concern) which hosts SOJOURN (a homeless/domestic violence women's transitional shelter): 1453 16th St, Santa Monica, CA 90404 -- Here is an old financial statement breaking

down operating costs -- https://www.thepeopleconcern.org/wp-content/uploads/2020/02/OPCC_Audited_Financials_FY_05-06.pdf

I have to say, the Tiny Houses concept doesn't seem to meet with very much approval. Utilization always seemed to be around 50%. I am curious how much utilization is happening with the Tiny Houses Veteran site in Brentwood on the Veterans Memorial properties. The success of this program is it did take the tent encampment off of San Vicente Blvd.

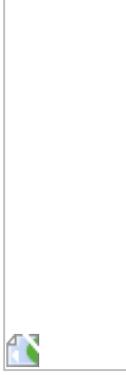
My availability for next week is limited, as I am leaving the country the week after. So I have a tighter schedule. But I do have more time to talk on Thursday afternoon 8/17 at 3P and Friday 8/18 from 11A-1P.

On Fri, Aug 11, 2023 at 12:03 PM Fernando Morales <fernando.morales@lacity.org> wrote:
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CPRA-02-CD5-2-002032

[90025/06037-4323024019/](https://portal.assessor.lacounty.gov/parceldetail/4324035010)

2) 1639 Pontius Avenue -- <https://portal.assessor.lacounty.gov/parceldetail/4324035010>

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I am concerned that there might be a lack of medical/psychological oversight for those that are coming off straight from the street to this facility. As you know, there are those that would need immediate admittance to an ER for acceptance onto a locked floor for detox, etc. Where is the dedicated transport vehicle for this program for someone in need of emergency services? What is the emergency protocol, a 911 phone call with a current 45 minute wait time? And then if one of the staff has to do the transport, will it be the Security Guard or one of the line staff, thus leaving two people to calm 29 other residents after one is transported to the ER for a decomp episode?

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This site will have more community impact intensity around it than say an overnight bed facility like PATH on Cotner.

Anyways, good luck to us. There is no sobriety requirement, they are allowed to have a criminal record (hopefully non-violent), etc.

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You are going to have a slew of Midvale homeowners who are going to be alert for crime, pooing/peeing on property, and biz owners who can't get rid of any of the transitional residents taking up a table or pan-handling all day at their storefronts bc they don't want to be in their facility... and this is their way of making money.

Anyways, I could go on and on about how this could have a negative impact in the area with not enough oversight staff and security staff in place to deal with arising issues of mental instability or resident fights.

Before proceeding, I would request that Council Office take more extensive feedback about the clientele and how this will actually look given the instability of this particular population and the need, I see, for greater oversight and protocols to insure that we prevent increases in convenient crime, drug dealers driving in and dealing, and emergency transport of a client that suddenly decomp because they took a street drug laced with PCP.

I support the idea of an Interim Transitional Homeless Housing Facility, but my preference for these sites are in industrial areas away from R1 and R3 housing where the impact for crime and disorganized behavior has an "urban river," like Sepulveda Blvd, between the facility and the resident neighborhoods to decrease impact.

Currently, there is still A16 for sale on Pontius/Pico. There is also the City Parking Lot on on Pontius and Mississippi (though this might have the judge Carter restriction) and a new building for sale on Olympic/Pontius. In addition, there is a site that could be used at LaGrange and Sepulveda. See pics below.









Thank you for listening and reading my concerns.

Sincerely,

Celeste Wolfe
Westside Stakeholder

Attachments:

CPRA-02-CD5-2-002042

- IMG_1034.jpeg
- IMG_0023.jpeg
- IMG_1037.jpeg
- IMG_0024.jpeg
- IMG_0022.jpg
- IMG_1036.jpeg
- IMG_1035.jpeg

From: Fernando Morales <fernando.morales@lacity.org>
To: Celeste Wolfe <celestewolfe.1@gmail.com>
Cc: vanessa.saldana@lacity.org, "zachary.warma@lacity.org" <zachary.warma@lacity.org>, Galina Atencio <atenciogalina@yahoo.com>, Sheida Ashley <sheidaashley@gmail.com>, "Westside NC Land Use/Mobility Committee" <wncluc@gmail.com>, Terri Tippit <chair@wncla.org>
Bcc: dylan.sittig@lacity.org
Date: Mon Aug 14 2023 16:45:44 GMT-0700 (PDT)
Subject: Re: 2377 Midvale Project -- Some concerns...

Hi Celeste,

Apologies for the delay. Would Thursday at 3:30pm work on your end as well? Making sure to move to bcc some team members to be mindful of their inboxes and maintaining folks that are leads on this project. Thanks!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Fri, Aug 11, 2023 at 1:22 PM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

Hi Fernando:

Thank you for the discussion on Site Facility, staffing requirements, and treatment models. I take it the Midvale site will not be having an on-campus/on-site residential treatment program and most of its denizens will or will not be in various psychosocial assistance programs depending on what they had (or did not have) coming in. From what I gather, this is solely a housing site over being a treatment site, and treatment will be off-campus/off-site with previously established or newly established programs that the residents will have been accepted into.

I am unclear about what you mean by "catchment areas that were countywide... etc...but required a higher level of care" in terms of what clientele is being envisioned for the Midvale Site? Can you make clear what level of clientele is intended for the Midvale Interim Housing Site? Like I said, I think if the clientele end up being clients like the LA Family Housing cohort in this series of videos -- <https://lafh.org/success-stories> -- the community would probably like this.

But I do think you will meet resistance with a clientele that was more like what Project Room Key hosted or what you see in Country Board and Care facilities who host the permanently

CPRA-02-CD5-2-002043

housed and more "low-functioning" clientele which is the picture we see with long-term street denizens. That is probably Midvale's worst nightmare.

The alternate site on 1535 Pontius Avenue is a parking lot for sale. Back in 2019 and 2020, when I spoke with Angel Izard during Councilman Koretz's time in office, we discussed a lot of alternate sites for a Tiny Houses or Interims Housing Facility within CD 5 in Encino and the Fairfax districts for repurposing or purchase. These alternatives were explored in lieu of the Tiny Houses Community proposal at Cheviot Hills park, which was rejected outright by the whole community. 2133 & 2143 are two building sites on Pontius & Olympic that could be bought and repurposed into a Residential Treatment and Interim Housing site, as well the building parcels being sold by Joe Kim at 2140 Cotner Avenue & Olympic (<https://www.crexi.com/properties/1082385/california-2140-cotner>)

I think the Midvale Community envisions a Vista Del Mar kind of complex that would serve as an Interim Housing Site and a Transitional Residential Treatment Center. - <https://vistadelmar.org>

I think a successful site is the Ocean Park Community Center (now operated by the People's Concern) which hosts SOJOURN (a homeless/domestic violence women's transitional shelter): 1453 16th St, Santa Monica, CA 90404 -- Here is an old financial statement breaking down operating costs -- https://www.thepeopleconcern.org/wp-content/uploads/2020/02/OPCC_Audited_Financials_FY_05-06.pdf

I have to say, the Tiny Houses concept doesn't seem to meet with very much approval. Utilization always seemed to be around 50%. I am curious how much utilization is happening with the Tiny Houses Veteran site in Brentwood on the Veterans Memorial properties. The success of this program is it did take the tent encampment off of San Vicente Blvd.

My availability for next week is limited, as I am leaving the country the week after. So I have a tighter schedule. But I do have more time to talk on Thursday afternoon 8/17 at 3P and Friday 8/18 from 11A-1P.

On Fri, Aug 11, 2023 at 12:03 PM Fernando Morales <fernando.morales@lacity.org> wrote:
Hi Celeste,

Thank you so much! To clarify, these sites had catchment areas that were countywide and vastly different operations/populations that required a higher level of care, but it is 100% fair to discuss successful and unsuccessful elements of previous interim modalities - I just want to make sure that we're focusing on sites that are more comparable in terms of operations and population. Looking forward to discussing further next week - let me know what days look good and I'll work out the calendars on our end.

All the best,

Fernando



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On Fri, Aug 11, 2023 at 11:15AM Celeste Wolfe <celestewolfe.1@gmail.com> wrote:

While I hear things like CES (yay) and coordination with DMH, the LAHSA-HOP portal was frequently used during our area's Covid-19 programs, but no staff were ever available to come out and do the work this site was created for. We never had a team visit, ever. And the excuse from the police (which is basically true) was wait for the homeless person to move on or wander off, so everyone just had to grin-and-bear the disruptions.

Here are some old links on Project Room Key to show what they had in place as far as how they were staffed and in looking at what training was required for the Site Coordinators and having the Coordinators hooking up their residents with other ancillary services such as DPSS:

- 1) <https://www.cdss.ca.gov/inforesources/cdss-programs/housing-programs/project-roomkey>
- 2) <https://www.cdss.ca.gov/inforesources/cdss-programs/housing-programs>
- 3) <https://www.cdss.ca.gov/inforesources/cdss-programs/housing-programs/calworks-homeless-assistance>

Here are two links showing the Cheviot Hills Covid-19 RV Park:

- 1) <https://www.foxnews.com/politics/los-angeles-converting-rec-centers-homeless-shelters-during-coronavirus-pandemic>
- 2) <https://www.domestika.org/en/projects/731369-neighborhood-map-of-cheviot-hills-during-covid-19-new-york-times-challenge>

Looking at:

<https://www.dhcs.ca.gov/services/MH/Pages/PATH.aspx>

So to rewrite some of what I had written last night that seemed to go into the ethers of erasure, Century Glen and Cheviot Hills had significant impacts with more homeless coming into the area from both Project Room Key and the Cheviot Hills Covid-19 RV Park. What we saw were more homeless milling about the park and in the surrounding neighborhood streets of Century Glen South. We also saw the Westwood/Olympic and Midvale Starbucks sites peppered with pan-handling and homeless taking up tables for the whole day as a way to just be out and about.

Like many of the Midvale residents who are warning about impacts, these impacts are real and were there. Since the closure of these two programs, it took about a year for the levels to go back to what they were with the 1-2 random homeless persons over groups of persons that we had when these programs were running.

I get how you need to have a transitional site, but I seriously think the City should be purchasing existing buildings on Pontius and/or Cotner to repurpose for this use. I can't stress how much an urban river will help (but not necessarily stop) the bleed-through of homeless loitering, panhandling, wandering, squatting, etc. And while people don't like seeing the encampments on Pontius below Santa Monica Blvd, they are tolerant of it there because it is not near any multi-/single family residences.

As far as incidents that the community had to deal with in terms of the Covid-19 interim housing programs:

- 1) The Courtyard Marriott Hotel Project Room Key had a couple of resident altercations within the PRK cohort on site and at the entrances of the hotel. They had the one gentleman who threatened to jump off his 2nd story balcony into oncoming Olympic Blvd traffic that was on the news in 2020.
- 2) Bellwood Avenue turned into a Drug Dealer Drive through, and we had a shooting and knifing in this area. Since the elimination of these programs and the owner's remodel efforts of the affordable units, the drug dealers have gone.

3) The easement behind the hotel had to be swept from time-to-time of overnight homeless attempting to camp and squat. Calls to the police to clear the area went unanswered, because these people weren't a high priority unless they were actively trespassing and because the PRK program was there. People thought the easement person would go back into the hotel (not realizing there was the curfew), and others did not recognize that this person wasn't in the PRK program and so were going to go nowhere and just stay the night camping out. We were given the 24 hour Hotel Security Guard's number, and sometimes that person was able to get the non-resident to move and sometimes not. When the person was super unstable and violent, this security avoided confrontation (and we didn't blame him), and we were left with someone ranting and being violent in the easement all night until they exhausted themselves.

4) The Cheviot Hills RV Park had a knifing, a fist fight, and a staff member assaulted. The park had homeless in the day wandering around. What made Cheviot Hills residents and regular users of the park more tolerant was the fence around the RV park. The fence basically communicated a boundary for the "gated" community of RV denizens and it was understood these residents were to stay within their gated boundary. So things "felt" contained with this visual boundary.

As far as more alternate sites for a Homeless Transitional Housing site:

1) 1535 Pontius Avenue -- <https://www.loopnet.co.uk/Listing/1535-Pontius-Los-Angeles-CA/29059206/> and <https://www.loopnet.com/property/2051-pontius-ave-los-angeles-ca-90025/06037-4323024019/>

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You are going to have a slew of Midvale homeowners who are going to be alert for crime, pooing/peeing on property, and biz owners who can't get rid of any of the transitional residents taking up a table or pan-handling all day at their storefronts bc they don't want to be in their facility... and this is their way of making money.

