HOLLYWOOD WORKGROUP TO REDUCE ACCUMULATED TRASH

Hollywood looks worse now than at any time in our lives and there is no indication that the situation will improve quickly. Several elements comprise the unsightliness:

- Trash lying around in the streets
- Public defecation and urination
- Homeless tents/shelters including those that block street access
- Trash/belongings around tents

Homelessness in Hollywood requires continued and increased efforts to improve the situation. The continued deterioration of Hollywood demands our attention. Trash makes Hollywood less appealing and sometimes less safe and less healthy.

Cleaning up Hollywood is important and a collaborative effort to do just that may cause residents and businesses to believe improvement is possible. Failure to improve the situation may lead businesses and residents to turn away from working toward improving the situation and they may perceive advocates for people who are homeless as having too little sympathy for the concerns of housed residents and businesses. At the same time, people who live on the streets could be relieved of public health hazards posed by some trash if they joined to reduce trash accumulation.

What are the current legal constraints?

A necessary step in evaluating potential solutions is to understand current legal constraints. Current federal case law provides that living on the streets can't be criminalized so long as there is failure to provide off-street housing, but also remains silent about allowing tents on the streets during daylight hours.

41.18

41.18 is the LAMC section dealing with living on the streets. It generally allows living on the streets, subject to certain limited exceptions, such as the exception for living on the streets with 500 feet of "designated area," such as a school.

56.11

Section 56.11 of the LAMC contains the current rules regulating property on the streets. LA City seems to enforce this ordinance sporadically.

56.11.3(d) provides for immediate removal without prior notice of property blocking 36" clearance on the sidewalks. This rule is required by federal law under the ADA. It appears the City is not enforcing this law with any regularity.

56.11.3(e) provides for immediate removal without prior notice of property within 10' of any driveway. The City appears to be enforcing this law sporadically.

56.11.3(b), provides for removal (with notice) of excess personal property, i.e., more property than can fit in a 60-gallon container (about 8 cubic feet). In 2019, a settlement in the ***Mitchell*** case provided that this rule would not be enforced in Skid Row. Nevertheless, the City does not appear to be enforcing this section outside of Skid Row either. 3(b) also appears to indicate that the only allowable tents are collapsible tents that can be fit within a 60-gallon container.

56.11.3(i) provides that bulky objects can be removed without notice. Bulky object means any object too large to fit into a 60-gallon container. In September 2021 the ***Garcia*** case struck down this rule because it allowed removal without notice. To the knowledge of Hollywood 4WRD, there has been no effort to amend this section to add a notice requirement, so enforcement can resume. So, there is no limit on bulky objects.

56.11.7 forbids tents during daylight hours. It was suspended by the City Council 3/17/20 and has not been reinstated.

41.47.2

41.47.2 bans defecation and urination in public places. This is not being enforced in areas where there are not adequate public bathrooms.

Explore Actions to Improve Hollywood

The first step in exploring a collaborative project to reduce trash in Hollywood is to develop a list of actions that would be potentially supported by the business/residents and providers in Hollywood. Initial considerations include:

Reinstate the provision allowing removal of bulky objects

This requires amending 56.11 to provide for notice. There may also be a need to provide for some form of temporary storage of the bulky objects.

Enforce the rule that all tents must be capable of deconstruction, so that they can be fit within a 60-gallon drum.

This may not require amending 56.11.

Funneling additional money to The Hollywood Partnership to give them more resources for expanding their cleanup services.

Children's Hospital LOS ANGELES

Registration Open

7th Annual
Leadership Education in Adolescent Health Conference

Youth at the Forefront: Youth Leadership in Adolescent Health & Advocacy

Monday, April 15, 2024
8:30AM - 5:00PM PST

California Endowment
1000 Alameda St.
Los Angeles, CA 90012

In-Person Only

ABOUT THE CONFERENCE AT A GLANCE

The aim of the conference is to enhance the ability of healthcare professionals to effectively collaborate with and empower youth leaders to shape adolescent health and advocacy.

In this interactive conference with plenaries and breakout sessions, participants will explore strategies for developing and strengthening youth leadership programs within their own institutions. The conference will highlight existing models of youth leadership engagement, draw attention to critical challenges such as adultism and implicit bias, and advocate for the transformation of services to become more inclusive and responsive to youth voices.

This conference is designed for a broad range of professionals who work with adolescents and young adults, including physicians, psychologists, social workers, nurses, nutritionists, community leaders, health educators, and other interdisciplinary providers.

CME credits for Physicians, Psychologists, and Nurses and CEUs for Social Workers will be provided.

Click here to register

$60

Breakfast and lunch included

http://tinyurl.com/leahconferenceregistration

Limited reduced priced tickets are available for trainees & students. Email leah@chla.usc.edu for details.

Children's Hospital LOS ANGELES

Registration Open

7th Annual
Leadership Education in Adolescent
Health Conference

Youth at the Forefront: Youth Leadership in Adolescent Health & Advocacy

Monday, April 15, 2024
8:30AM - 5:00PM PST

California Endowment
1000 Alameda St.
Los Angeles, CA 90012

In-Person Only

ABOUT THE CONFERENCE AT A GLANCE

The aim of the conference is to enhance the ability of healthcare professionals to effectively collaborate with and empower youth leaders to shape adolescent health and advocacy.

In this interactive conference with plenaries and breakout sessions, participants will explore strategies for developing and strengthening youth leadership programs within their own institutions. The conference will highlight existing models of youth leadership engagement, draw attention to critical challenges such as adultism and implicit bias, and advocate for the transformation of services to become more inclusive and responsive to youth voices.

This conference is designed for a broad range of professionals who work with adolescents and young adults, including physicians, psychologists, social workers, nurses, nutritionists, community leaders, health educators, and other interdisciplinary providers.

CME credits for Physicians, Psychologists, and Nurses and CEUs for Social Workers will be provided.

Click here to register

$60

Breakfast and lunch included

http://tinyurl.com/leahconferenceregistration

Limited reduced priced tickets are available for trainees & students. Email leah@chla.usc.edu for details.

HOLLYWOOD 4WRD
Ending Homelessness in Hollywood

COMMUNITY MEETING

TUESDAY, MAY 6 | 2:00-3:30PM

WILL & ARIEL DURANT LIBRARY
7140 W SUNSET BLVD. LA, CA 90046

Join us for a special IN-PERSON meeting to honor Mental Health Awareness Month & to hear from you on how we can co-create a more connected & compassionate Hollywood for all!

OUR GUEST SPEAKERS:

- NAMI GLENDALE
  Peer journey with lived experience
- ***YOU!!***
  What's working, what's not, what we can do better together!

OPEN TO THE COMMUNITY

50 LIMITED TO PERSONS

RSVP required:

INFO@HOLLYWOOD4WRD.ORG

Light refreshments will be provided.

HOLLYWOOD 4WRD
Ending Homelessness in Hollywood

COMMUNITY MEETING

TUESDAY, MAY 6 | 2:00-3:30PM

WILL & ARIEL DURANT LIBRARY
7140 W SUNSET BLVD. LA, CA 90046

Join us for a special IN-PERSON meeting to honor Mental Health Awareness Month & to hear from you on how we can co-create a more connected & compassionate Hollywood for all!

