

Subject: Re: Venice Bridge Housing
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 12/28/2022, 6:33 PM
To: Brian Buchner <brian.buchner@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>
CC: Matt Szabo <matt.szabo@lacity.org>

Thanks Brain. Jeff will connect with them.

Thanks,

Star

Sent from my iPhone

On Dec 28, 2022, at 11:27 AM, Brian Buchner <brian.buchner@lacity.org> wrote:

Here is who both GSD and my team work with at MTA: Diane Dominguez dominguezd@metro.net.

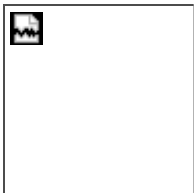
Brian Buchner
City Homelessness Coordinator
Office of the City Administrative Officer
e brian.buchner@lacity.org
p 213-978-1681

On Dec 28, 2022, at 9:38 AM, Star Parsamyan <star.parsamyan@lacity.org> wrote:

Thanks Brian.

Star

My best,



Star Parsamyan | Chief of Staff

Office of Councilwoman Traci Park * 11th District

LA CITY HALL: 200 N. Spring St., Rm 410, LA, CA 90012

(213) 473-7011 TEL



*PLEASE NOTE: E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. (including attachments) *

On Wed, Dec 28, 2022 at 8:05 AM Brian Buchner <brian.buchner@lacity.org> wrote:

Will do. I've reached out to both GSD and BOE for their main MTA points of contact on the Venice ABH site/facility. I'll send them to you as soon as I receive them. Thanks.

Brian Buchner
City Homelessness Coordinator
Office of the City Administrative Officer
e brian.buchner@lacity.org
p 213-978-1681

On Dec 27, 2022, at 9:54 PM, Star Parsamyan <star.parsamyan@lacity.org> wrote:

Hello Brian,

Hope you had a nice Holiday weekend! This is helpful. Yes, please send me the contacts for Metro.

Thanks,

Star

Sent from my iPhone

On Dec 22, 2022, at 9:48 AM, Brian Buchner <brian.buchner@lacity.org> wrote:

Metro does want to develop affordable housing on the site but they haven't done an RFP, they haven't identified or selected a developer, etc. as far as we know. I don't believe any concrete steps have been taken as they have been waiting for the City to determine at what point the site would be available (meaning no longer in use for ABH).

We generally worked with Metro on this site through Eric Bruins in Bonin's office, who was their office's Metro point of contact. GSD and BOE have both had conversations with Metro, including recently about the future of the site, and I can get you their point(s) of contact if you'd like me to.

Thanks,
Brian

Brian Buchner
City Homelessness Coordinator
Office of the City Administrative Officer
e brian.buchner@lacity.org
p 213-978-1681

On Dec 22, 2022, at 12:40 PM, Star Parsamyan <[REDACTED]> wrote:

Thanks Brian. Will there be affordable housing? Do you know if Metro has done an RFP? Who is the contact at Metro?

Thanks,

Star

Sent from my iPhone

On Dec 22, 2022, at 5:01 AM, Brian Buchner <brian.buchner@lacity.org> wrote:

Hi Star,

Correct, the lot is a Metro lot, which is being leased to the City. Below is information about the ABH site and timeline. Unfortunately, there isn't a timeline for the affordable housing that Metro plans to build / have built on the site as I don't believe the discussions are far enough along to have any level of detail. Metro *wants* to build affordable housing on the site but doesn't have any actual plans to do so at this time, at least not that we're aware of.

The 100 Sunset A Bridge Home (ABH) Emergency Homeless Shelter was opened on 2/25/20 under a TCO. The C of O was obtained on 4/23/20.

The coastal permit expires on 4/23/23, 3 years after the C of O was issued. The City has 6 months (until 10/23/23) to vacate the site and remove the shelters. The lease agreement with Metro for use of the site ends in June 2023.

Obtaining the coastal permit was very contentious the first time around and the City attorney believes a lawsuit is likely if the City decides to extend the permit.