Anyways, I could go on and on about how this could have a negative impact in the area with not enough oversight staff and security staff in place to deal with arising issues of mental instability or resident fights.

Before proceeding, I would request that Council Office take more extensive feedback about the clientele and how this will actually look given the instability of this particular population and the need, I see, for greater oversight and protocols to insure that we prevent increases in convenient crime, drug dealers driving in and dealing, and emergency transport of a client that suddenly decomp because they took a street drug laced with PCP.

I support the idea of an Interim Transitional Homeless Housing Facility, but my preference for these sites are in industrial areas away from R1 and R3 housing where the impact for crime and disorganized behavior has an "urban river," like Sepulveda Blvd, between the facility and the resident neighborhoods to decrease impact.

Currently, there is still A16 for sale on Pontius/Pico. There is also the City Parking Lot on on Pontius and Mississippi (though this might have the judge Carter restriction) and a new building for sale on Olympic/Pontius. In addition, there is a site that could be used at LaGrange and Sepulveda. See pics below.









Thank you for listening and reading my concerns.

Sincerely,

Celeste Wolfe
Westside Stakeholder

Attachments:

CPRA-02-CD5-2-002055

- IMG_1034.jpeg
 - IMG_0023.jpeg
 - IMG_1037.jpeg
 - IMG_0024.jpeg
 - IMG_0022.jpg
 - IMG_1036.jpeg
 - IMG_1035.jpeg
-



Gary Gero <gary.gero@lacity.org>

Re: CD 5 Midvale: Tiny Home Village

1 message

Annabelle Gonzales <annabelle.gonzales@lacity.org>

Wed, Sep 13, 2023 at 10:41 AM

To: Marina Quinonez <marina.quinonez@lacity.org>

Cc: Gary Gero <gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Nathan Ho <nathan.ho@lacity.org>, Erik Villanueva <Erik.Villanueva@lacity.org>, Edwin Gipson <edwin.gipson@lacity.org>

Thank you, Marina. If you need one of our teams to follow up with LASAN, please let us know.

Respectfully,
Annabelle Gonzales
Office of the City Administrative Officer
E: annabelle.gonzales@lacity.org
P: (213) 978-2752

On Wed, Sep 13, 2023 at 10:32 AM Marina Quinonez <marina.quinonez@lacity.org> wrote:

Hi Annabelle and Gary,

I am sending you the ROM for the proposed project, as I know that you will engage in conversation regarding moving forward.

The BOE staff has confirmed that the proposed installation is acceptable, we have yet to receive concurrence from LASAN. We will keep reaching out but I caution you in proceeding without hearing from them in writing.

Thank you

Marina Quiñónez, AIA
Architectural Division | Senior Architect
Bureau of Engineering | Department of Public Works
1149 S. Broadway St., suite 830
Los Angeles, CA 90015
O: (213) 485-4378 | F: (213) 485-4836
marina.quinonez@lacity.org



From: Fernando Morales <fernando.morales@lacity.org>
To: Kelsey Madigan <KMadigan@lafh.org>
Cc: Kimberly Roberts <KRoberts@lafh.org>, George Hakopiants <george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Wed Aug 23 2023 17:18:11 GMT-0700 (PDT)
Subject: Re: CD5 - Land Use Committee

That is great news, Kelsey, and thank you so much, Kim! We really appreciate you making yourself available for this meeting. I'd love to set some time to check-in early next week to go over short presentations if there's a day that looks good for you. I think the same presentation as the virtual meeting should be appropriate/maybe we can incorporate some of the top frequently asked questions that we've worked on jointly. I'm including some documents below:

[Project Website](#)
[HOA Q&A Document](#)
[Midvale Interim Housing Calendar](#)

I can be reached anytime at (213) 887-3269. Thanks again!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

On Wed, Aug 23, 2023 at 4:40 PM Kelsey Madigan <KMadigan@lafh.org> wrote:

Hi Fernando!

Kim is able to move things around and go to the meeting next week Wed!

Loop her into the info 😊

Best,

Kelsey Madigan, LCSW

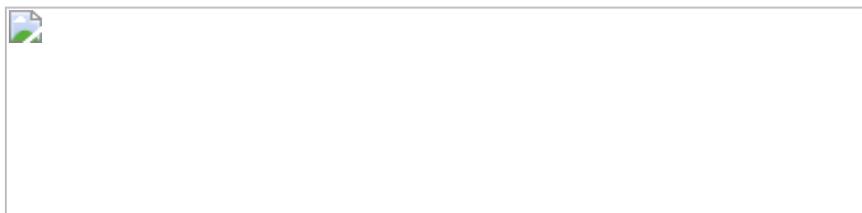
she/her/hers

Deputy Chief Program Officer- Homeless Programs | [LA Family Housing](#)

p. 818.588.9032

[Facebook](#) | [Instagram](#) | [Twitter](#) | [LinkedIn](#) | [Join our mailing list](#)

We're hiring! Explore open positions at lafh.org/careers



Please note, LAFH observes RDO every other Friday.

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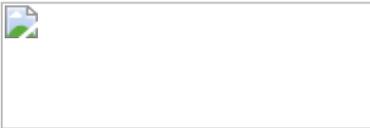
- image001.png
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To: Kimberly Roberts <kroberts@lafh.org>, George Hakopiants
<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Zachary
Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>, Stephanie Klasky-
Gamer <stephanie@lafh.org>
Cc: Kelsey Madigan <kmadigan@lafh.org>
Date: Mon Aug 28 2023 21:46:06 GMT-0700 (PDT)
Subject: Re: CD5 - Land Use Committee

Thank you for following up, Stephanie!

Is there a good time for you and Kim tomorrow? Happy to work around your schedule.

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

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200 North Spring St., Room 440

Los Angeles, CA 90012

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To: Stephanie Klasky-Gamer <Stephanie@lafh.org>
Cc: Kimberly Roberts <kroberts@lafh.org>, George Hakopiants
<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Gary Gero
<gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Mon Aug 28 2023 22:11:40 GMT-0700 (PDT)
Subject: Re: CD5 - Land Use Committee

Thank you, Stephanie! Just sent an invite out for tomorrow at 5:15pm.

I am also including the previous version of the slides/happy to discuss changes based on audience and new information:

<https://docs.google.com/presentation/d/1GSoMCyjQli33vqCsi3ypraaglrJRVWT7-wCVvma8mJ4/edit?usp=sharing>

Fernando



cd5.lacity.gov

Fernando Morales

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To: Fernando Morales <fernando.morales@lacity.org>
Cc: Kimberly Roberts <KRoberts@lafh.org>, George Hakopiants
<george.hakopiants@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Gary Gero
<gary.gero@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Thu Aug 31 2023 08:22:48 GMT-0700 (PDT)
Subject: Re: CD5 - Land Use Committee

Fernando,

Good morning. You really did a great job last night and I'm sorry that the neighbors did/do not re commitment of your office. How long did the meeting go? Please let us know any next steps and if you need our support.

Moving forward, LAFH will adjust our presentation relative to the impact or success of our work. particular, we need to adjust how we present the total number of people served and the number people who move into permanent housing. When we say we served about 13,000 people, we n clarify that about 7,000 of them are already living in permanent housing and that we are support with stabilization services to be sure that they retain their housing. About 5,000 of the total numl represent people either living in interim housing or people who are still unsheltered. Those are f are currently homeless and it is out of THAT number that we have placed more than 50% or 2,6 people into permanent housing. The remaining approximately 1,000 people represent folks whc through problem-solving or prevention services.

I don't expect you to have to explain or present those numbers in any future public meetings, bu wanted you to know. In addition, I actually agreed with one of the neighbor's comments about p the number of people experiencing homelessness in SPA5 as well as CD5. While LAHSA electe present district by district PIT count numbers on their website, I understand that they made thos numbers available to the elected offices.

Looking forward to hearing how LAFH can support any next steps (even if its an analysis of ass other sites!)

Stephanie

Stephanie Klasky-Gamer
She/Her/Hers
President & CEO | LA Family Housing

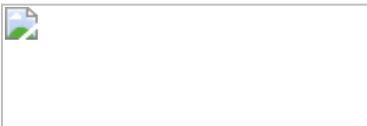
From: Fernando Morales <fernando.morales@lacity.org>
Sent: Monday, August 28, 2023 10:11:40 PM
To: Stephanie Klasky-Gamer <Stephanie@lafh.org>
Cc: Kimberly Roberts <kroberts@lafh.org>; George Hakopiants <george.hakopiants@lacity.org>
Vanessa Saldana <vanessa.saldana@lacity.org>; Gary Gero <gary.gero@lacity.org>; Zachary \ <zachary.warma@lacity.org>
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Fernando



Fernando Morales

Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>
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Date: Thu Aug 31 2023 11:20:03 GMT-0700 (PDT)
Subject: Re: CD5 - Land Use Committee

Thank you so much, Stephanie. You and Kim did an incredible job in the very engaging and thorough presentation. The meeting/post meeting follow ups went on until around 9pm - we were able to engage with a couple people that wanted to engage in good faith afterwards. I think we should schedule a post-meeting debrief to think through upcoming information resources (potentially in a semi graphic/engaging format) that address the largest question we continue to receive head on - site selection, need in the area (corridor/SPA 5/CD5), parking, what this site IS and ISN'T, and process (in addition to a few other topics). Let us know your availability on Friday or early next week and we can get something on the calendar.

With sincere appreciation,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

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200 North Spring St., Room 440

Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>
To: Kevin Kohan <kevin@elvted.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, marley.powell@lacity.org, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Aksel Palacios <aksel.palacios@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Thu Aug 24 2023 21:34:40 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Regarding the insurance questions - we have been speaking with Aksel Palacios with the City's Economic & Workforce Development Department. He has offered to connect with you regarding any insurance concerns that you're having. Aksel, would it be possible to keep Vanessa, George, Dylan, and myself in the loop on the conversation?

With sincere appreciation,

Fernando



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Fernando Morales

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Los Angeles, CA 90012

On Thu, Aug 24, 2023 at 9:30 PM Fernando Morales <fernando.morales@lacity.org> wrote:
Hi Kevin,

Thank you so much for consolidating some of the additional questions/asks. Our team is working through the agenda document and the questions below.- including checking with LADOT, EWD, and Planning. Given the large number of small group community meetings scheduled for next week, would it be possible to provide follow up on the first full week of September (since we're waiting to hear back from departments and concluding the first batch of small group meetings)? I am providing some of the answers that I can provide immediately - some will be expanded on significantly:

1) State Legislative Code regarding alternative sites on CalTran Properties

This site was explored and as with other Caltrans sites. CalTrans requires that nothing be within a 20 foot drip line from the highway (no buildings, RVs, etc.) which severely limits the usability of the site. Additionally, the absence of utility infrastructure posed an additional challenge when exploring feasibility. In particular, the nearest sewer connection was over 400 feet away so the cost of trenching would have made the site cost prohibitive for less than 10 units (after considering the 20 foot drip line).

2) Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)

Yes, we are committed to ensuring that this site does not affect potential future tenants - we are diving deeper into what potential issues there may be based on type of use.

3) Concessions regarding larger setback (10 feet), higher block wall, more vegetation, and lighting within alleyway.

CPRA-02-CD5-2-002067

Current project site plans do ensure a 10ft setback on that side without planned use in that area/will have vegetation and a greening wall. We are committed to security cameras, lighting, and the security element along the alley.

4) Keep us in-tune with City Council Hearing, Neighborhood Council Hearing, Community Events.

Yes - WNC LUP will be next week on Wednesday. We will make sure to communicate future events, hearings, etc, including a business small group meeting in the near future.

5) Schedule an in-person tour or site visit of other Interim Housing Sites with adjacencies to supporting businesses.

Yes - we will be planning after some pre-planned small group meetings are completed next week in order to include interested stakeholders.

I will be out of the office tomorrow, but please feel free to communicate any immediate/time sensitive questions to Vanessa. Thanks!

All the best,

Fernando



Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

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Los Angeles, CA 90012



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On Thu, Aug 24, 2023 at 4:03 PM Kevin Kohan <kevin@elvted.com> wrote:
Fernando and Vanessa,

Thank you again for your time on our call. Please let us know when you will get back to us on the list of our action items from the call. They are as follows:

- 1) State Legislative Code regarding alternative sites on CalTran Properties
- 2) Parking and ADA Concerns (Discuss with Bldg and Safety on ADA requirements)
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- 4) Keep us in-tune with City Council Hearing, Neighborhood Council Hearing, Community Events.
- 5) Schedule an in-person tour or site visit of other Interim Housing Sites with adjacencies to supporting businesses.