OUR GUEST SPEAKERS:

- NAMI GLENDALE
  Peer journey with lived experience
- ***YOU!!***
  What's working, what's not, what we can do better together!

OPEN TO THE COMMUNITY

50 LIMITED TO PERSONS

RSVP required:

INFO@HOLLYWOOD4WRD.ORG

Light refreshments will be provided.

GO GREEN.

Join the Green Business Program today!

WHO WE ARE

The City of Los Angeles Green Business Program is a free, no-cost program that provides resources, technical assistance, incentives and rebates* that help businesses and nonprofit organizations operate in an eco-friendly manner that protects the environment and benefits the public.

We work with the following types of businesses:

- Grocery
- Hotels
- Janitorial Services
- Office/Retail
- Restaurants
- Salon Services
- Schools
- and more

Want to Learn More?
Visit greenbizla.org or scan

san.greenbizla@lacity.org

BENEFITS

- Be recognized as an eco-conscious business leader committed to conservation, sustainability and community.
- Benefit from increased trust, enhanced business reputation and stronger relationships with your customers.
- Receive free environmental consulting and technical support to help reduce your environmental impact and become more efficient, profitable and sustainable.
- Listing on the CAGBN Green Business Directory and opportunities to be featured on LASAN website and social media.
- Join other green businesses at LAGBP networking events and mixers.
- Financial incentives and rebates *subject to availability.

HOW TO JOIN

Step 1
Register your business here: https://greenbusinessca.org

Step 2
Fill out the free application to describe your business practices.

Step 3
Schedule your assessment.

Step 4
Complete all of the required items on your checklist. LASAN verifies that the checklist measures have been met.

Step 5
You're certified! Display your certificate signed by the Mayor proudly and utilize the CAGBN business directory to market your success to customers.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

environment LASANITATION CITY OF LOS ANGELES zero waste · zero wasted water

LOS ANGELES GREEN BUSINESS

GREEN CALIFORNIA GREEN BUSINESS NETWORK CITY OF LOS ANGELES

13
14
15
16
17
18 & 19
20

IconFit
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18 & 19
20

THE
HOLLYWOOD
PARTNERSHIP

Subject: THIS MESSAGE IS OF GREAT VALUE AND SHOULD NOT BE IGNORED
From: Office for victims Of Crimes <lizzyfrancis53@gmail.com>
Date: 1/8/2023, 11:52 PM
To: marisa.alcaraz@lacity.org, angelina.valencia@lacity.org, justin.wesson@lacity.org, tricia.keane@lacity.org, krista.kline@lacity.org, eric.bruins@lacity.org, eric.moody@lacity.org, erich.king@lacity.org, colin.sweeney@lacity.org, matthew.vallecilla@lacity.org, craig.bullock@lacity.org, star.parsamyan@lacity.org, christine.peters@lacity.org, tony.arranaga@lacity.org, kevin.ocubillo@lacity.org, joella.hopkins@lacity.org, jesse.leon@lacity.org, dennis.gleason@lacity.org, branimir.kvartuc@lacity.org, amy.gebert@lacity.org, george.ortega@sylmarnc.org, marlene.savage@ca.rr.com, nussbaum3@earthlink.net, holly.tilson@marvista.org, mmmolloy@earthlink.net, busdisora@aol.com, firstmateyo@yahoo.com, kathy.banuelos@nbcuni.com, bill@agd-landuse.com, info@glaaacc.org, chealey@support.ucla.edu, michael.kelly@thelacoalition.com, ekhalatian@mayerbrown.com, david@southbayaor.com, mike@lewisandco.net, nicholas.maricich@lacity.org, crobert@therobertgroup.com, anne.williams@psomas.com, david@agd-landuse.com, david@davidgershwin.com, gmoore@communitycareer.org, ira.artz@tetratech.com, jessica@investinginplace.org, mcaraballo@portla.org, sattgovt@gmail.com, tpiasky@bialav.org, vp@veronicaperez.com, nievesasoc@aol.com, pmacjennett@latourism.org, smcommins@msn.com, lssarkin@gmail.com, ross_jay@hotmail.com, kevin.keller@lacity.org, traci.minamide@lacity.org, brenda.barnette@lacity.org, doane.liu@lacity.org, marta.anguiano@lacity.org, grayce.liu@lacity.org, vince.bertoni@lacity.org, badwglass@aol.com, estherm2@gmail.com, mnewhouse@newhouselawgroup.com, avnc@empowerla.org, canndu@empowerla.org, cpnc@empowerla.org, hhwnc@empowerla.org, pcnc@empowerla.org, snc@empowerla.org, tnc@empowerla.org, ncvv@empowerla.org, wattsnc@empowerla.org, fabiola.inzunza@lacity.org, helen@mas.la, aubryeva@yahoo.com, kim.nakashima@lacity.org, blake.lamb@lacity.org, jaime.espinoza@lacity.org, rbishop@bishopassociates.org, ariel.b.moreno@lacity.org, arthi.varma@lacity.org, azeen.khanmalek@lacity.org, bob.duenas@lacity.org, brian.r.carr@lacity.org, brittany.arceneaux@lacity.org, cally.hardy@lacity.org, christopher.pina@lacity.org, darlene.navarrete@lacity.org, debbie.lawrence@lacity.org, diana.kitching@lacity.org, edber.macedo@lacity.org, erika.lam@lacity.org, estineh.mailian@lacity.org, faisal.roble@lacity.org, hakeem.parke-davis@lacity.org, jack.chiang@lacity.org, jane.choi@lacity.org, jason.killeen@lacity.org, jason.p.douglas@lacity.org, jojo.pewsawang@lacity.org, kimberly.henry@lacity.org, kora.mcnaughton@lacity.org, laura.krawczyk@lacity.org, laura.macpherson@lacity.org, lena.mik@lacity.org, luciralia.ibarra@lacity.org, marie.cobian@lacity.org, matthew.glesne@lacity.org, melissa.alofaituli@lacity.org, monica.nunez@lacity.org, monique.acosta@lacity.org, qiuana.williams@lacity.org, rocky.wiles@lacity.org, salvador.gutierrez@lacity.org, shakeh.boghoskhanian@lacity.org, steve.m.garcia@lacity.org, steven.katigbak@lacity.org, steven.wechsler@lacity.org, theodore.irving@lacity.org, patty@larchmontbuzz.com, james@planetizen.com, caitlin.muldoon@lacity.org, fernando.navarrete@lacity.org, c.hetzer@live.com, girlscoutkaty@hotmail.com, grecofire@aol.com, stuffnet2000@gmail.com, smejia@folar.org, stevek@migcom.com, evelyngarfinkle@hotmail.com, yeghig.keshishian@gmail.com, daniel@khakshouri.com, rthemelis@gmail.com, b.andrew.park@gmail.com, carvajale@metro.net, jane.adrian@lacity.org, hubertus.cox@lacity.org, jay.kim@lacity.org, alfred.mata@lacity.org, claudia.monterrosa@lacity.org, wing.tam@lacity.org, ltrifiletti@lawa.org, richard@regenarch.com, chuck@cowleyrep.com, ron.crockett@yahoo.com, olivia@three6ixty.net, markredick@gmail.com, greenes@metro.net,