The Bridge Home site is 2 acres and includes:

- A membrane tent structure (60' x 165') for 100 adult residents
- 9 modular units for 54 youth residents
- 1 modular Admin trailer
- 2 modular hygiene trailers (one adult; one youth)
- ADA raised aluminum decking and access ramps throughout
- Guardbooth
- Steel canopy shade structure
- Pet relief area
- Fencing and gates with privacy slats
- Parking spaces for 20 cars

The site was built using GSD forces and vendors. The total construction cost was \$8,056,128, or \$52,313 per bed.

Please let me know if you have any further questions.

Thanks,
Brian

Brian Buchner
City Homelessness Coordinator
Office of the City Administrative Officer
e brian.buchner@lacity.org
p 213-978-1681

On Dec 22, 2022, at 2:31 AM, Star Parsamyan <[REDACTED]> wrote:

Hello Brian,

Can we get detailed timeline on this as well as timeline for the affordable housing that will be built on that lot. It's an MTA lot, correct?

Thanks,

Star

Subject: Re: City News Service - Venice Bridge Home project
From: City News Service <[REDACTED]>
Date: 4/11/2023, 5:41 PM
To: Jamie Paige <jamie.paige@lacity.org>

Thank you so much!

Jose Herrera
Los Angeles City/County Bureau Chief
City News Service
Los Angeles City Hall 200 N. Spring St. Room 345-A
C: [REDACTED] O: [REDACTED]

On Tuesday, April 11, 2023 at 05:30:50 PM PDT, Jamie Paige <jamie.paige@lacity.org> wrote:

Hi Jose--here are your answers and some background. Best!

Questions: Why are you keeping the ABH open? What were concerns from constituents expressed in town halls/survey.

Background: On Tuesday, April 11, Councilwoman Park submitted a motion to the Los Angeles City Council requesting a six-month lease extension for the Bridge Home located at 100 Sunset Avenue in Council District 11, with an optional subsequent two terms of six months each after. The site is owned by METRO and needs the location vacated for development by 2025.

Quote: “Our city is amidst an unprecedented humanitarian crisis for which there is no simple solution. Beds in interim housing like the Venice Bridge Home are essential to getting people off the streets and onto a path of permanent housing. In order to do the work required to proactively address encampments on the Westside, we need every tool and resource available, which includes the beds and services at the Bridge Home. That said, local communities are right to expect that their concerns be timely addressed and that these housing interventions are safe and effective.”

Background: During the town halls, the community raised concerns about the prior lack of enforcement of the Special Enforcement Cleaning Zone and a lack of communication between service providers and the community. The community also noted that site enhancements, such as proper fencing, lighting, and general upkeep, needed to be done.

There was also a concern about encampments outside the bridge home in the prior administration.

The councilwoman was able to address the concerns of the encampments almost immediately when taking office through an Inside Safe Program that housed almost 100 people living in encampments surrounding the area. She also secured 41.18 protection for the local neighborhood.

Councilwoman Park's office is committed to addressing the concerns raised by the community.

Quote: “The community's concerns are my concerns. I personally understand the past failures at this location, and I'm not interested in repeating those mistakes. What I am going to do is work closely with my own staff, the community, and the onsite service providers to ensure that the Venice

Bridge Home is the good neighbor who gets the results we were initially promised.”

On Tue, Apr 11, 2023 at 3:24 PM City News Service <[REDACTED]> wrote:

Good afternoon, Jamie,

My name is Jose Herrera, reporter with City News Service. I am reaching out to see if you might be available for a short phone call. I am working on a story regarding Park's statement about the Venice Bridge Home.

If you are available, I would greatly appreciate to talk to you. You can reach me at this email or my cell at

[REDACTED].

Thank you for your time,

Jose Herrera
Los Angeles City/County Bureau Chief
City News Service
Los Angeles City Hall 200 N. Spring St. Room 345-A
C: [REDACTED] O: [REDACTED]

Subject: Re: City News Service - Venice Bridge Home project
From: Jamie Paige <jamie.paige@lacity.org>
Date: 4/11/2023, 5:30 PM
To: City News Service <[REDACTED]>

Hi Jose--here are your answers and some background. Best!