We appreciate your time and look forward to hearing from you.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements

CPRA-02-CD5-2-002068

Office: (805) 232-4383
Cell: (805) 203-3151
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360
Kevin@elvted.com
www.ElevatedEntitlements.com



[Schedule an Appointment](#)

On Mon, Aug 21, 2023 at 12:31 PM Vanessa Saldana <vanessa.saldana@lacity.org> wrote:
Hi Lindsay,

Thank you for your prompt follow-up with the agenda. We will discuss the proposed exemptions and conditions internally, and get back to you.

I am also attaching the Q&A that we received from the HOAs in case I missed someone in the previous email.

Sincerely,

On Mon, Aug 21, 2023 at 12:27 PM Lindsay Leon <Lindsay@elvted.com> wrote:
Hello Fernando and Team,

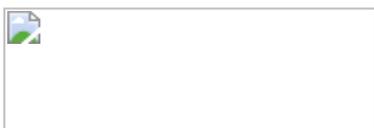
Here is our agenda from today's call. Thank you again for taking the time to discuss our concerns about the Midvale Interim Housing project on Pico Blvd.

Please feel free to reach out if you have any questions or concerns.

Best,
Lindsay Leon
Project Planner
Elevated Entitlements
280 Thousand Oaks Blvd. #H
Thousand Oaks, CA 91360
Office: (805) 232-4383
Cell: (805) 338-5626
Lindsay@elvted.com
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Vanessa Saldana
Field Deputy, Palms & Westside
O: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

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To: Fernando Morales <fernando.morales@lacity.org>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, Marley Powell <marley.powell@lacity.org>, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Aksel Palacios <aksel.palacios@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Aug 25 2023 11:22:39 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Hi Fernando,

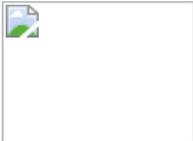
Thank you for your email. We look forward to coordinating with Aksel.

Aksel, please see my calendar availability below. Let us know if you have time next week to chat.

[Schedule an Appointment](#)

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
Office: (805) 232-4383
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Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

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Los Angeles, CA 90012

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All the best,

Fernando



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Housing/Homelessness, Operations, and Special Projects

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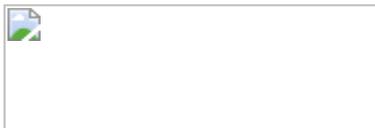
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Vanessa Saldana
Field Deputy, Palms & Westside
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To: kevin@elvted.com
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, Marley Powell <marley.powell@lacity.org>, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Aug 25 2023 14:24:21 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

Hello Fernando, thank you for the introduction and of course glad to keep you all in the loop.

Kevin,

Great to meet you via email, I will set up a date based on your availability next week and be in touch soon. In order to make our conversation more efficient can you send me some of your questions regarding insurance for your project ahead of time so that I can do research to ensure we get you the most accurate information? Appreciate your help.

best,

Aksel

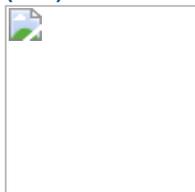
Aksel Palacios, AICP

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Economic & Workforce Development Department

City of Los Angeles

(213) 744-9304



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[Schedule an Appointment](#)

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CPRA-02-CD5-2-002074



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To: Aksel Palacios <aksel.palacios@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, Vanessa Saldana <vanessa.saldana@lacity.org>, Lindsay Leon <Lindsay@elvted.com>, Edward Jirele <ejirele@gmail.com>, Angelica Martinez <angelica.martinez@lacity.org>, Marley Powell <marley.powell@lacity.org>, Marc Pollock <marc@westsideretail.com>, Danny Kohan <accounting@elvted.com>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Mon Sep 18 2023 15:37:10 GMT-0700 (PDT)
Subject: Re: CD5 Midvale Interim Housing Discussion

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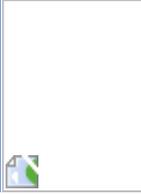
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CPRA-02-CD5-2-002079



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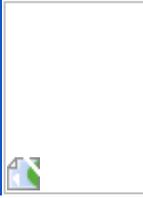
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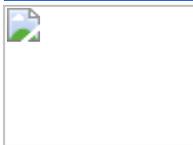
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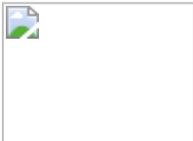
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CPRA-02-CD5-2-002083

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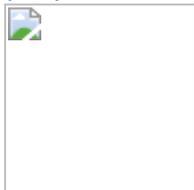
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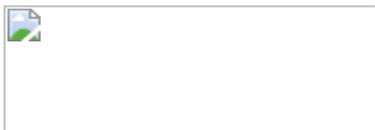


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Cc: Fernando Morales <fernando.morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>
Date: Wed Jan 11 2023 12:11:30 GMT-0800 (PST)
Subject: Re: CD5 Sites

Alex:

Thank you so much for sending this list over! I'm including Dylan Sittig, CD's 5 killer Planning Deputy, in this thread. Unfortunately, I obviously have some follow up questions.

Can you shed some color on who assembled this list / did this come from the previous office? Dylan flagged the attached 6/28/22 letter from former CM Koretz that also included a list of 100+ sites that were partially reviewed. Additionally, can you provide some context on comments indicating that parcels "are too small"? Is there a minimum unit threshold that was contemplated in that calculation? I also am curious as to what FAR was considered.

Lastly - as Dylan has now heard me say multiple times, I am *very* intrigued to know the impact of AB 2011 (and less so, SB 6) on permitting affordable housing development at these sites (and either). Is there any mechanism - besides a motion - to be furnished a list that reflects new state legislation and updates for these parcels?

Again, really appreciate your partnership and insights!

Cheers,

Zack

On Wed, Jan 11, 2023 at 8:44 AM Alex Whitehead <alex.whitehead@lacity.org> wrote:

Hello,

Nice to speak to you both the other day! I have compiled a likely incomplete list of CD5 property suggestions for homeless projects. A lot of these were deemed infeasible, or put on the backburner because there wasn't funding. This list may end up having some gems, so please don't hesitate to ask LAHSA/CAO about any of these if you think they might be an option.

371 S. Fairfax - Not feasible because it is too small for interim housing at only 9,338 SF
411 S. Fairfax - Not feasible because it is too small for interim housing at only 2,500 SF
477 S. Fairfax - Not feasible because it is too small for interim housing at only 3,000 SF
1975/1977 Sepulveda - GSD inquired and owner is not interested in leasing for interim housing
8377-8387 Blackburn - Referred to LAHD for Project Homekey consideration
2347 Pontius - Not feasible because it is too small for interim housing at only 6,536 SF
6423 Wilshire - GSD inquired and owner is not interested in leasing for interim housing
1981 Cotner
10320/10330 W. Olympic Blvd.
640 N. Sepulveda
157 S. Fairfax
14141 Ventura Blvd.
2929 S. Sepulveda
8339 W. 3rd St.
10830 Santa Monica Blvd.
853 Detroit

3115 S. Sepulveda
Good Nite Inn West Los Angeles, 10740 Santa Monica Blvd., LA 90025
Best Western Royal Palace Inn, 2528 S. Sepulveda Blvd., LA 90064
Royal Santa Monica Motel: 10811 Santa Monica Blvd., LA 90025
Sky Hotel on Westwood Blvd. - 2352 Westwood Blvd., LA 90064
Park Cienega Motel- 1777 S. La Cienega Blvd., LA 90035
Annes Motel- 1755 S. La Cienega Blvd., LA 90035
La Cienega Inn, 1725 S. La Cienega Blvd., LA 90035
A soon-to-be closing Ralphs - 9616 W. Pico Blvd., LA 90035
Palms Westminster Presbyterian Church, 2908 Robertson Place
The Venice Hotel, 8686 Venice Blvd
2612 S Robertson Blvd. Former swim school. C zone.
10830 W Santa Monica Blvd, LA 90025. Former Staples store. C zone.

Please let me know if you'd like any additional information!

Thanks,
Alex

--

Alex Whitehead

Office of the Chief Legislative Analyst

cell: [\(323\) 206-8061](tel:(323)206-8061)

phone: [\(213\) 473-5744](tel:(213)473-5744)

fax: [\(213\) 680-0085](tel:(213)680-0085)

--



Zachary Warma

Housing & Homelessness Policy Director

Councilwoman Katy Yaroslavsky, Council District 5

200 North Spring Street, Room 440

Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: zachary.warma@lacity.org

Attachments:

- 06.28.22 List of Sites in CD 5.pdf

From: Alex Whitehead <alex.whitehead@lacity.org>

To: Zachary Warma <zachary.warma@lacity.org>

Cc: Dylan Sittig <dylan.sittig@lacity.org>, Fernando Morales <fernando.morales@lacity.org>

Date: Wed Jan 11 2023 12:19:59 GMT-0800 (PST)

Subject: Re: CD5 Sites

Hello,

These sites were suggested generally by staff of CD5, to be considered by the CAO. Those comments come from the CAO. I can't remember the exact number, but there was a minimum site size for consideration; this may be amended, as it was a matter of CAO policy based on usefulness of the site.

As to AB 2011/ SB 6, I'd say a Motion would be your best bet. A simple ask on this type of info typically gets thrown by the wayside.

Let me know if you have any follow-ups.

Thanks,

CPRA-02-CD5-2-002090

Alex

On Wed, Jan 11, 2023 at 12:11 PM Zachary Warma <zachary.warma@lacity.org> wrote:

Alex:

Thank you so much for sending this list over! I'm including Dylan Sittig, CD's 5 killer Planning Deputy, in this thread. Unfortunately, I obviously have some follow up questions.

Can you shed some color on who assembled this list / did this come from the previous office? Dylan flagged the attached 6/28/22 letter from former CM Koretz that also included a list of 100+ sites that were partially reviewed. Additionally, can you provide some context on comments indicating that parcels "are too small"? Is there a minimum unit threshold that was contemplated in that calculation? I also am curious as to what FAR was considered.

Lastly - as Dylan has now heard me say multiple times, I am *very* intrigued to know the impact of AB 2011 (and less so, SB 6) on permitting affordable housing development at these sites (and either). Is there any mechanism - besides a motion - to be furnished a list that reflects new state legislation and updates for these parcels?

Again, really appreciate your partnership and insights!

Cheers,

Zack

On Wed, Jan 11, 2023 at 8:44 AM Alex Whitehead <alex.whitehead@lacity.org> wrote:

Hello,

Nice to speak to you both the other day! I have compiled a likely incomplete list of CD5 property suggestions for homeless projects. A lot of these were deemed infeasible, or put on the backburner because there wasn't funding. This list may end up having some gems, so please don't hesitate to ask LAHSA/CAO about any of these if you think they might be an option.

371 S. Fairfax - Not feasible because it is too small for interim housing at only 9,338 SF
411 S. Fairfax - Not feasible because it is too small for interim housing at only 2,500 SF
477 S. Fairfax - Not feasible because it is too small for interim housing at only 3,000 SF
[1975/1977 Sepulveda](#) - GSD inquired and owner is not interested in leasing for interim housing

8377-8387 Blackburn - Referred to LAHD for Project Homekey consideration

2347 Pontius - Not feasible because it is too small for interim housing at only 6,536 SF
[6423 Wilshire](#) - GSD inquired and owner is not interested in leasing for interim housing

[1981 Cotner](#)

[10320/10330 W. Olympic Blvd.](#)

640 N. Sepulveda

157 S. Fairfax

[14141 Ventura Blvd.](#)

[2929 S. Sepulveda](#)

[8339 W. 3rd St.](#)

[10830 Santa Monica Blvd.](#)

853 Detroit

[3115 S. Sepulveda](#)

[Good Nite Inn West Los Angeles, 10740 Santa Monica Blvd., LA 90025](#)

[Best Western Royal Palace Inn, 2528 S. Sepulveda Blvd., LA 90064](#)

Royal Santa Monica Motel: [10811 Santa Monica Blvd.](#), LA 90025
Sky Hotel on [Westwood Blvd. - 2352 Westwood Blvd.](#), LA 90064
Park Cienega Motel- [1777 S. La Cienega Blvd., LA 90035](#)
Annes Motel- [1755 S. La Cienega Blvd., LA 90035](#)
[La Cienega Inn, 1725 S. La Cienega Blvd.](#), LA 90035
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Alex Whitehead

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--



Zachary Warma

Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
[200 North Spring Street, Room 440](#)
[Los Angeles, CA 90012](#)
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

Alex Whitehead

Office of the Chief Legislative Analyst
cell: [\(323\) 206-8061](#)
phone: [\(213\) 473-5744](#)
fax: [\(213\) 680-0085](#)

From: Zachary Warma <zachary.warma@lacity.org>
To: Alex Whitehead <alex.whitehead@lacity.org>
Cc: Dylan Sittig <dylan.sittig@lacity.org>, Fernando Morales <fernando.morales@lacity.org>
Date: Wed Jan 11 2023 12:23:48 GMT-0800 (PST)
Subject: Re: CD5 Sites

This is so clutch, Alex.