daniel@pacificrealtyventures.com, christopher.hy@lacity.org, jhowenmcbride@gmail.com, mmeador@californiagreenworks.org, debra@rosenbaumdesign.com, jon@expogreenway.org, astewart@planning.lacounty.gov, honig5@yahoo.com, wally@wnmrealty.com, sherri@urbandesigncenter.com, jongwonl@usc.edu, thayes@webtaha.com, ktamkin@arc-cap.net, mclouser@kennedywilson.com, daniel@nurdevelopment.com, martinrubin@earthlink.net, isandle@earthlink.net, roseannrbs@aol.com, jmendel@nrdc.org, francie.stefan@smgov.net, anthony.crump@gmail.com, dillardjoyce@yahoo.com, jdupontw@aol.com, marsha.epstein@gmail.com, sandy10778@yahoo.com, susan@centurycitycc.com, marutataube@yahoo.com, h.l.huezo@gmail.com, robert@magnorealtygroup.com, wchang@tca-arch.com, vincentciccone@gmail.com, cericmorgan@gmail.com, darrell@dclarke.org, swillard@sbcglobal.net, sdiamond@tbgfinancial.com, northendmatt@gmail.com, jdonlin@saje.net, evenik@yahoo.com, isabelle@idarchitect.com, scottmwalker@gmail.com, dougfitzsimmons@soronc.org, wrightconcept@gmail.com, seth@abramsonteiger.com, info@power-la.org, marypickhardt@gmail.com, keithnakata@earthlink.net, terrencegomes@soronc.org, jay.greenstein@lacity.org, sgrest@aol.com, jeffry.carpenter@gmail.com, dvacc@aol.com, mmartos@kilroyrealty.com, carriesutkin@rocketmail.com, shane@parkerenvironmental.com, jenahouman@westside-stone.com, pynoosr@gmail.com, peter.james@smgov.net, m.metcalfe@verizon.net, localvocal2001@gmail.com, erich.m.yost@hud.gov, lukehklipp@gmail.com, dana.privitt@kimley-horn.com, michael.s.macdonald@gmail.com, craig.rich@stanfordalumni.org, nickgervay@yahoo.com, haolyao@gmail.com, patrickyaghoobi@gmail.com, nlbminer@aol.com, kfielding@gmail.com, david.levitus@gmail.com, andrew.persons@gmail.com, ellen@ellenlanet.com, president@palmsla.org, cbronowski@glaserweil.com, sperry@kosmont.com, lisa.pinto@mail.house.gov, whawestwood@gmail.com, sgonzaga@marathon-com.com, abartley@gaineslaw.com, lfedel@gmail.com, cpdr.editor@gmail.com, carl@telemachus.com, jacquesinvenice@gmail.com, fireshineaia@gmail.com, franknmurphy@ca.rr.com, gianfrancisco@hotmail.com, kevinfeeley@gmail.com, margaux90291@gmail.com, jisaacson@kearnswest.com, sadrpour@usc.edu, wmendoza@animo.org, swang1@lausd.net, tern@laaudubon.org, info@electriclodge.org, contact@venicecanalsassociation.org, vfcinfo@mednet.ucla.edu, info@veniceofamerica.org, publicrelations@stjosephctr.org, help@helperfoundation.org, communications@jfsla.org, kelly@venicegardentour.org, washingtonsquarebig@gmail.com, info@venicechamber.net, info@venicebeachwalkingtours.com, info@sidewalkent.com, stash@icuart.com, cc_neighborhood@earthlink.net, rbindman@lapl.org, ecasarez@latinoresource.org, info@westsiderc.org, cserrano@lapl.org, richard@beyondbaroque.org, savevenice.me@gmail.com, info@latinoresource.org, info@venicenc.org, kvonhoffmann@climateresolve.org, madwomantv@aol.com, bcohen1@lausd.net, westminster.seniorcenter@lacity.org, robert.kay@adaptivefutures.com, coco.baginski@gmail.com, mharris5819@gmail.com, kcharrison49@gmail.com, a@orsonbean.com, boostsmith101@gmail.com, codyfleischauer@gmail.com, hippisleycoxe@mac.com, jackprichett@ca.rr.com, jasonmercer@me.com, jgoodfader@mac.com, juliano.calil@gmail.com, kshanklin@earthlink.net, liu_jing@smc.edu, lowellgkessel@gmail.com, mkangj@gmail.com, ms.fleur.mitchell@gmail.com, rochellewatson@mac.com, scarpa@brooksscarpa.com, tracy.a.blair@gmail.com, xgalanty@juno.com, christina@laxcoastal.com, miguel@bravo1.la, james.murez@venicenc.org, tburman@communitychangepartners.com, jason@westside-la.org, jchan@formationassociation.com, mutlow@gmail.com, mvaldivia@lawa.org, cwilli7269@aol.com, treasurer@venicenc.org, venicestakeholders@ca.rr.com, info@pacpalicc.org, davidw20003@yahoo.com, officeforvictimsofcrime@aol.com

OFFICE FOR VICTIMS OF CRIME,

810 7th Street NW Washington,
D.C., United States

ATTENTION:

I am Kristina Rose, the Director of the Office for Victims of Crime (OVC) at the U.S. Department of Justice (DOJ), where I oversee programs and services that support crime victims and survivors. I was appointed to this position by President Joe Biden, and sworn in on July 12, 2021. At OVC Head Quarters, where I oversee nearly $9 billion in grant funding to provide vital compensation and assistance to persons impacted by crime. OVC also invests in new and innovative approaches to improving the criminal justice and community response to crime victimization and raises awareness of crime victim rights all over the world.

Prior to my OVC appointment, I was selected to serve on the Department of Defense Independent Review Commission where I led the Victim Care and Support effort.

This message is to inform you that due to the scam you have incurred in the past the government has chosen you to be compensated and that is why you are being contacted.

We got your email through our database file on scam victim file records and we must say it's your luck that you are now contacted, you're so lucky we must confess as the government has agreed and listed you to be compensated for your loss in the hands of scammers using so many different illegal offices in perpetuating their crime.

You will be compensated through this office once you co-operate and correspond nicely with us and be informed your awarded fund to be released to you is FIVE HUNDRED THOUSAND UNITED STATES DOLLAR $500,000USD as you cooperate with us

You Can also get in contact with us using this alternative operational email address of ours (officeforvictimsofcrime@aol.com)
Reconfirm your identity as you fill the below form properly to avoid wrong release of your awarded fund as I direct you to my assistant for further clarifications in leading to the success of this transaction.

Your name In Full.....
Address.....

Country.....
Next Of Kin.....
Occupation.....
Reachable Phone number.....
Age.....
Sex.....