Questions: Why are you keeping the ABH open? What were concerns from constituents expressed in town halls/survey.

Background: On Tuesday, April 11, Councilwoman Park submitted a motion to the Los Angeles City Council requesting a six-month lease extension for the Bridge Home located at 100 Sunset Avenue in Council District 11, with an optional subsequent two terms of six months each after. The site is owned by METRO and needs the location vacated for development by 2025.

Quote: “Our city is amidst an unprecedented humanitarian crisis for which there is no simple solution. Beds in interim housing like the Venice Bridge Home are essential to getting people off the streets and onto a path of permanent housing. In order to do the work required to proactively address encampments on the Westside, we need every tool and resource available, which includes the beds and services at the Bridge Home. That said, local communities are right to expect that their concerns be timely addressed and that these housing interventions are safe and effective.”

Background: During the town halls, the community raised concerns about the prior lack of enforcement of the Special Enforcement Cleaning Zone and a lack of communication between service providers and the community. The community also noted that site enhancements, such as proper fencing, lighting, and general upkeep, needed to be done.

There was also a concern about encampments outside the bridge home in the prior administration.

The councilwoman was able to address the concerns of the encampments almost immediately when taking office through an Inside Safe Program that housed almost 100 people living in encampments surrounding the area. She also secured 41.18 protection for the local neighborhood.

Councilwoman Park's office is committed to addressing the concerns raised by the community.

Quote: “The community's concerns are my concerns. I personally understand the past failures at this location, and I’m not interested in repeating those mistakes. What I am going to do is work closely with my own staff, the community, and the onsite service providers to ensure that the Venice Bridge Home is the good neighbor who gets the results we were initially promised.”

On Tue, Apr 11, 2023 at 3:24 PM City News Service <[REDACTED]> wrote:

Good afternoon, Jamie,

My name is Jose Herrera, reporter with City News Service. I am reaching out to see if you might be available for a short phone call. I am working on a story regarding Park's statement about the Venice Bridge Home.

If you are available, I would greatly appreciate to talk to you. You can reach me at this email or my cell at

[REDACTED].

Thank you for your time,

Jose Herrera
Los Angeles City/County Bureau Chief
City News Service
Los Angeles City Hall 200 N. Spring St. Room 345-A
C: [REDACTED] O: [REDACTED]

Subject: VSA Files Writ of Mandate to Invalidate Extension of Venice Bridge Housing Lease
From: Mark Ryavec <[REDACTED]>
Date: 2/9/2023, 8:09 AM
To: undisclosed-recipients: ;

For Immediate Release

(Venice, CA 2/9/23) The Venice Stakeholders Association, on February 7, 2023, filed a petition for writ of mandate with the Los Angeles Superior Court to invalidate the extension of the lease for the City of Los Angeles' "A Bridge Home" facility at 200 Sunset Avenue in Venice, CA.

Despite being warned in writing by the VSA in the summer of 2022 that the city would need to apply for and receive a Coastal Development Permit (CDP) from the California Coastal Commission to comply with the California Coastal Act, the city, under former Councilmember Mike Bonin, approved the lease extension November 9, 2022 without a CDP.

"Historically, the Coastal Commission has jealously guarded its authority to require a CDP for any and all development in the coastal zone, and specifically required in 2020 that the City file for a new CDP if the city sought to extend the lease for the facility from Metro beyond the initial 'temporary' three-year term," said Mark Ryavec, president of the VSA.

"The city knew of this requirement from the Commission's earlier action and Mr. Bonin blatantly ignored it," he added.

"The Venice Bridge Housing facility remains the only one in the city that is surrounded on all sides by residences, and it remains a severe burden on its neighbors," Ryavec said.

The writ petition is attached.

For further comment contact Mark Ryavec at [REDACTED].

— Attachments: —

VSA v City of Los Angeles - Petition for Writ of Mandate.pdf

791 KB