Thanks so much!

- ZW

On Wed, Jan 11, 2023 at 12:20 PM Alex Whitehead <alex.whitehead@lacity.org> wrote:
Hello,

These sites were suggested generally by staff of CD5, to be considered by the CAO. Those comments come from the CAO. I can't remember the exact number, but there was a minimum site size for consideration; this may be amended, as it was a matter of CAO policy based on usefulness of the site.

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Please let me know if you'd like any additional information!

Thanks,

Alex

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Alex Whitehead

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fax: [\(213\) 680-0085](#)

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Zachary Warma

Housing & Homelessness Policy Director

Councilwoman Katy Yaroslavsky, Council District 5

[200 North Spring Street, Room 440](#)

[Los Angeles, CA 90012](#)

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: zachary.warma@lacity.org

--
Alex Whitehead

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Zachary Warma

Housing & Homelessness Policy Director

Councilwoman Katy Yaroslavsky, Council District 5

200 North Spring Street, Room 440

Los Angeles, CA 90012

Tel: (213) 473-7005 - Los Angeles City Hall Office

Email: zachary.warma@lacity.org



Dylan Sittig <dylan.sittig@lacity.org>

Re: Council District 5 - City Property and Leases (Receivable and Non-profit)

Zachary Warma <zachary.warma@lacity.org>
To: Dylan Sittig <dylan.sittig@lacity.org>

Mon, Feb 13, 2023 at 9:56 AM

----- Forwarded message -----

From: **Chinta Cooper** <chinta.cooper@lacity.org>
Date: Fri, Feb 10, 2023 at 8:53 PM
Subject: Council District 5 - City Property and Leases (Receivable and Non-profit)
To: Zachary Warma <zachary.warma@lacity.org>
Cc: Mark Lopez <mark.lopez@lacity.org>

Hi Zachary,

Attached is a spreadsheet containing property information for Council District 5.

The first page of the spreadsheet contains definitions for some of the terms used in the property data. There is a notes column that includes additional context on some of the properties, such as disposition recommendations from the CAO for the surplus properties and information on BOE projects. We have also provided a list of the receivable leases in the District.

Please note that Recreation and Parks is currently cleansing their property data in the AMS. As such, some of the property data may be incorrect or incomplete.

Thanks and please let us know if you have any questions.

Chinta

--
CHINTA COOPER
Integrated Asset Services Division
Department of General Services

CITY OF LOS ANGELES
111 E First St | Los Angeles CA 90012
o 213.922.8540
c 213.926.5013
e chinta.cooper@lacity.org | [lacity.org](http://www.lacity.org) <<http://www.lacity.org>>

--



Zachary Warma
Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring Street, Room 440
Los Angeles, CA 90012
Tel: (213) 473-7005 - Los Angeles City Hall Office
Email: zachary.warma@lacity.org

CD 05 Properties and Leases (1).xlsx
93K



Gary Gero <gary.gero@lacity.org>

Re: Culver City / LA Housing

1 message

Gary Gero <gary.gero@lacity.org>

Thu, Mar 2, 2023 at 5:09 PM

To: "Mays, Jesse" <Jesse.Mays@culvercity.org>

Thanks Jesse for sending all of this - it is very helpful. We can make these times: Monday 3/13 2-2:30pm or Tuesday 3/14 2:30 – 3:00 so let us know which you prefer.

On Thu, Mar 2, 2023 at 11:04 AM Mays, Jesse <Jesse.Mays@culvercity.org> wrote:

Gary,

Would either of the following times work for you for a virtual meeting with you, your staff, me, and Tevis Barnes, our Housing and Human Services Director? Let me know and I'll send out an invite.

Monday 3/13 1-2:30

Tuesday 3/14 2:30 – 3:30

Here's the most recent work that Culver City has done conceptualizing a plan for what we call the "Venice Parking Lot" (9415-9425 Venice, in between Cardiff Ave and Bagley Ave, a City of Culver City owned site in City of LA). I've attached a staff report from May 2022 where housing opportunities were presented at a City Council meeting. This included information that United Dwelling did for us for a modular housing concept for the site. I've attached these concepts (Concept 1 and Concept 2). I've also attached the Shelter Sites Presentation, which puts the site in context of other sites we have looked at in Culver City.

There are other housing options and programs staff has begun to review and research but have not yet funded or implemented, including:

- Modular Housing Project: Modular housing vendor, United Dwellings was asked to prepare preliminary concept plans for the Venice and Virginia parking lots for repurposing as modular interim and/or permanent supportive housing sites in order to determine the feasibility of modular housing on the properties. United Dwellings manufactures modular housing units and distributes them throughout the region. Each of the project sites would include one administration/services/food service building for client intake and services and one separate ADA compliant bathroom trailer located adjacent to a proposed common area, consistent with the "reasonable accommodations" provisions of the California Building Code, and a common area of up to 2,500 square feet...
- Venice Lot: Per the preliminary plans for the Venice lot, up to 12 residential units could be provided and all of the units would be one-bedroom and 315 square feet in area. Some of the units could be designed as duplexes for site efficiency. Each unit is served by its own solar panels for water heating and contains its own bathroom. A laundry area may also be provided for each unit or there may be a common laundry area. The project for the Venice lot is located in the

CPRA-02-CD5-2-002096

City of Los Angeles and would require interest and cooperation by Los Angeles to entitle and construct the modular units. The Venice project would not contribute to the City's Regional Housing Needs Assessment (RHNA) requirement but would contribute toward addressing homelessness solutions in the area. The preliminary project cost estimate for the Venice lot would be approximately \$2,650,000. The cost per unit is estimated at \$175,000 for 12 residential units plus one unit for client intake, which totals approximately \$2,275,000 plus the cost for utilities that are estimated at \$375,000. The project is also subject to prevailing wage.

Finally, notes from United Dwelling include the following:

Venice Parking Lot

- **½ Acre +:** site is not a half an acre (12,500 sq. ft.)
- **Vacant:** site is currently being used as a parking lot for nearby businesses.
- **Sensitive Receptor:** site is within 2 blocks of Angeles Workshop School, within 1 block of Butterfly Garden Preschool, within 2 blocks of commercial zoning (City of Los Angeles Zoning).
- **Multi-Jurisdiction:** site shares jurisdictions with City of Los Angeles.
- **Alternative Use (8):** site is thought to be a good fit for Manufactured and Modular mixed-used housing as the site is paved, connected to utilities, and near high-quality transit.
- **Alternative Use (9):** site is thought to be a good fit for Permanent Supportive Housing as the site is paved, connected to utilities, and near high-quality transit.

Best,

Jesse

Jesse Mays | Assistant City Manager | City of Culver City | he / him / his | ✉ jesse.mays@culvercity.org | 📞 310-253-6009

The City of Culver City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.



Gary Gero <gary.gero@lacity.org>

Re: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

1 message

Gary Gero <gary.gero@lacity.org>

Tue, Feb 28, 2023 at 1:40 PM

To: Fernando Morales <fernando.morales@lacity.org>

Cc: Allen Zipper <allen.zipper@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>

I have reached out to Jesse Mays the Assistant City Manager in Culver City (since I know him) to set up a call to understand what their plans for this site are so will report on what I learn, thanks.

On Tue, Feb 28, 2023 at 8:25 AM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Allen,

Added Zack, Matthew, and Jarrett to this thread for their awareness. I think a short response letting him know that we will look into this and report back makes sense until we can discuss internally - Jarrett/Dylan, is this something that we should start out by asking DOT about? Thanks!

Fernando



Fernando Morales

Deputy Chief of Staff - District Operations
 Councilwoman Katy Yaroslavsky, Council District 5
 200 North Spring St., Room 440
 Los Angeles, CA 90012
 Tel: (213) 473-7005 - Los Angeles City Hall Office
 Email: fernando.morales@lacity.org

----- Forwarded message -----

From: [maia motorassociation.org](mailto:maia@motorassociation.org) <maia@motorassociation.org>

Date: Tue, Feb 28, 2023 at 3:28 AM

Subject: Culver City Homeless Safe Parking and Encampment in Palms - 9414 Venice Blvd.

To: Katy Yaroslavsky <Councilmember.Yaroslavsky@lacity.org>, Gary Gero <Gary.Gero@lacity.org>, allen.zipper@lacity.org <allen.zipper@lacity.org>, George Hakopiants <George.Hakopiants@lacity.org>, Fernando Morales <Fernando.Morales@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Michael Applegate <34613@lapd.online>, Kay Hartman <kay.hartman@palmsnc.la>, Natasia Gascon <natasia.gascon@palmsnc.la>, Randell Erving <randell.erving@palmsnc.la>

Councilperson Yarovslovki,

Culver City is putting a Homeless Safe Parking and Camping location in Palms, Los Angeles. We would like your assistance.

While we are searching for locations in Palms for safe parking and camping, and completely supportive of Palms doing our share in this area, we are concerned for a number of reasons. We feel a number of issues must be addressed.

Our understanding is that Culver City leases this property for parking from the City of Los Angeles. We would like to see the terms of this lease to become more educated about the possibilities and appropriate usage for this property. Currently the Nighborhood Council has expressed interest in locating a needed park for our park poor community at this location.

We must reach out to neighboring businesses and residents who live and work adjacent to this location every day to check in on concerns and suggestions. They are there every day. Culver City has not done this and has just sent a notice that it is happening to the neighboring businesses and restaurants who use the parking to let them know. (See document below). Transparency and process seem to be lacking. Impacting Palms businesses and residents alone and they are very concerned.

Councilman Koretz had identified this location for the same use for the homeless members of the Palms community but was told by the CAO that it was not appropriate. Why can it now be used by Culver City? The location is owned by and in the boundaries of Palms and the City of Los Angeles.

Is this a use that is appropriate and outlined in the lease to Culver City?

This location is in Los Angeles. City Services including the Council Office, LAPD, LAFD, Sanitation, etc, would possibly be liable and financially responsible for this new safe encampment. For example currently Culver City Police Department will not respond to this address or any in a one block area.

We would like the Council Office, City Attorney and other Los Angeles City departments to immediately analyze and address this new policy with the City of Culver City, the Palms Nighborhood Council and the Motor Avenue Improvement Association as soon as possible. It would seem this program is ramping up quickly and our community would like many answers to these and other questions and concerns prior to any change of use by the tenant.

We understand the human, delicate and difficult nature of this issue and thank you for addressing it. Thank you all in advance.

Lee



CITY OF CULVER CITY

Office of Economic and Cultural Development

Jesse Mays
Assistant City Manager

January 6, 2023

Dear Venice Parking Lot Monthly Parker,

At the December 21, 2022 Special City Council meeting, the Culver City City Council discussed an ordinance which would prohibit camping in public spaces, except those locations designated by the City. Consideration of a draft ordinance to prohibit camping in public places is tentatively scheduled for the January 23, 2023 City Council meeting.

During the December 21st meeting, the City Council also directed staff to identify City-owned properties for safe camping and other shelter options for unhoused persons due to the current local emergency on homelessness. Existing properties available for this purpose include the Venice Parking Lot at 9514 Venice Boulevard. To this end, the City is terminating monthly parking at this location to provide shelter for unhoused persons and will be relocating your parking spaces to the Ince Parking Structure at 9099 Washington Boulevard.

Therefore, your current parking license for the Venice Parking Lot will terminate effective Sunday, February 12, 2023 (which will be your last day to park in the Venice Parking Lot) and your parking will now be provided at the Ince Parking Structure. Please contact ABM Parking Management at (310) 253-7750 to obtain key card necessary for the Ince Parking Structure so that you may park there beginning Monday, February 13, 2023. You may also notify ABM Parking Management if you wish to terminate your parking license at this time.

If you have any questions, feel free to call Elizabeth Garcia, Economic Development Project Manager at (310) 253-5708.