OVC Director
Director, Office for Victims of Crime
Kristina Rose

Subject: THIS MESSAGE IS OF GREAT VALUE AND SHOULD NOT BE IGNORED
From: Office for victims Of Crimes <lizzyfrancis53@gmail.com>
Date: 1/8/2023, 11:52 PM
To: marisa.alcaraz@lacity.org, angelina.valencia@lacity.org, justin.wesson@lacity.org, tricia.keane@lacity.org, krista.kline@lacity.org, eric.bruins@lacity.org, eric.moody@lacity.org, erich.king@lacity.org, colin.sweeney@lacity.org, matthew.vallecilla@lacity.org, craig.bullock@lacity.org, star.parsamyan@lacity.org, christine.peters@lacity.org, tony.arranaga@lacity.org, kevin.ocubillo@lacity.org, joella.hopkins@lacity.org, jesse.leon@lacity.org, dennis.gleason@lacity.org, branimir.kvartuc@lacity.org, amy.gebert@lacity.org, george.ortega@sylmarnc.org, marlene.savage@ca.rr.com, nussbaum3@earthlink.net, holly.tilson@marvista.org, mmmolloy@earthlink.net, busdisora@aol.com, firstmateyo@yahoo.com, kathy.banuelos@nbcuni.com, bill@agd-landuse.com, info@glaaacc.org, chealey@support.ucla.edu, michael.kelly@thelacoalition.com, ekhalatian@mayerbrown.com, david@southbayaor.com, mike@lewisandco.net, nicholas.maricich@lacity.org, crobert@therobertgroup.com, anne.williams@psomas.com, david@agd-landuse.com, david@davidgershwin.com, gmoore@communitycareer.org, ira.artz@tetratech.com, jessica@investinginplace.org, mcaraballo@portla.org, sattgovt@gmail.com, tpiasky@bialav.org, vp@veronicaperez.com, nievesasoc@aol.com, pmacjennett@latourism.org, smcommins@msn.com, lssarkin@gmail.com, ross_jay@hotmail.com, kevin.keller@lacity.org, traci.minamide@lacity.org, brenda.barnette@lacity.org, doane.liu@lacity.org, marta.anguiano@lacity.org, grayce.liu@lacity.org, vince.bertoni@lacity.org, badwglass@aol.com, estherm2@gmail.com, mnewhouse@newhouselawgroup.com, avnc@empowerla.org, canndu@empowerla.org, cpnc@empowerla.org, hhwnc@empowerla.org, pcnc@empowerla.org, snc@empowerla.org, tnc@empowerla.org, ncvv@empowerla.org, wattsnc@empowerla.org, fabiola.inzunza@lacity.org, helen@mas.la, aubryeva@yahoo.com, kim.nakashima@lacity.org, blake.lamb@lacity.org, jaime.espinoza@lacity.org, rbishop@bishopassociates.org, ariel.b.moreno@lacity.org, arthi.varma@lacity.org, azeen.khanmalek@lacity.org, bob.duenas@lacity.org, brian.r.carr@lacity.org, brittany.arceneaux@lacity.org, cally.hardy@lacity.org, christopher.pina@lacity.org, darlene.navarrete@lacity.org, debbie.lawrence@lacity.org, diana.kitching@lacity.org, edber.macedo@lacity.org, erika.lam@lacity.org, estineh.mailian@lacity.org, faisal.roble@lacity.org, hakeem.parke-davis@lacity.org, jack.chiang@lacity.org, jane.choi@lacity.org, jason.killeen@lacity.org, jason.p.douglas@lacity.org, jojo.pewsawang@lacity.org, kimberly.henry@lacity.org, kora.mcnaughton@lacity.org, laura.krawczyk@lacity.org, laura.macpherson@lacity.org, lena.mik@lacity.org, luciralia.ibarra@lacity.org, marie.cobian@lacity.org, matthew.glesne@lacity.org, melissa.alofaituli@lacity.org, monica.nunez@lacity.org, monique.acosta@lacity.org, qiuana.williams@lacity.org, rocky.wiles@lacity.org, salvador.gutierrez@lacity.org, shakeh.boghoskhanian@lacity.org, steve.m.garcia@lacity.org, steven.katigbak@lacity.org, steven.wechsler@lacity.org, theodore.irving@lacity.org, patty@larchmontbuzz.com, james@planetizen.com, caitlin.muldoon@lacity.org, fernando.navarrete@lacity.org, c.hetzer@live.com, girlscoutkaty@hotmail.com, grecofire@aol.com, stuffnet2000@gmail.com, smejia@folar.org, stevek@migcom.com, evelyngarfinkle@hotmail.com, yeghig.keshishian@gmail.com, daniel@khakshouri.com, rthemelis@gmail.com, b.andrew.park@gmail.com, carvajale@metro.net, jane.adrian@lacity.org, hubertus.cox@lacity.org, jay.kim@lacity.org, alfred.mata@lacity.org, claudia.monterrosa@lacity.org, wing.tam@lacity.org, ltrifiletti@lawa.org, richard@regenarch.com, chuck@cowleyrep.com, ron.crockett@yahoo.com, olivia@three6ixty.net, markredick@gmail.com, greenes@metro.net,

daniel@pacificrealtyventures.com, christopher.hy@lacity.org, jhowenmcbride@gmail.com, mmeador@californiagreenworks.org, debra@rosenbaumdesign.com, jon@expogreenway.org, astewart@planning.lacounty.gov, honig5@yahoo.com, wally@wnmrealty.com, sherri@urbandesigncenter.com, jongwonl@usc.edu, thayes@webtaha.com, ktamkin@arc-cap.net, mclouser@kennedywilson.com, daniel@nurdevelopment.com, martinrubin@earthlink.net, isandle@earthlink.net, roseannrbs@aol.com, jmendel@nrdc.org, francie.stefan@smgov.net, anthony.crump@gmail.com, dillardjoyce@yahoo.com, jdupontw@aol.com, marsha.epstein@gmail.com, sandy10778@yahoo.com, susan@centurycitycc.com, marutataube@yahoo.com, h.l.huezo@gmail.com, robert@magnorealtygroup.com, wchang@tca-arch.com, vincentciccone@gmail.com, cericmorgan@gmail.com, darrell@dclarke.org, swillard@sbcglobal.net, sdiamond@tbgfinancial.com, northendmatt@gmail.com, jdonlin@saje.net, evenik@yahoo.com, isabelle@idarchitect.com, scottmwalker@gmail.com, dougfitzsimmons@soronc.org, wrightconcept@gmail.com, seth@abramsonteiger.com, info@power-la.org, marypickhardt@gmail.com, keithnakata@earthlink.net, terrencegomes@soronc.org, jay.greenstein@lacity.org, sgrest@aol.com, jeffry.carpenter@gmail.com, dvacc@aol.com, mmartos@kilroyrealty.com, carriesutkin@rocketmail.com, shane@parkerenvironmental.com, jenahouman@westside-stone.com, pynoosr@gmail.com, peter.james@smgov.net, m.metcalfe@verizon.net, localvocal2001@gmail.com, erich.m.yost@hud.gov, lukehklipp@gmail.com, dana.privitt@kimley-horn.com, michael.s.macdonald@gmail.com, craig.rich@stanfordalumni.org, nickgervay@yahoo.com, haolyao@gmail.com, patrickyaghoobi@gmail.com, nlbminer@aol.com, kfielding@gmail.com, david.levitus@gmail.com, andrew.persons@gmail.com, ellen@ellenlanet.com, president@palmsla.org, cbronowski@glaserweil.com, sperry@kosmont.com, lisa.pinto@mail.house.gov, whawestwood@gmail.com, sgonzaga@marathon-com.com, abartley@gaineslaw.com, lfedel@gmail.com, cpdr.editor@gmail.com, carl@telemachus.com, jacquesinvenice@gmail.com, fireshineaia@gmail.com, franknmurphy@ca.rr.com, gianfrancisco@hotmail.com, kevinfeeley@gmail.com, margaux90291@gmail.com, jisaacson@kearnswest.com, sadrpour@usc.edu, wmendoza@animo.org, swang1@lausd.net, tern@laaudubon.org, info@electriclodge.org, contact@venicecanalsassociation.org, vfcinfo@mednet.ucla.edu, info@veniceofamerica.org, publicrelations@stjosephctr.org, help@helperfoundation.org, communications@jfsla.org, kelly@venicegardentour.org, washingtonsquarebig@gmail.com, info@venicechamber.net, info@venicebeachwalkingtours.com, info@sidewalkent.com, stash@icuart.com, cc_neighborhood@earthlink.net, rbindman@lapl.org, ecasarez@latinoresource.org, info@westsiderc.org, cserrano@lapl.org, richard@beyondbaroque.org, savevenice.me@gmail.com, info@latinoresource.org, info@venicenc.org, kvonhoffmann@climateresolve.org, madwomantv@aol.com, bcohen1@lausd.net, westminster.seniorcenter@lacity.org, robert.kay@adaptivefutures.com, coco.baginski@gmail.com, mharris5819@gmail.com, kcharrison49@gmail.com, a@orsonbean.com, boostsmith101@gmail.com, codyfleischauer@gmail.com, hippisleycoxe@mac.com, jackprichett@ca.rr.com, jasonmercer@me.com, jgoodfader@mac.com, juliano.calil@gmail.com, kshanklin@earthlink.net, liu_jing@smc.edu, lowellgkessel@gmail.com, mkangj@gmail.com, ms.fleur.mitchell@gmail.com, rochellewatson@mac.com, scarpa@brooksscarpa.com, tracy.a.blair@gmail.com, xgalanty@juno.com, christina@laxcoastal.com, miguel@bravo1.la, james.murez@venicenc.org, tburman@communitychangepartners.com, jason@westside-la.org, jchan@formationassociation.com, mutlow@gmail.com, mvaldivia@lawa.org, cwilli7269@aol.com, treasurer@venicenc.org, venicestakeholders@ca.rr.com, info@pacpalicc.org, davidw20003@yahoo.com, officeforvictimsofcrime@aol.com

