



Jacquelyn Lawson &lt;jacquelyn.lawson@lacity.org&gt;

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**RE: FW: Lease Follow Up**

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**Kerry Morrison** <Kerry@hollywoodbid.org>  
To: Jacquelyn Lawson <jacquelyn.lawson@lacity.org>

Fri, Oct 3, 2014 at 12:14 PM

Thanks Jackie, I know this is the civil side of things, but I want to get the attention of a supervisor.

Thanks so much – and did you get a chance to connect with Mollie at Housing Works?

Kerry

**From:** Jacquelyn Lawson [mailto:jacquelyn.lawson@lacity.org]  
**Sent:** Friday, October 03, 2014 12:08 PM  
**To:** Kerry Morrison  
**Subject:** Re: FW: Lease Follow Up

Hi Kerry,

I don't know of hand but I'll ask around and get back to you as soon as possible probably next week.

On Fri, Oct 3, 2014 at 11:23 AM, Kerry Morrison <Kerry@hollywoodbid.org> wrote:

Jackie, need your advice, re the inner-workings of the city attorney's office.

I need access to someone who could expedite a lease agreement between the General Services/DOT and the BID, so we can rent space in the Cherokee Parking Lot for our BID maintenance crew. We are down to the *absolute wire* in having to find a space for our crew. We have been working on this with the city since the spring of 2013, and were finally able to submit an offer in the fall of 2013 to lease this space.

Currently, our Clean Street crew resides on a parking lot at the NW corner of Selma and Cherokee. That lot is going to be developed into workforce housing. We now have a notice to vacate that space (30 days) and we have no place to go. We never in our wildest dreams imagined it would take more than a year to secure this lease with the city! (The lost revenue to the city is another matter; but I'll reserve judgment on that for now.)

I am attaching a motion that has been introduced by Councilmember O'Farrell to authorize the Dept. of General Services to negotiate a lease with us for this space. I believe it will be heard next week (hopefully

on consent).

My concern is that I've heard it could take more than a month (if not months) for this to get through city attorney drafting, review, approval etc. We simply do not have this kind of time. I'm wondering who on the CA staff works on these types of leases, and if we could make an appeal to move this to the top of the pile given our impending eviction from the parking lot on Selma.

Let me know your thoughts.

Kerry

**From:** Gary Benjamin [mailto:gary.benjamin@lacity.org]

**Sent:** Wednesday, October 01, 2014 9:33 AM

**To:** Joseph Mariani

**Cc:** Kerry Morrison; Sarah Besley; Marie Rumsey

**Subject:** Re: Lease Follow Up

I spoke with Marie and she thinks that you should reach out to the City Attorney. We need all the help we can get with this, given the lack of responsiveness and attentiveness to this issue thus far.

- Gary

On Tue, Sep 30, 2014 at 7:07 PM, Joseph Mariani <joe@hollywoodbid.org> wrote:

Thank you Gary and Marie. Please let us know if we do need to reach out to the City Attorney's office as we would not want this to be held up there after all the work you guys have done to get the motion in place for review.

Thank you both again, we stand ready to jump in.

**From:** Gary Benjamin [mailto:gary.benjamin@lacity.org]

**Sent:** Tuesday, September 30, 2014 3:23 PM

**To:** Kerry Morrison

**Cc:** Joseph Mariani; Sarah Besley; Marie Rumsey

**Subject:** Re: Lease Follow Up

Hello Joe and Kerry,

Last week, Melody McCormick of GSD said they would have the motion ready for Friday. She hasn't gotten back to me with an update, but Marie and I are pressuring them to move on this issue. I'll defer to Marie on whether it would be worthwhile to pressure Mike Feuer directly.

Gary

On Tue, Sep 23, 2014 at 5:37 PM, Kerry Morrison <Kerry@hollywoodbid.org> wrote:

Hi Gary, thank you for all your efforts. This is beginning to feel a bit like a Sysyphean struggle, no?

Here is my concern; with all the good intentions to get things expedited, the last thing we need for the one-month city attorney timeframe to morph into two or three. Lord knows we have had experience working on contracts with the city attorney. I wonder if you think it might be worth my effort to make a special appeal to Mike Feuer to ask for a true expedited process so we can get this resolved?

This certainly will be a case study (worthy of Harvard Business Review) of city systems that make it difficult to do business with LA, and result in lost revenues. Maybe talk with the Councilmember, and see what additional pressure we can apply.

Not sure if we can get an extension, but we can try.

Kerry

Sent using OWA for iPad

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**From:** Joseph Mariani  
**Sent:** Tuesday, September 23, 2014 4:08:46 PM  
**To:** Gary Benjamin  
**Cc:** Kerry Morrison; Sarah Besley  
**Subject:** Re: Lease Follow Up

Hi Gary,

I have copied Kerry and Sarah here to bring them in the loop, as I am still out of the office this week.

While this is very frustrating to hear, please know I do not hold you or your office at fault. I do however wish that DOT would have been clearer in their discussions with us, even since our meeting with them last year.

As it currently stands, we do not have a interim space for our crew. Originally, we had been asked to move out of our current space by the end of this month. I don't know if we can get an extension, but we will most certainly try.

Joseph Mariani

On Sep 23, 2014, at 9:46 AM, "Gary Benjamin" <gary.benjamin@lacity.org> wrote:

I have some bad news regarding the prospect of getting the lease in a timely manner. I checked in with the General Services Department (GSD) a couple weeks back and they said they still were not authorized to issue the lease, despite the approved Council motion. This seemed ridiculous to us, as the language of the motion came from Rene Sagles and he assured us the motion would be sufficient. GSD staffers were aware of the motion as it moved through the ITGS Committee, and yet they raised no red flags. In the last week, I've been in further communication with GSD, the City Attorney's office and Rene Sagles. Apparently, DOT have not been following City standards regarding lease of space for some time now. Recently, the City Attorney took note of this issue and has forced them to undergo a more rigorous public solicitation RFP process. Your lease process has dragged on for so long because of a lack of communication between DOT and GSD and a general uncertainty among the bureaus about how to proceed.

I now have Melody McCormick of GSD working with DOT and the City Attorney to draft a new "sole source" motion that will explain why the normal RFP process was not followed and why the HPOA should get this lease. They have told me they can have the motion ready by the end of the week. We will work to waive it from ITGS Committee and get it approved at Council next week ideally. Then the City Attorney will need to draft the lease. It will still be another month, at the earliest, until the lease will be issued. I'm really sorry about all of this confusion and for losing time pushing forward a motion that was insufficient. I am still learning all the time how the gears of City bureaucracy turn. Again, I'm very sorry about this, but I think we do at least have a clear path forward now with good communication between the departments. Just so I know and can share with the departments, what is your real estate timeline? Do you have an interim space you can occupy prior to moving into the Cherokee space? Also, will you be conducting tenant improvements in the space?

Best Regards,

Gary

On Tue, Sep 9, 2014 at 12:16 PM, Gary Benjamin <gary.benjamin@lacity.org> wrote:

Joe,

I'll get in touch with them today and try to get them moving.

Gary

On Mon, Sep 8, 2014 at 4:30 PM, Joseph Mariani <joe@hollywoodbid.org> wrote:

Hi Gary,

Great seeing you today at the Streetscape Committee meeting. As I mentioned, if you can please follow up with GSD and ask when our lease will be ready for the Cherokee space we would appreciate it. According to our vendor we are supposed to be off the Selma parking lot by the end of September, so the sooner we can move in the better. Thank you again for all of your help!

Joseph Mariani

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