Sincerely,

Jesse Mays
Assistant City Manager9770 Culver Boulevard, Culver City, California 90232
(310) 253 - 8000**Lee H Wallach****Motor Avenue Improvement Association****SERVING AS A VOICE FOR SMART GROWTH IN OUR COMMUNITY****3751 Motor Avenue # 341248, Los Angeles, CA 90034****Phone: 310.202.9002 || Fax: 310.202.0433****motorassociation.org || maia@motorassociation.org****facebook.com/motoravenue**

On Feb 28, 2023, at 2:12 AM, maia motorassociation.org <maia@motorassociation.org> wrote:

All,

I need to schedule some time to tour our development projects and land use issues with Dylan and Allen. We will meet with some owners who need help, and learn about other planning issues in Palms. The last Council member ignored these issues, made promises and dropped the ball, and we hope for much more advocacy and action with our new member and the staff.

This tour will include mostly driving by specific sites, speaking to business owners and building owners. I really need time with them both on the street in Palms. There is a dozen or more projects that we need to discuss. Many of the issues are to big and I don't wish them to come back and bite the council member.

We have issues that are quite time sensitive and issues that are easy. Housing issues where we have a hearing officer and city Attorney waiting, a criminal filing against a developer by the City Attorney, a dangerous development next to a preschool, building and safety issues with a 50 year old Palms restaurant (owner spoke to the council member), new exciting new restaurants opening, DWP and infrastructure issues with a few developments, encroachment issues, a thousand plus new apartments on Overland, Restaurant Beverage Program Applications, Revocable Permits, Al Fresco, Building and Safety Development Issues and more. Even a little completely permitted Redevelopment Project (Livable Boulevards), all approved by city council and has the local congressman dedicated to funding. A big win for the Council member.

Many many projects and opportunities but very manageable if focused on. We will continue to do much of the heavy lifting but need your partnership. Please give me some time and come see the projects and speak to a number of owners. I will keep it quick and easy. They need to be heard, the projects and issues need to be seen and in most cases the action is easy.

I look forward to time with Dylan and Allen. Thanks so much.

Lee

Lee H Wallach**Motor Avenue Improvement Association****SERVING AS A VOICE FOR SMART GROWTH IN OUR COMMUNITY****3751 Motor Avenue # 341248, Los Angeles, CA 90034****CPRA-02-CD5-2-002099**

Phone: 310.202.9002 || Fax: 310.202.0433
motorassociation.org || maia@motorassociation.org
facebook.com/motoravenue

On Feb 27, 2023, at 11:43 PM, maia motorassociation.org <maia@motorassociation.org> wrote:

Katy, Gary and all,

Councilwoman it was wonderful having you at the Farmers Market! Thank you so much for coming and thank you Allen for your organizing. Glad we were able to touch on a few specifics that now need follow through. It was good to give you a sense of what we are working on and quite frankly what has been languishing for years.

So we wanted to give you time to get organized and get your sea legs. Now time to move. Allen is already overwhelmed but now is the time for a broader conversation to flush out the policy and community action agenda with a number of staff including transportation, homeless, planning and other staff. **We are requesting a date for a comprehensive meeting with you and staff.** As you know much was ignored in Palms for some time. Stuff that just needed a letter or a call. No real staff time, money, or heavy lifting. We are excited. Let's get the easy low hanging fruit done and start working on some of the other larger stuff.

We have Sidewalks (walkable and ADA instead of dirt path and other tree destroyed sidewalks), Livable Boulevards (See pics, Congressman Lieu's has toured and ready to continue Mayors Bass's effort to fund), Metro's unfinished Bike Path and more, all City APPROVED, but stuck. Encampments right next to schools (see next email, LoL), Safe Parking and Shelter (see second following email, LoL), (we just provided Allen with room suggestion opportunities in Palms and have more), Sidewalk ramps, School Parking Zones, Developments (some emergencies, some wonderful and some in City Attorney criminal proceedings), Permit Parking, Tree Trimming, Murals, Adopt a Medians (see picture), Al Fresco, Restaurant Beverage Programs, LAPD (no CD5 rep has been to a CPAB meeting in years), fun stuff like regular "Coffee with Katy" , regular "Messages from the Councilwoman" in our newsletter to over 2000 Palms residents and more.

You have a easy opportunity to change Palms for the better and for decades to come with implementing stuff that's already approved or on the books. It seems like a long list but we have done much of the heavy lifting. We need your support. Let's get stuff done.

Some stuff is moving fast, is critical or time sensitive so you will start being cc'd as we reach out to staff on these items beginning today.

Looking forward. Send me some times and dates and I will gladly come downtown or to the district office. We will send you a list before so you can give staff a heads up, do research, get everyone we can in a room and get this stuff moving.

Looking forward.

Lee

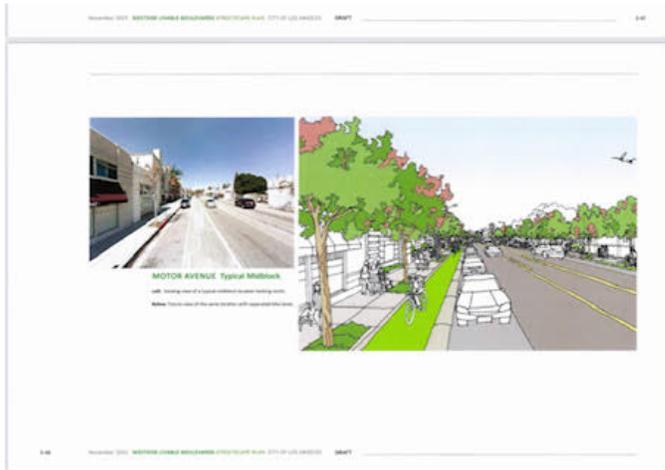
COFFEE *with Katy*

Come meet
Katy Yaroslavsky
Councilwoman for Palms and CD5

Xxxxxxxxxx 00 • 10 am – 12 pm
Motor Avenue Farmers Market
(Motor and National)

Motor Ave. Farmers Market





MOTOR AVENUE STREET CROSS SECTIONS

Done Livable Boulevards Mot... 🔍 📍

MOTOR AVENUE STREET CROSS SECTIONS

MOTOR AVENUE Typical Midblock Location

MOTOR AVENUE Typical Midblock Location

MOTOR AVENUE Typical Midblock Location

Lee H Wallach
Motor Avenue Improvement Association
SERVING AS A VOICE FOR SMART GROWTH IN OUR COMMUNITY
3751 Motor Avenue # 341248, Los Angeles, CA 90034
Phone: 310.202.9002 || Fax: 310.202.0433
motorassociation.org || maia@motorassociation.org
facebook.com/motoravenue



Gary Gero <gary.gero@lacity.org>

Re: Culver City Venice Parking Lot

1 message

Gary Gero <gary.gero@lacity.org>

Wed, May 24, 2023 at 10:29 AM

To: "Mays, Jesse" <jesse.mays@culvercity.org>

Hi Jesse, yes let's chat today. Call my cell at 213-887-3167 at your convenience.

On Wed, May 24, 2023 at 8:52 AM Mays, Jesse <Jesse.Mays@culvercity.org> wrote:

Hi Gary,

I'm following up on the below email. Did you want to have a call to discuss?

Best,

Jesse

From: Mays, Jesse**Sent:** Friday, April 28, 2023 10:19 AM**To:** Gary Gero <gary.gero@lacity.org>**Subject:** Culver City Venice Parking Lot

Hi Gary,

Thanks for your patience! I have received direction from the City Council to negotiate an agreement with LA to use Culver City's Venice Parking Lot as a site for the Governor's Small Homes Initiative.

Suggested Terms:

- L.A. leases CC's property at minimal cost (\$1/year, etc.)
- State pays for Capital Costs through the Governor's Small Homes Initiative (as you have described)
- L.A. pays for all ongoing operating costs for the site (repair, upkeep, service provision).
- CC has shared control with L.A. over service provider (such as through third party agreement) to ensure say in how the units will be administered.
- CC guaranteed half of units for CC unhoused (this may be able to be accomplished through the third party agreement with service provider)
- Agreement Term: 3 years with two additional one year mutual options.

CPRA-02-CD5-2-002104

Culver City City Council does not want to sell the property. However, we are interested in a land/lease swap for Media Park. Culver City currently maintains Media park through a lease that has 15 more years left on it. We'd love to invest in the park, but are reluctant to do so on a property where we only have 15 years left.

Would you like to setup a phone call to discuss further?

Jesse

Jesse Mays | Assistant City Manager | City of Culver City | he / him / his | ✉ jesse.mays@culvercity.org | 📞 310-253-6009

The City of Culver City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

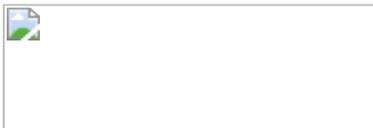


Gary Gero
Chief of Staff
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Fernando Morales <fernando.morales@lacity.org>
To: Michelle Flores <michelle.flores@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>
Date: Fri Apr 28 2023 14:39:26 GMT-0700 (PDT)
Subject: Re: Homeless Housing Initiative - 850 S La Brea Avenue.

Thank you so much, Michelle! That is really interesting/fingers crossed that there is potential there! Also adding Dylan for any context he may have in past conversations.

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff - Operations

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

On Fri, Apr 28, 2023 at 2:33 PM Michelle Flores <michelle.flores@lacity.org> wrote:

Hi team! I will respond shortly.

I just wanted to share this information with you. I will connect Rose Marie with Zach.

----- Forwarded message -----

From: <rmglenproperties@gmail.com>

Date: Fri, Apr 28, 2023 at 2:24 PM

Subject: Homeless Housing Initiative - 850 S La Brea Avenue.

To: <michelle.flores@lacity.org>, <councilmember.yaroslavsky@lacity.gov>

Cc: <amir42@gmail.com>

Dear Michelle: Apologies for missing your call today. I am contacting you on behalf of Mr. Amir Halavi as his representative concerning his property at 850 S. Brea Ave, Los Angeles.

In brief, I am reaching out to you and the District 5 team to follow up on interest that the City of LA has expressed in this property potential housing for homeless and low income residents. Mr. Halavi has asked that I follow up on his behalf to ascertain the status of the program and the City's interest.

The property includes 53 units(both 1 and 2 bedrooms), street level retail units, underground and above ground parking. It is brand new construction and is near completion. Located one block from the subway and in an area with essential amenities the City deemed it to be appropriate for their needs. Originally, in October 2021 Mr. Halavi was contacted by Geoffrey Moen, Director of Development for HALCA and a dialogue was begun concerning the potential sale of the building to the City. In February of 2022, Mr. Halavi was contact by Angel Izard from your office to advise him that there was an upcoming vote on funding the project. Since that time, there has been no further contact.

We understand that the Mayor's proposed initiative for this type housing will soon be sent to Council for a funding approval. Would it be possible to meet to explore the possibility of continuing the discussion. We would be happy to provide you with more in depth details. I look forward to hearing from you soon.

Sincerely

Rose-Marie Glen

BUILDING RELATIONS

Strategic Planning for the Built Environment

Rmglenproperties@gmail.com

912-604-7654

From: Dylan Sittig <dylan.sittig@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Michelle Flores <michelle.flores@lacity.org>, Zachary Warma <zachary.warma@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>
Date: Fri Apr 28 2023 14:48:13 GMT-0700 (PDT)
Subject: Re: Homeless Housing Initiative - 850 S La Brea Avenue.

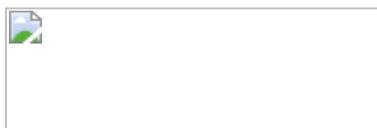
Hi Fernando,
Thanks for looping me in.
Great job on the follow up and connection on this one Michelle!! Thank you!

Exploring the purchase of 850 La Brea was the subject a Koretz [motion](#) in Council File [22-0253](#). The motion is still sitting in the Housing and Homelessness Committee. Perhaps we can ask CD 4 to schedule this item for a vote asap assuming the language is still timely given Homekey 3.0 funding?

Best,
Dylan

On Fri, Apr 28, 2023 at 2:39 PM Fernando Morales <fernando.morales@lacity.org> wrote:
Thank you so much, Michelle! That is really interesting/fingers crossed that there is potential there! Also adding Dylan for any context he may have in past conversations.

Fernando



Fernando Morales
Deputy Chief of Staff - Operations



City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

cd5.lacity.gov

On Fri, Apr 28, 2023 at 2:33 PM Michelle Flores <michelle.flores@lacity.org> wrote:
Hi team! I will respond shortly.