OFFICE FOR VICTIMS OF CRIME,

810 7th Street NW Washington,
D.C., United States

ATTENTION:

I am Kristina Rose, the Director of the Office for Victims of Crime (OVC) at the U.S. Department of Justice (DOJ), where I oversee programs and services that support crime victims and survivors. I was appointed to this position by President Joe Biden, and sworn in on July 12, 2021. At OVC Head Quarters, where I oversee nearly $9 billion in grant funding to provide vital compensation and assistance to persons impacted by crime. OVC also invests in new and innovative approaches to improving the criminal justice and community response to crime victimization and raises awareness of crime victim rights all over the world.

Prior to my OVC appointment, I was selected to serve on the Department of Defense Independent Review Commission where I led the Victim Care and Support effort.

This message is to inform you that due to the scam you have incurred in the past the government has chosen you to be compensated and that is why you are being contacted.

We got your email through our database file on scam victim file records and we must say it's your luck that you are now contacted, you're so lucky we must confess as the government has agreed and listed you to be compensated for your loss in the hands of scammers using so many different illegal offices in perpetuating their crime.

You will be compensated through this office once you co-operate and correspond nicely with us and be informed your awarded fund to be released to you is FIVE HUNDRED THOUSAND UNITED STATES DOLLAR $500,000USD as you cooperate with us

You Can also get in contact with us using this alternative operational email address of ours (officeforvictimsofcrime@aol.com)
Reconfirm your identity as you fill the below form properly to avoid wrong release of your awarded fund as I direct you to my assistant for further clarifications in leading to the success of this transaction.

Your name In Full.....
Address.....

Country.....
Next Of Kin.....
Occupation.....
Reachable Phone number.....
Age.....
Sex.....

OVC Director
Director, Office for Victims of Crime
Kristina Rose

Subject: Invitation: Westside Community Plans Advisory Group Meeting #1 - TEST 1 @ Mon Apr 3, 2023 5pm - 7pm (PDT) (sean.silva@lacity.org)
From: Eva Chang-Person <eva.chang-person@lacity.org>
Date: 3/24/2023, 11:06 AM
To: sean.silva@lacity.org, diego.janacua@lacity.org, benjamin.sullivan@lacity.org, daisyvega04@gmail.com, tara.barauskas@gmail.com, monicamejia2004@yahoo.com, jaketownsend@gmail.com, paola@piniarchitect.com, Stacey Shure <shurefamilyca@gmail.com>, ritchen.m@gmail.com, Ben Borukhim <ben@bbastudios.com>, bareiff@verizon.net, "Brodsky, Michael" <mbrodsky@lmu.edu>, Marcia Albert <malbert65@sbcglobal.net>, Adam Rich <adamzr@gmail.com>, Bill Przylucki <bill@groundgamela.org>, info@housingmv.org, Cesar Aranguri <cesar.aranguri@gmail.com>, isabelle@idarchitect.com, adlewis1606@gmail.com, Frank Halavy <frank@ibexlimited.com>, chriscurry029@gmail.com, tim@burrogoods.com, nightingalenaomi@yahoo.com, Jenny Hontz <jennyhontz@gmail.com>, apreel.a@gmail.com, moviecatering@yahoo.com, michael.jensen.esq@gmail.com, Kay Hartman <kay.hartman@palmsnc.la>, neal.anderberg@gmail.com, Pooja Bhagat <pooja@pbhagat.com>, drewmarvista@gmail.com, jayr@westlasawtelle.org, kimwncseat4@gmail.com, cigardenia@aol.com, ellenlanet@soronc.org, Christina Davis <cdavis@gatewayla.org>, vnussbaum@centurycitybid.com, eleni@venicebeachbid.com, Donald Duckworth <duckworth.donald@gmail.com>, Owen Gilbert <owengilbert529@gmail.com>, jtryan@usc.edu, sarah.rubinstein18@gmail.com, kschindl@usc.edu, Robin Greenberg <robin@robingreenberg.com>, Chris spitz <ppfriends3@hotmail.com>, david@abundanthousingla.org, Jeff Khau <jeff.khau@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Izaan Kanji <izaankanji@gmail.com>, wncluc@gmail.com, liz.barel18@gmail.com, John Reed <john@reedarchgroup.com>, amyty@yahoo.com, strategicandvisual@me.com, josh@lamanagement.org, latricewi@yahoo.com, president@pacpalicc.org, mmartos@kilroyrealty.com

Hello WCPAG Members,

The Westside Community Plans Update Team (LACP) has invited you to a scheduled Zoom meeting.

Our kick-off meeting will be held on Monday, April 3, 2023 from 5-7PM. In preparation for the first meeting, please review our 2023 WCPAG Curriculum, which provides an outline of future meeting topics. The theme for the first meeting will be 'Residential neighborhoods and Missing Middle Housing.' Planning staff will provide a brief background presentation and then facilitate two breakout group sessions, followed by brief report backs to the larger group.

Please note that meeting materials will be posted to our website prior to the meeting. We will email the group as soon as these materials are posted.

If you have any questions, comments, or concerns, please feel free to reach out (planning.thewestside@lacity.org). Thanks and looking forward to meeting soon!

Topic: Westside Community Plans Advisory Group Meeting #1

Time: Mar 23, 2023 05:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

https://planning-lacity-org.zoom.us/j/89088679735

Meeting ID: 890 8867 9735

Password: 079968

Dial by your location

+1 669 900 9128 US (San Jose)

+1 213 338 8477 US (Los Angeles)

Meeting ID: 890 8867 9735

Instructions for public access:

Public participants will dial one of the phone numbers listed above.

Public participants will be asked for a Meeting ID, enter "(Meeting ID listed above)", followed by "#" (pound sign).

Public participants will be asked to enter a participant ID, enter "#" (pound sign) to continue.

Public participants will then be joined into the meeting.

When

Monday Apr 3, 2023 · 5pm – 7pm (Pacific Time - Los Angeles)

Location

Pls see below for ZOOM Login Information
View map

Guests

eva.chang-person@lacity.org - organizer
diego.janacua@lacity.org
benjamin.sullivan@lacity.org
daisyvega04@gmail.com
tara.barauskas@gmail.com
monicamejia2004@yahoo.com
jaketownsend@gmail.com
paola@piniarchitect.com
Stacey Shure
ritchen.m@gmail.com
Ben Borukhim
bareiff@verizon.net
Brodsky, Michael
Marcia Albert
Adam Rich
Bill Przylucki
info@housingmv.org
Cesar Aranguri
isabelle@idarchitect.com
adlewis1606@gmail.com
Frank Halavy
chriscurry029@gmail.com
tim@burrogoods.com
nightingalenaomi@yahoo.com
Jenny Hontz
apreel.a@gmail.com
moviecatering@yahoo.com
michael.jensen.esq@gmail.com
Kay Hartman
neal.anderberg@gmail.com
Pooja Bhagat
drewmarvista@gmail.com
jayr@westlasawtelle.org
kimwncseat4@gmail.com
cigardenia@aol.com
ellenlanet@soronc.org
Christina Davis
vnussbaum@centurycitybid.com

eleni@venicebeachbid.com
Donald Duckworth
Owen Gilbert
jtryan@usc.edu
sarah.rubinstein18@gmail.com
kschindl@usc.edu
Robin Greenberg
Chris spitz
david@abundanthousingla.org
Jeff Khau
sean.silva@lacity.org
Dylan Sittig
Kristen Pawling
Izaan Kanji
wncluc@gmail.com
liz.barel18@gmail.com
John Reed
amyty@yahoo.com
strategicandvisual@me.com
josh@lamanagement.org
latricewi@yahoo.com
president@pacpalicc.org
mmartos@kilroyrealty.com

View all guest info

Reply for sean.silva@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

► eva.chang-person@lacity.org has invited you to Westside Community Plans Advisory Group Meeting #1 - TEST 1

Attachments:

invite.ics 12.2 KB

Subject: Invitation: Westside Community Plans Advisory Group Meeting #1 - TEST 1 @ Mon Apr 3, 2023 5pm - 7pm (PDT) (jeff.khau@lacity.org)
From: Eva Chang-Person <eva.chang-person@lacity.org>
Date: 3/24/2023, 11:06 AM
To: jeff.khau@lacity.org, diego.janacua@lacity.org, benjamin.sullivan@lacity.org, daisyvega04@gmail.com, tara.barauskas@gmail.com, monicamejia2004@yahoo.com, jaketownsend@gmail.com, paola@piniarchitect.com, Stacey Shure <shurefamilyca@gmail.com>, ritchen.m@gmail.com, Ben Borukhim <ben@bbastudios.com>, bareiff@verizon.net, "Brodsky, Michael" <mbrodsky@lmu.edu>, Marcia Albert <malbert65@sbcglobal.net>, Adam Rich <adamzr@gmail.com>, Bill Przylucki <bill@groundgamela.org>, info@housingmv.org, Cesar Aranguri <cesar.aranguri@gmail.com>, isabelle@idarchitect.com, adlewis1606@gmail.com, Frank Halavy <frank@ibexlimited.com>, chriscurry029@gmail.com, tim@burrogoods.com, nightingalenaomi@yahoo.com, Jenny Hontz <jennyhontz@gmail.com>, apreel.a@gmail.com, moviecatering@yahoo.com, michael.jensen.esq@gmail.com, Kay Hartman <kay.hartman@palmsnc.la>, neal.anderberg@gmail.com, Pooja Bhagat <pooja@pbhagat.com>, drewmarvista@gmail.com, jayr@westlasawtelle.org, kimwncseat4@gmail.com, cigardenia@aol.com, ellenlanet@soronc.org, Christina Davis <cdavis@gatewayla.org>, vnussbaum@centurycitybid.com, eleni@venicebeachbid.com, Donald Duckworth <duckworth.donald@gmail.com>, Owen Gilbert <owengilbert529@gmail.com>, jtryan@usc.edu, sarah.rubinstein18@gmail.com, kschindl@usc.edu, Robin Greenberg <robin@robingreenberg.com>, Chris spitz <ppfriends3@hotmail.com>, david@abundanthousingla.org, Sean Silva <sean.silva@lacity.org>, Dylan Sittig <dylan.sittig@lacity.org>, Kristen Pawling <kristen.pawling@lacity.org>, Izaan Kanji <izaankanji@gmail.com>, wncluc@gmail.com, liz.barel18@gmail.com, John Reed <john@reedarchgroup.com>, amyty@yahoo.com, strategicandvisual@me.com, josh@lamanagement.org, latricewi@yahoo.com, president@pacpalicc.org, mmartos@kilroyrealty.com

Hello WCPAG Members,

The Westside Community Plans Update Team (LACP) has invited you to a scheduled Zoom meeting.

Our kick-off meeting will be held on Monday, April 3, 2023 from 5-7PM. In preparation for the first meeting, please review our 2023 WCPAG Curriculum, which provides an outline of future meeting topics. The theme for the first meeting will be 'Residential neighborhoods and Missing Middle Housing.' Planning staff will provide a brief background presentation and then facilitate two breakout group sessions, followed by brief report backs to the larger group.

Please note that meeting materials will be posted to our website prior to the meeting. We will email the group as soon as these materials are posted.

If you have any questions, comments, or concerns, please feel free to reach out (planning.thewestside@lacity.org). Thanks and looking forward to meeting soon!

Topic: Westside Community Plans Advisory Group Meeting #1

Time: Mar 23, 2023 05:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

https://planning-lacity-org.zoom.us/j/89088679735

Meeting ID: 890 8867 9735

Password: 079968

Dial by your location

+1 669 900 9128 US (San Jose)

+1 213 338 8477 US (Los Angeles)

Meeting ID: 890 8867 9735

Instructions for public access:

Public participants will dial one of the phone numbers listed above.

Public participants will be asked for a Meeting ID, enter "(Meeting ID listed above)", followed by "#" (pound sign).

Public participants will be asked to enter a participant ID, enter "#" (pound sign) to continue.

Public participants will then be joined into the meeting.