I just wanted to share this information with you. I will connect Rose Marie with Zach.

----- Forwarded message -----
From: <rmglenproperties@gmail.com>
Date: Fri, Apr 28, 2023 at 2:24 PM
Subject: Homeless Housing Initiative - 850 S La Brea Avenue.
To: <michelle.flores@lacity.org>, <councilmember.yaroslavsky@lacity.gov>
Cc: <amir42@gmail.com>

Dear Michelle: Apologies for missing your call today. I am contacting you on behalf of Mr. Amir Halavi as his representative concerning his property at 850 S. Brea Ave, Los Angeles.

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We understand that the Mayor's proposed initiative for this type housing will soon be sent to Council for a funding approval. Would it be possible to meet to explore the possibility of continuing the discussion. We would be happy to provide you with more in depth details. I look forward to hearing from you soon.

Sincerely

Rose-Marie Glen

BUILDING RELATIONS

CPRA-02-CD5-2-002108

Strategic Planning for the Built Environment

Rmglenproperties@gmail.com

912-604-7654

--



Dylan Sittig

Pronouns: he, him, his

Senior Planning Deputy

Councilwoman Katy Yaroslavsky, Fifth District

200 North Spring Street, Room 440, Los Angeles,
CA 90012

(213) 473-7005 Los Angeles City Hall Office

Email: dylan.sittig@lacity.org

All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure.

From: Freya Estreller <freya@dignitymoves.org>
To: Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>
Cc: Elizabeth Funk <elizabeth@dignitymoves.org>
Date: Mon Aug 21 2023 16:45:14 GMT-0700 (PDT)
Subject: Re: Introduction - Dignity Moves and CD5

Hi Gary and Zach,

Here is our DignityMoves Learning Event invite below. We hope you and the Councilmember can make it! Looking forward to continuing the discussion and partnering.

Hi,

I wanted to invite you to a DignityMoves event we're having on September 7th in Hancock Park. Here's the official invite below and Eventbrite link to RSVP: <https://bit.ly/DignityMovesLosAngeles>. Also, if you have friends and colleagues that would be interested in joining us, please feel free to forward this email/invite. Thanks and hope to see you there!

Dear Friend,

Have you ever imagined a world without homelessness? At DignityMoves, we're not just dreaming about it - we're actively building it.

On September 7th, we're inviting you to a special event at the residence of Craig Greiwe in Los Angeles, where we'll be diving into our innovative, Silicon Valley-inspired strategies. We're scaling solutions that aim to eradicate homelessness, not just manage it, and we want to share our progress and our plans with you.

With our audacious Fast Forward Fund (FFF), we're fast-tracking 15 housing projects, offering safe, dignified living spaces for hundreds currently living on the streets. But our dream is even bigger: the FFF is designed for long-term, sustainable change. We're set to disrupt the homelessness narrative on a larger scale, with a goal to secure housing for 50,000 people by 2028 in 40 communities across the US and Canada.

This gathering offers a unique opportunity to engage with one of our era's most pressing issues. We believe in the power of collective action and warmly welcome you to join us on this transformative journey. Together, we can disrupt the narrative around homelessness and make a lasting, positive impact.

To learn more about our work, please visit www.dignitymoves.org.

Event Details

Hosted at the residence of Craig Greiwe on September 7th, 6:30pm-8:30pm.

Eventbrite link to RSVP: <https://bit.ly/DignityMovesLosAngeles>

The exact address will be provided with your RSVP confirmation.

Freya Estreller (she/her)
Chief Operating Officer, DignityMoves
Cell: (323) 823-1246



[Let's stay connected!](#)

On Fri, Aug 18, 2023 at 4:13 PM Elizabeth Funk <elizabeth@dignitymoves.org> wrote:
Great I will send an invite for Monday!

On Fri, Aug 18, 2023 at 3:43 PM Gary Gero <gary.gero@lacity.org> wrote:
Great! We can do Monday at 4 pm or Tuesday at 3 so let me know what works best for you, thanks! Looking forward to meeting you.

On Fri, Aug 18, 2023 at 12:11 PM Elizabeth Funk <elizabeth@dignitymoves.org> wrote:
Hi Gary,

Wonderful to meet you! We are available

- Monday August 21st after 3 pm pst
- Tuesday August 22nd at 3 pm pst
- Thursday August 24th at 12 pm and 2-4 pm

Looking forward to speaking with you.

On Thu, Aug 17, 2023 at 7:07 PM Gary Gero <gary.gero@lacity.org> wrote:
Thanks Jenna! Moving you to bcc.

Hello Elizabeth, great to connect! I'd love to find a time to chat so send me a couple of windows that work for you.

Kindly,
Gary

On Thu, Aug 17, 2023 at 1:35 PM Jenna Hornstock <jenna.hornstock@lacity.org> wrote:

Hi Elizabeth - by way of this email I am introducing you to Gary Gero, Chief of Staff for Councilmember Katy Yaroslavsky. Their office is moving forward with a new Tiny Homes site on a city owned lot in West Los Angeles , with Life Ark as the developer. And they are working to put together funding sources. Perhaps an opportunity for our first partnership with Dignity Moves in LA?

Hoping you two can connect .

Best,
Jenna

--
--



Jenna Hornstock (she/her)

Deputy Mayor of Housing
Office of Mayor Karen Bass

[Sign up for updates from the Mayor here](#)

--
Elizabeth Funk
Founder and CEO
[DignityMoves](#)
(415) 867-7397

CPRA-02-CD5-2-002111



[Let's stay connected!](#)

--

Elizabeth Funk
Founder and CEO

[DignityMoves](#)

(415) 867-7397



[Let's stay connected!](#)

From: Gary Gero <gary.gero@lacity.org>
To: Freya Estreller <freya@dignitymoves.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Elizabeth Funk
<elizabeth@dignitymoves.org>
Date: Wed Aug 23 2023 16:45:46 GMT-0700 (PDT)
Subject: Re: Introduction - Dignity Moves and CD5

Hi Freya,

Unfortunately Councilwoman Yaroslavsky is not available for this event but we appreciate the invitation. Can we find some time tomorrow morning to follow up on our conversation. Let me know what works for you both, thanks!

Gary

From: Freya Estreller <freya@dignitymoves.org>
To: Gary Gero <gary.gero@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Elizabeth Funk
<elizabeth@dignitymoves.org>
Date: Wed Aug 23 2023 16:54:39 GMT-0700 (PDT)
Subject: Re: Introduction - Dignity Moves and CD5

No problem and absolutely - we're both free tomorrow 12pm-1pm, 1:45pm-3pm and 3:30pm-4pm.

On Aug 23, 2023, at 4:46 PM, Gary Gero <gary.gero@lacity.org> wrote:

Hi Freya,

Unfortunately Councilwoman Yaroslavsky is not available for this event but we appreciate the invitation. Can we find some time tomorrow morning to follow up on our conversation. Let me know what works for you both, thanks!

Gary

From: Freya Estreller <freya@dignitymoves.org>
To: Gary Gero <gary.gero@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Elizabeth Funk
<elizabeth@dignitymoves.org>
Date: Wed Aug 23 2023 16:58:00 GMT-0700 (PDT)
Subject: Re: Introduction - Dignity Moves and CD5

And actually 9am-10am as well...

On Aug 23, 2023, at 4:54 PM, Freya Estreller <freya@dignitymoves.org> wrote:

No problem and absolutely - we're both free tomorrow 12pm-1pm, 1:45pm-3pm and 3:30pm-4pm.

On Aug 23, 2023, at 4:46 PM, Gary Gero <gary.gero@lacity.org> wrote:

Hi Freya,

Unfortunately Councilwoman Yaroslavsky is not available for this event but we appreciate the invitation. Can we find some time tomorrow morning to follow up on our conversation. Let me know what works for you both, thanks!

Gary

From: Gary Gero <gary.gero@lacity.org>
To: Freya Estreller <freya@dignitymoves.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Elizabeth Funk
<elizabeth@dignitymoves.org>
Date: Wed Aug 23 2023 17:02:38 GMT-0700 (PDT)
Subject: Re: Introduction - Dignity Moves and CD5

great, will send an invite for noon, thanks!



Gary Gero <gary.gero@lacity.org>

Re: Midvale Interim Site

1 message

Edwin Gipson <edwin.gipson@lacity.org>

Thu, Aug 24, 2023 at 6:58 PM

To: Chris Espinosa <chris.espinosa@lacity.org>

Cc: Zachary Warma <zachary.warma@lacity.org>, Gary Gero <gary.gero@lacity.org>

Hello Chris,

Yes, I can meet. One of my questions in the beginning was how this project was going to be funded for construction and ongoing operations. I believe I gave some ideas then. I am available next Wednesday and Thursday.

- Wednesday 8/30 10:00-11:00
- Thursday 8/31 11:00-12:00

Regards,
Ed

On Thu, Aug 24, 2023 at 2:55 PM Chris Espinosa <chris.espinosa@lacity.org> wrote:

Hi Ed.

I've been working with Zach on identifying potential sources of funds for the proposed interim housing site to be located at 2377 Midvale Avenue.

<https://councildistrict5.lacity.gov/news>

Could we set up a time to discuss potential sources of funds (HHAP, GCP, etc) for the construction and future operations of the proposed facility? Available times include:

Fri 8/25: 11-1; 3-5**Tues 8/29:** 10-1**Wed 8/30:** 10-12**Thurs 8/31:** 11-12**Fri 9/1:** 9:30-1

Thanks for your consideration.

--

Christopher P. Espinosa
Office of the Chief Legislative Analyst
City of Los Angeles
Office: (213) 473-5959
Cell: (213) 241-9494

--

Edwin Gipson II
Assistant City Administrative Officer
Office of the City Administrative Officer
City of Los Angeles
edwin.gipson@lacity.org
(213) 643-9397



Fernando Morales <fernando.morales@lacity.org>

Re: Midvale parking lot

1 message

Loren Jackson <loren.jackson@lacity.org>

Thu, Sep 28, 2023 at 1:10 PM

To: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>

Attached Midvale parking lot

On Tue, Sep 12, 2023 at 6:12 PM Loren Jackson <loren.jackson@lacity.org> wrote:

Good evening Fernando,

August 5 11:35 am 10 people

August 6 12:45am 7 people

August 11 1:05am 8 people

All males

If you need more details or any additional information, let me know. I'll keep a record of the times I went there and how many people I didn't talk to anyone, so I don't have names for you.

From: Fernando Morales <fernando.morales@lacity.org>
To: Fernando Navarrete <fernando.navarrete@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Makenzi Rasey <makenzi.rasey@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Fri Jun 23 2023 10:42:10 GMT-0700 (PDT)
Subject: RE: Parking Assessment Request - Council District 5

Good morning Fernando,

Thank you for sharing the GIS map of the PPD restrictions in the area. It is really helpful.

We were wondering if there was a way for LADOT to share the number of LADOT managed parking spots on Pico from Sepulveda to Overland (including other lots) that do not have no-parking/permit requirements after 6pm.

Wishing you a great weekend!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Fernando Navarrete <fernando.navarrete@lacity.org>
Date: June 9, 2023 at 8:51:20 PM EDT
To: Zachary Warma <zachary.warma@lacity.org>
Cc: Andrew Deblock <andrew.deblock@lacity.org>, Makenzi Rasey <makenzi.rasey@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Gary Gero <gary.gero@lacity.org>
Subject: Re: Parking Assessment Request - Council District 5

Hi Zachary,

Thank you for your patience while we gathered this information for you.

The first attachment of the GIS map is of the PPD restrictions in the area. The second attachment also has a list of the non-residential street parking restrictions.

Let us know if you have any questions or need further information from us.

Enjoy your weekend!

On Thu, Jun 1, 2023 at 4:52 PM Zachary Warma <zachary.warma@lacity.org> wrote:

Fernando:

Thanks so much for taking the time to chat with me this afternoon.

Per our conversation, the Fifth Council District formally requests an assessment from LADOT's parking management and district operations teams of the current parking restrictions, parking districts, or parking zones in place within a half-mile radius of LADOT lot #707 located at 2377 Midvale Avenue.

The Councilwoman would deeply appreciate having this information by 6/16, if possible.