When

Monday Apr 3, 2023 · 5pm – 7pm (Pacific Time - Los Angeles)

Location

Pls see below for ZOOM Login Information
View map

Guests

eva.chang-person@lacity.org - organizer
diego.janacua@lacity.org
benjamin.sullivan@lacity.org
daisyvega04@gmail.com
tara.barauskas@gmail.com
monicamejia2004@yahoo.com
jaketownsend@gmail.com
paola@piniarchitect.com
Stacey Shure
ritchen.m@gmail.com
Ben Borukhim
bareiff@verizon.net
Brodsky, Michael
Marcia Albert
Adam Rich
Bill Przylucki
info@housingmv.org
Cesar Aranguri
isabelle@idarchitect.com
adlewis1606@gmail.com
Frank Halavy
chriscurry029@gmail.com
tim@burrogoods.com
nightingalenaomi@yahoo.com
Jenny Hontz
apreel.a@gmail.com
moviecatering@yahoo.com
michael.jensen.esq@gmail.com
Kay Hartman
neal.anderberg@gmail.com
Pooja Bhagat
drewmarvista@gmail.com
jayr@westlasawtelle.org
kimwncseat4@gmail.com
cigardenia@aol.com
ellenlanet@soronc.org
Christina Davis
vnussbaum@centurycitybid.com

eleni@venicebeachbid.com
Donald Duckworth
Owen Gilbert
jtryan@usc.edu
sarah.rubinstein18@gmail.com
kschindl@usc.edu
Robin Greenberg
Chris spitz
david@abundanthousingla.org
jeff.khau@lacity.org
Sean Silva
Dylan Sittig
Kristen Pawling
Izaan Kanji
wncluc@gmail.com
liz.barel18@gmail.com
John Reed
amyty@yahoo.com
strategicandvisual@me.com
josh@lamanagement.org
latricewi@yahoo.com
president@pacpalicc.org
mmartos@kilroyrealty.com

View all guest info

Reply for jeff.khau@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

► eva.chang-person@lacity.org has invited you to Westside Community Plans Advisory Group Meeting #1 - TEST 1

Attachments:

invite.ics 12.2 KB

Subject: Automatic reply: Your #Better11 Update: We're Making Progress Every Day!
From: "Sandoval, Lea" <lea.sandoval@kilroyrealty.com>
Date: 8/5/2023, 8:12 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Hello - Please note I'm currently out of the office until Monday, August 7th, and will have limited access to email during this time.
If you have an urgent matter, please text or call my cell at (303) 921-2355.
Thank you!

LEA M. SANDOVAL | KILROY REALTY CORPORATION
323.769.5915 DIRECT
303.921.2355 MOBILE

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Automatic reply: Your #Better11 Update: Transparency at LAHSA & Investing in Public Safety
From: "Garza, Josh" <jgarza@kilroyrealty.com>
Date: 8/26/2023, 8:15 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

I will be out of the office from Thursday, August 24th - Monday, August 28th with limited response time available for emails.

For immediate assistance please see below for the appropriate contacts for Austin Asset Management and general parking operations by region:

Indeed Tower / Parking – Austin
Kevin Kelliher, RPA®
General Manager
C 571 318 1928
kevin.kelliher@cbre.com<mailto:kevin.kelliher@cbre.com>

Parking – PNW
MORGAN CLARKE
Portfolio Manager
206.741.1755 DIRECT
mclarke@kilroyrealty.com<mailto:mclarke@kilroyrealty.com>

Parking – San Francisco
ANDREW HENNIS
Senior Property Manager
415.808.6011 DIRECT
ahennis@kilroyrealty.com<mailto:ahennis@kilroyrealty.com>

Parking – Los Angeles
JOHN KASAHARA
Senior Asset Manager
310.481.8474 DIRECT
jkasahara@kilroyrealty.com<mailto:jkasahara@kilroyrealty.com>

Parking – San Diego
RENATO VAZQUEZ
Senior Property Manager
858.523.2224 DIRECT
rvazquez@kilroyrealty.com<mailto:rvazquez@kilroyrealty.com>

Thank you.

Joshua Garza, RPA
Vice President, Asset Management

KILROY REALTY CORPORATION
200 W. 6th Street | Austin, TX 78701
310.505.8821 MOBILE
jgarza@kilroyrealty.com<mailto:jgarza@kilroyrealty.com>
www.kilroyrealty.com<http://www.kilroyrealty.com/>

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise

protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty com>
Date: 8/29/2023, 9:56 AM
To: "Star.Parsamyan@lacity org" <Star.Parsamyan@lacity org>

Goof Morning, Star –

I hope this email finds you well! I don t know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don t know whom else to reach out to in your office for this kind of thing: we ve been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we ve met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we ve been having a difficult time getting a response or action from Hines.

I know this isn t super urgent or high priority for the City, but if there s anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there s anyone else in your office you d prefer I work with on this, please let me know and I d be happy to reach out. We ve just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Krugel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I m reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we ve been trying to get the curbs and gutt ers repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We re hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@rwponeil.com>; leslie.laqua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are a ttached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

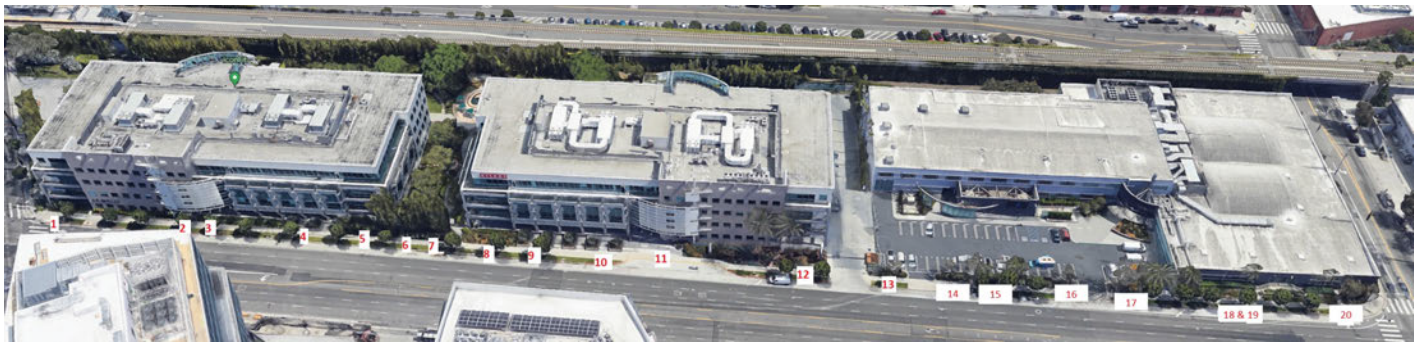
Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd . Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged confidential or otherwise protected from disclosure. Dissemination distribution or copying of this email or the information herein by anyone other than the intended recipient or an employee or agent respons ble for delivering the message to the intended recipient is prohibited. If you received this email in error please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

12100. 12200 .12312 Olympic Blvd Curb Repair Map_08.28.23.jpeg



Attachments:

12100. 12200 .12312 Olympic Blvd Curb Repair Map_08.28 23.jpeg	566 KB
Photos of Curbs.pdf	4.3 MB
Tribeca - Curb Damage.docx	1.3 MB

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 8/29/2023, 1:14 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>
BCC: star.parsamyan@lacity.org

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –

I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 8/29/2023, 11:29 AM
To: Star Parsamyan <star.parsamyan@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>

Thank you, Star. Nice to make your acquaintance, Jeff. Please feel free to ring me at your convenience – either of these numbers work for me. 😊

Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Star Parsamyan <star.parsamyan@lacity.org>
Sent: Tuesday, August 29, 2023 11:26 AM
To: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hello Marina,

Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.