From: Fernando Navarrete <fernando.navarrete@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Andrew Deblock <andrew.deblock@lacity.org>, Gary Gero <gary.gero@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Makenzi Rasey <makenzi.rasey@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Fri Jun 23 2023 10:46:24 GMT-0700 (PDT)
Subject: Re: Parking Assessment Request - Council District 5

Morning Fernando,

Let me touch base with our staff and get back to you.

--
Respectfully,

Fernando Navarrete
Council Liaison
External Affairs
Los Angeles Department of Transportation

From: Fernando Morales <fernando.morales@lacity.org>
To: Fernando Navarrete <fernando.navarrete@lacity.org>
Cc: Andrew Deblock <andrew.deblock@lacity.org>, Gary Gero <gary.gero@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Makenzi Rasey <makenzi.rasey@lacity.org>, Zachary Warmma <zachary.warmma@lacity.org>
Date: Fri Jun 23 2023 10:47:27 GMT-0700 (PDT)
Subject: Re: Parking Assessment Request - Council District 5

Thank you, Fernando!

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Fernando Navarrete <fernando.navarrete@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Makenzi Rasey <makenzi.rasey@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Fri Jun 30 2023 14:25:20 GMT-0700 (PDT)
Subject: Re: Parking Assessment Request - Council District 5

Hi Fernando,

Hope you're doing well!

Below is the count of active meters on both sides of Pico between Sepulveda and Overland.

	Meters	CLZ	EV Charging only	Taxi Zone
North Side of Pico Blvd between Sepulveda and Overland	57	1	1	0
South side of Pico Blvd between Sepulveda and Overland	36	0	0	2
Both Sides of Pico between Sepulveda and Overland	93	1	1	2

Additionally, our parking staff checked out the area along Pico Blvd from Overland to Sepulveda and I didn't see any off-street public parking lots within this perimeter. But, there is one parking lot near Pico Blvd located two blocks east of Westwood Blvd. This is three blocks east of Lot 707. The parking lot is LADOT Lot 685 located at 2386 Malcolm Ave in the Rancho Park neighborhood. It is a pay station lot with 19 spaces, with one space being an ADA space. Please let me know if you need anything further. Thanks.

Please let me know if you have any questions or if you need further information.

--
Fernando Navarrete, MPA
Council Liaison
Government Affairs

Los Angeles Department of Transportation
213.972.5096



From: Fernando Morales <fernando.morales@lacity.org>
To: Fernando Navarrete <fernando.navarrete@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Makenzi Rasey <makenzi.rasey@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Fri Jun 30 2023 14:29:44 GMT-0700 (PDT)
Subject: Re: Parking Assessment Request - Council District 5

Thank you so much, Fernando!

Fernando



cd5.lacity.gov

Fernando Morales
Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

From: Fernando Navarrete <fernando.navarrete@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Zachary Warma <zachary.warma@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Makenzi Rasey <makenzi.rasey@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, Gary Gero <gary.gero@lacity.org>
Date: Fri Jun 30 2023 14:32:07 GMT-0700 (PDT)
Subject: Re: Parking Assessment Request - Council District 5

My pleasure!

Enjoy your 4th of July weekend!

--
Fernando Navarrete, MPA
Council Liaison
Government Affairs
Los Angeles Department of Transportation
213.972.5096



From: More Song <more.song@lacity.org>
To: Toby Muresianu <toby.hardtospell@gmail.com>
Cc: Dylan Sittig <dylan.sittig@lacity.org>
Date: Tue Jun 13 2023 09:53:20 GMT-0700 (PDT)
Subject: Re: Petition in support of 1050 La Cienega

Hello,

Received, thank you very much for the comments - they will be added to the case file for consideration.

Best regards,



Mr. More Song
City Planner
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1319 | Planning4LA.org



On Mon, Jun 12, 2023 at 9:16 PM Toby Muresianu <toby.hardtospell@gmail.com> wrote:

Hello,

Hope this finds you well. I saw you were the assigned staff for the 1050 La Cienega project on the flyer for the hearing Tuesday. I'm a volunteer with Westside for Everyone; we collected 75 signatures on a petition in favor of the 1050 La Cienega project and sent it to Katy Young Yaroslavsky's office last week. Just wanted to pass it along for your consideration as well.

All the best and I look forward to the hearing.

Toby Muresianu
Westside for Everyone

From: Barbara Osborn <barbaraatl@large@gmail.com>
To: michelle.flores@lacity.org, George Hakopiants <george.hakopiants@lacity.org>, patricia.macias@lacity.org, vanessa.saldana@lacity.org, Allen Zipper <allen.zipper@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, thaoster@gmail.com, Zach Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, loren.jackson@lacity.org, perla.urzua@lacity.org, Fernando Morales <FERNANDO.MORALES@lacity.org>, Marley.powell@lacity.org
Date: Tue Apr 18 2023 16:35:39 GMT-0700 (PDT)
Subject: Re: Tuesday's Nimby to Yimby Lunch&Learn - attachments

Hey all-

Thanks for a really interesting Lunch&Learn today. Here are google links to the two files - the brand matrix and the Nimby to Yimby blueprint - that we discussed today. Let me know if you have any trouble accessing them.

Looking forward to our next convo!

1. CD5 Brand matrix

- https://drive.google.com/drive/folders/14CINqO0WPn4DvesPPSnOntJub6w2BKgO?usp=share_link

2. Nimby to Yimby

- https://docs.google.com/presentation/d/1rjoyZqiX8otp78ICMxpalyfeqjLnhzAQ/edit?usp=share_link&oid=114843856693810595357&rtpof=true&sd=true (It looks way prettier in color!)

Barbara Osborn

Getting good causes from here to there...

Cell: 310.963.1595

BarbaraAtLarge@gmail.com

On Apr 13, 2023, at 11:50 AM, Barbara Osborn <BarbaraAtLarge@gmail.com> wrote:

Hi all!

I am really looking forward to sitting down with you next Tuesday at the "nimby to yimby lunch and learn."

Staff who work in the field are **the most important ambassadors to CD5 constituents and communities**, so Katy and Gary have asked me to make sure that each of you feels equipped to communicate effectively about the office, its goals and projects. Most CD5 residents will never meet Councilwoman Yaroslavsky, but they will meet you. Your communication with constituents is vitally important in creating and sustaining a positive relationship with them. I really appreciate you taking on this important, and sometimes challenging, work.

As the title of the lunch and learn suggests, we will spend some of the time walking through a blueprint for successfully siting interim and permanent housing in LA County. It's a model that's helped build community support for many projects on the westside and I'm happy to have a chance to share it with you before CD5 publicly announces any plans for interim or permanent housing in the district.

Katy has also approved some brand guidelines that Leo and I have been working on for the last few months. I look forward to reviewing key ideas from those guidelines as well. My hope is that it will help you feel confident that you are representing CD5 in a way that is consistent with Katy's vision for the office, and consistent in the community.

I'm really looking forward to our get-together. If you have any questions in advance of Tuesday, please don't hesitate to give me a call. My cell is 310.963.1595. Talk more soon!

Barbara

Barbara Osborn

Getting good causes from here to there...

Cell: 310.963.1595

BarbaraAtLarge@gmail.com

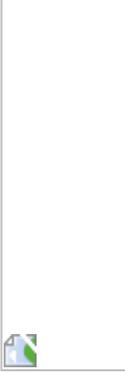
From: George Hakopiants <george.hakopiants@lacity.org>
To: Barbara Osborn <barbaraatlarge@gmail.com>
Cc: michelle.flores@lacity.org, patricia.macias@lacity.org, vanessa.saldana@lacity.org, Allen Zipper <allen.zipper@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, thaoster@gmail.com, Zach Warma <zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>, loren.jackson@lacity.org, perla.urzua@lacity.org, Fernando Morales <FERNANDO.MORALES@lacity.org>, Marley.powell@lacity.org
Date: Tue Apr 18 2023 16:40:05 GMT-0700 (PDT)
Subject: Re: Tuesday's Nimby to Yimby Lunch&Learn - attachments

Thanks so much, Barbara!

It was great to meet you in person, and I appreciated your facilitating a really wonderful discussion with our Field Team!

Best,
George

--



George Hakopiants

Deputy District Director

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



cd5.lacity.gov

From: Fernando Morales <fernando.morales@lacity.org>
To: George Hakopiants <george.hakopiants@lacity.org>
Cc: Barbara Osborn <barbaraatlarge@gmail.com>, michelle.flores@lacity.org,
patricia.macias@lacity.org, vanessa.saldana@lacity.org, Allen Zipper <allen.zipper@lacity.org>,
Jarrett Thompson <jarrett.thompson@lacity.org>, thaoster@gmail.com, Zach Warma
<zachary.warma@lacity.org>, Matthew Tenchavez <matthew.tenchavez@lacity.org>,
loren.jackson@lacity.org, perla.urzua@lacity.org, Marley.powell@lacity.org
Date: Wed Apr 19 2023 06:52:37 GMT-0700 (PDT)
Subject: Re: Tuesday's Nimby to Yimby Lunch&Learn - attachments

Agreed - that was incredibly helpful and we're lucky to have you as a resource, Barbara! Thank you!



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Fernando Morales

Deputy Chief of Staff - Operations

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012



Gary Gero <gary.gero@lacity.org>

Re: Venice Parking Lot

1 message

Gary Gero <gary.gero@lacity.org>

Wed, Mar 1, 2023 at 3:38 PM

To: "Mays, Jesse" <Jesse.Mays@culvercity.org>

Great, let's plan on 930 tomorrow morning. Give me a call on my city cell at 213-887-3167, thanks.

On Wed, Mar 1, 2023 at 1:27 PM Mays, Jesse <Jesse.Mays@culvercity.org> wrote:

Hi Gary,

Great to hear from you. Glad to see you've got an exciting new job! I'd be happy to chat. I'm free tomorrow, Thursday 3/2 at 9, 930, 10, 11, 1130, or Friday 3/3 8:30 am - 2:30 PM.

Jesse

Jesse Mays | Assistant City Manager | City of Culver City | he / him / his | ✉ jesse.mays@culvercity.org | ☎ 310-253-6009

From: Gary Gero <gary.gero@lacity.org>
Sent: Tuesday, February 28, 2023 1:38 PM
To: Mays, Jesse <Jesse.Mays@culvercity.org>
Subject: Venice Parking Lot

Hi Jesse,

I hope you're well - it has been a while! I am now the chief of staff to Councilwoman Katy Yaroslavsky and wanted to reach out to see if we can find a time to chat about your plans for the Venice Parking Lot since that is in her district.

Would you let me know some times you are available this week and next and hopefully we can find a time to connect soon.

Kindly,

Gary

**Gary Gero**

Chief of Staff

Councilwoman Katy Yaroslavsky, Council District 5

200 North Spring St., Room 440

Los Angeles, CA 90012

CPRA-02-CD5-2-002131

The City of Culver City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

From: Fernando Morales <fernando.morales@lacity.org>
To: Toby Muresianu <toby.hardtospell@gmail.com>
Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Wed Aug 30 2023 08:50:49 GMT-0700 (PDT)
Subject: Re: Westside for Everyone / LA Forward Meetings

ps - I will be unable to make it today, however, Zack, our Housing and Homelessness Policy Director will be joining the Councilwoman as well.

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
District: (323) 866-1828
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200 North Spring St., Room 440
Los Angeles, CA 90012

On Wed, Aug 30, 2023 at 8:48AM Fernando Morales <fernando.morales@lacity.org> wrote:
You're totally right! Thanks, Toby! That agenda looks great/sounds like a plan.

Fernando



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On Tue, Aug 29, 2023 at 9:20 PM Toby Muresianu <toby.hardtospell@gmail.com> wrote:
Oh and re: the LA Forward Meeting - I'll be there too, but I believe it's in person and Godfrey Plata is coordinating it?

On Tue, Aug 29, 2023 at 9:19 PM Toby Muresianu <toby.hardtospell@gmail.com> wrote:
Hi Fernando!

Here's the people I have for the Westside for Everyone meeting; I'll let you know if anyone gets back to me tomorrow before the meeting:

Toby Muresianu	Toby.Hardtospell@gmail.com
Andrea Jones	andrea@jones-consultancy.com
Rachel Paterno-Mahler	rpaterno@cmc.edu
Annie Bickerton	aebickerton@gmail.com
Chris Tokita	christopher.tokita@gmail.com
Cynthia Clemons	cynthia@abundanthousingla.org

Michael Chien	michaelchien05@gmail.com
Jack Salomon Welch	jswelch01@gmail.com
Kathleen Salomon Welch	salomonwelch@gmail.com

I figured the general outline would be something like:

- * Introduce ourselves and any particular connections to the area or reasons for support
- * General overview of what we've been doing on our end
- * Explain how things are going on your end
- * How can we best support the project going forward? (e.g. writing op-eds, having a demonstration, going to NC meetings...)
- * How should we handle opponents of the project? (they've sometimes targeted us online, etc)
- * Constructive feedback for the project--any constructive ideas for improving it or its reception
- * Discuss follow-ups / best point of contact going forward

But we are certainly flexible and happy to adjust as you like!

Looking forward,

Toby

On Mon, Aug 28, 2023 at 2:57 PM Fernando Morales <fernando.morales@lacity.org> wrote:

Hi Toby,

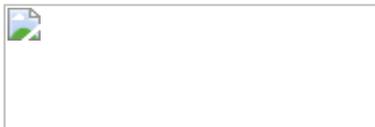
Thanks again for your time today. We're finalizing the zoom information today for the meetings this week and will make sure to add/share it for both groups. I've cc'd Vanessa Saldana, who is the Field Deputy for the area and taking the lead on scheduling these meetings.

If you're able to share the attendees for the meetings and any questions that have come to mind, that would be extremely helpful since the zoom will be email verified.

Looking forward to the meetings and I hope you're having a great day so far.

All the best,

Fernando



cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

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Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Fernando Morales <fernando.morales@lacity.org>
Cc: Toby Muresianu <toby.hardtspell@gmail.com>, George Hakopiants <george.hakopiants@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Wed Aug 30 2023 10:19:46 GMT-0700 (PDT)
Subject: Re: Westside for Everyone / LA Forward Meetings

Hi Toby,

In preparation for today's meeting, we ask that all attendees pre-register for the Zoom meeting. Please share this with the list mentioned in your previous email.

Register in advance for this meeting:

https://www.zoomgov.com/meeting/register/vJltdumvpjH_WetyvIN66IM3Dai7fcb7E

After registering, you will receive a confirmation email containing information about joining the meeting.

Thank you,

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

PLEASE NOTE: All e-mail correspondence with the office of Councilwoman Katy Yaroslavsky (including any attachments), along with any associated personal identifying information, is considered a public record under the California Public Records Act and may be subject to public disclosure under the Act.

From: Vanessa Saldana <vanessa.saldana@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>
Date: Wed Aug 30 2023 15:21:06 GMT-0700 (PDT)
Subject: Fwd: Westside for Everyone / LA Forward Meetings

These are the attendees for today.

--



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Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

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Los Angeles, CA 90012

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To: Vanessa Saldana <vanessa.saldana@lacity.org>
Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Zachary Warma <zachary.warma@lacity.org>
Date: Wed Aug 30 2023 15:53:58 GMT-0700 (PDT)
Subject: Re: Westside for Everyone / LA Forward Meetings

Done, and just confirming we didn't share it externally :). See you soon!

On Aug 30, 2023, at 10:19 AM, Vanessa Saldana <vanessa.saldana@lacity.org> wrote:

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Vanessa Saldana

Field Deputy, Palms & Westside

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Zachary Warma <zachary.warma@lacity.org>

Re: Westside for Everyone / LA Forward Meetings

4 messages

Fernando Morales <fernando.morales@lacity.org> Wed, Aug 30, 2023 at 8:50 AM
 To: Toby Muresianu <toby.hardtospell@gmail.com>
 Cc: Vanessa Saldana <vanessa.saldana@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Zachary Warma <zachary.warma@lacity.org>

ps - I will be unable to make it today, however, Zack, our Housing and Homelessness Policy Director will be joining the Councilwoman as well.

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cd5.lacity.gov

Fernando Morales

Deputy Chief of Staff
Housing/Homelessness, Operations, and Special Projects
City Hall: (213) 473-7005
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 200 North Spring St., Room 440
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Toby Muresianu	Toby.Hardtospell@gmail.com
Andrea Jones	andrea@jones-consultancy.com
Rachel Paterno-Mahler	rpaterno@cmc.edu
Annie Bickerton	aebickerton@gmail.com

CPRA-02-CD5-2-002138

Chris Tokita	christopher.tokita@gmail.com
Cynthia Clemons	cynthia@abundanthousingla.org
Michael Chien	michaelchien05@gmail.com
Jack Salomon Welch	jswelch01@gmail.com
Kathleen Salomon Welch	salomonwelch@gmail.com

I figured the general outline would be something like:

- * Introduce ourselves and any particular connections to the area or reasons for support
- * General overview of what we've been doing on our end
- * Explain how things are going on your end
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- * Constructive feedback for the project--any constructive ideas for improving it or its reception
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But we are certainly flexible and happy to adjust as you like!

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Toby

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All the best,

Fernando



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Fernando Morales

Deputy Chief of Staff

Housing/Homelessness, Operations, and Special Projects

City Hall: (213) 473-7005

District: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

Vanessa Saldana <vanessa.saldana@lacity.org>

Wed, Aug 30, 2023 at 10:19 AM

To: Fernando Morales <fernando.morales@lacity.org>

Cc: Toby Muresianu <toby.hardtospell@gmail.com>, George Hakopiants <george.hakopiants@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Zachary Warma <zachary.warma@lacity.org>

Hi Toby,

In preparation for today's meeting, we ask that all attendees pre-register for the Zoom meeting. Please share this with the list mentioned in your previous email.

CPRA-02-CD5-2-002139

Register in advance for this meeting:

https://www.zoomgov.com/meeting/register/vJltdumvpjojH_WetyvIN66IM3Dai7fcb7E

After registering, you will receive a confirmation email containing information about joining the meeting.

Thank you,

[Quoted text hidden]

--



cd5.lacity.gov

Vanessa Saldana

Field Deputy, Palms & Westside

O: (323) 866-1828

Los Angeles City Hall

200 North Spring St., Room 440

Los Angeles, CA 90012

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Vanessa Saldana <vanessa.saldana@lacity.org>
To: Zachary Warma <zachary.warma@lacity.org>

Wed, Aug 30, 2023 at 3:21 PM

These are the attendees for today.

[Quoted text hidden]

Toby Muresianu <toby.hardtospell@gmail.com>
To: Vanessa Saldana <vanessa.saldana@lacity.org>

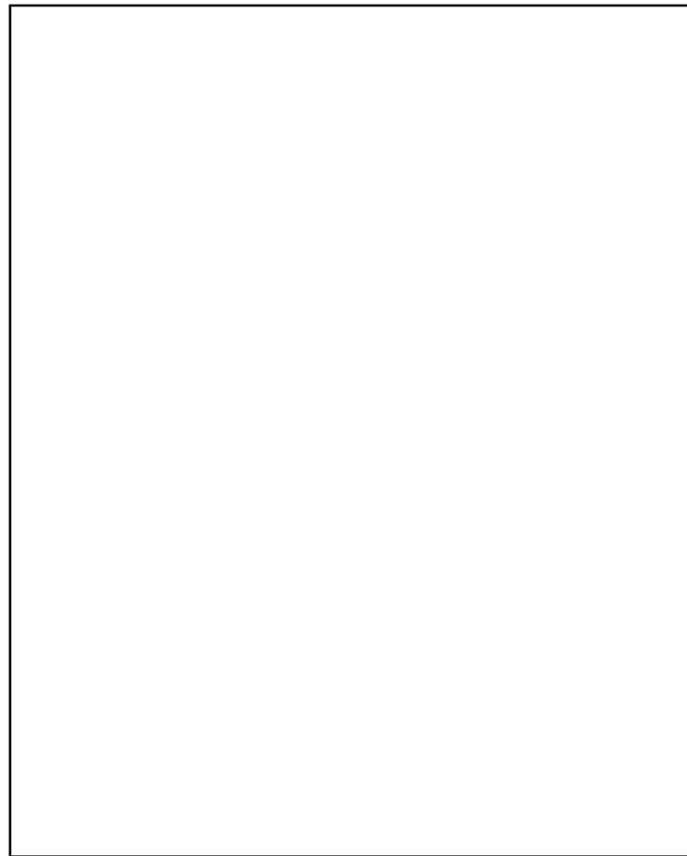
Wed, Aug 30, 2023 at 3:53 PM

Cc: Fernando Morales <fernando.morales@lacity.org>, George Hakopiants <george.hakopiants@lacity.org>, Andrew Deblock <andrew.deblock@lacity.org>, Zachary Warma <zachary.warma@lacity.org>

Done, and just confirming we didn't share it externally :). See you soon!

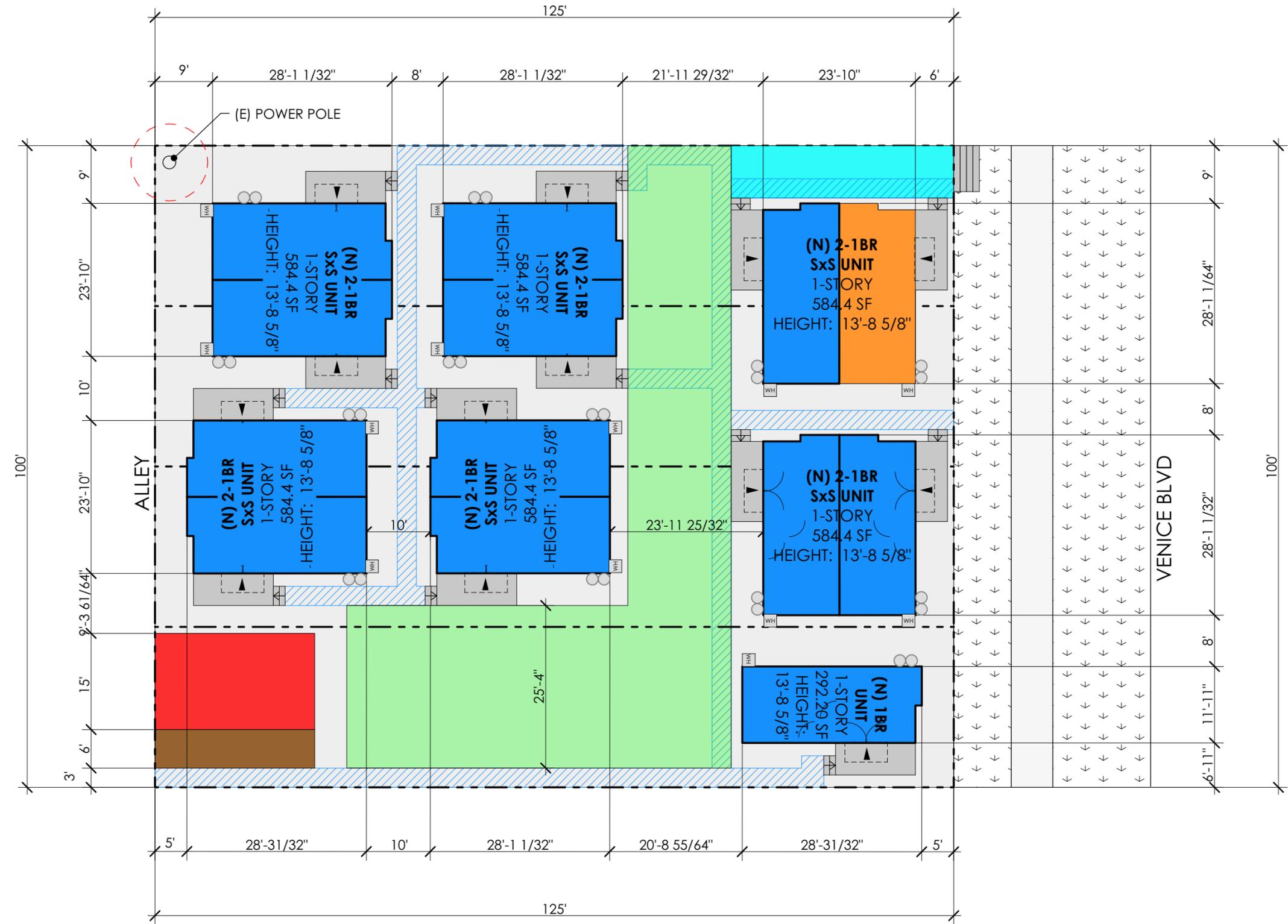
[Quoted text hidden]

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SCALE



150 E 57th Street
Los Angeles, CA 90011
P: 310.393.5546
E: info@uniteddwelling.com
W: www.uniteddwelling.com

PROPERTY ADDRESS:
9415-25 VENICE BLVD
LOS ANGELES, CA 90232

**9415-25 VENICE CONCEPT 2-SITE
PLAN**

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