Thanks,

Star

Sent from my iPhone

> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> Goof Morning, Star –
>
> I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

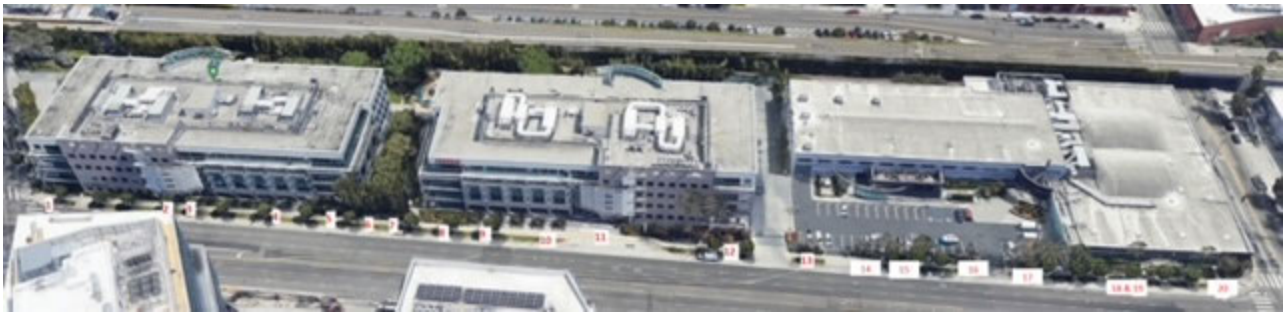
Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.



<Photos of Curbs.pdf>

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 8/29/2023, 11:26 AM
To: "Martos, Marina" <mmartos@kilroyrealty.com>, Jeff Khau <Jeff.khau@lacity.org>

Hello Marina,

Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.

Thanks,

Star

Sent from my iPhone

> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> Goof Morning, Star –
>
> I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
>
> I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
>
> All my best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Wu, Bryan <bwu@kilroyrealty.com>
> **Sent:** Monday, August 28, 2023 5:04 PM
> **To:** Thomas.Kruggel@hines.com
> **Cc:** Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella

<ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

12100. 12200 .12312 Olympic Blvd Curb Repair Map_08.28.23.jpeg

<Photos of Curbs.pdf>

Attachments:

12100. 12200 .12312 Olympic Blvd Curb Repair Map_08.28.23.jpeg	57.8 KB
Tribeca - Curb Damage.docx	1.3 MB

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 8/29/2023, 1:14 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>
BCC: Star Parsamyan <star.parsamyan@lacity.org>

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –

I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 8/29/2023, 2:13 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

Leslie A. Lagua
General Property Manager
Hines
12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
D 310 689 5573
Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,
MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
> >
> > I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
> >
> > All my best,
> > Marina
> >
> > **MARINA MARTOS DABEL | KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed

to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 8/29/2023, 11:29 AM
To: Star Parsamyan <star.parsamyan@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>

Thank you, Star. Nice to make your acquaintance, Jeff. Please feel free to ring me at your convenience – either of these numbers work for me. 😊

Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Star Parsamyan <star.parsamyan@lacity.org>
Sent: Tuesday, August 29, 2023 11:26 AM
To: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hello Marina,

Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.

Thanks,

Star

Sent from my iPhone

> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> Goof Morning, Star –
>
> I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

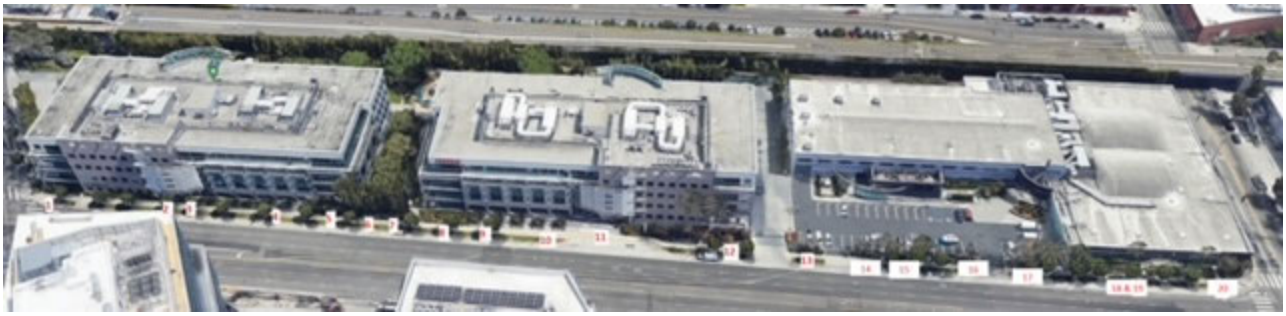
Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.



<Photos of Curbs.pdf>

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 8/29/2023, 11:26 AM
To: "Martos, Marina" <mmartos@kilroyrealty.com>, Jeff Khau <Jeff.khau@lacity.org>

Hello Marina,

Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.

Thanks,

Star

Sent from my iPhone

> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> Goof Morning, Star –
>
> I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
>
> I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
>
> All my best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Wu, Bryan <bwu@kilroyrealty.com>
> **Sent:** Monday, August 28, 2023 5:04 PM
> **To:** Thomas.Kruggel@hines.com
> **Cc:** Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella

<ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

12100. 12200 .12312 Olympic Blvd Curb Repair Map_08.28.23.jpeg

<Photos of Curbs.pdf>

Attachments:

12100. 12200 .12312 Olympic Blvd Curb Repair Map_08.28.23.jpeg	57.8 KB
Tribeca - Curb Damage.docx	1.3 MB

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 8/30/2023, 12:16 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Wonderful, thanks so much for reaching out! I'm glad he was responsive and we look forward to speaking with the Hines team.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**

Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

Leslie A. Lagua
General Property Manager
Hines
12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
D 310 689 5573
Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,
MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

Hello Marina,

Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.

Thanks,

Star

Sent from my iPhone

> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> Goof Morning, Star –
>
> I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
>
> I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
>
> All my best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Wu, Bryan <bwu@kilroyrealty.com>
> **Sent:** Monday, August 28, 2023 5:04 PM
> **To:** Thomas.Kruggel@hines.com
> **Cc:** Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
> **Subject:** FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
> **Importance:** High
>
> Thomas,
>
> I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic

Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 8/30/2023, 12:14 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>
BCC: Tom <Tom.Bosley@hines.com>

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
>
> Hines
>
> 444 S. Flower St | Suite 2100 | LA, CA 90071
>
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**

General Property Manager

Hines

12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064

D 310 689 5573

Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –

I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/ construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: Automatic reply: Your #Better11 Update: Addressing RV Dwelling: 🧘 Happy Labor Day Weekend
From: "Sandoval, Lea" <lea.sandoval@kilroyrealty.com>
Date: 9/2/2023, 7:28 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Hello - Please note I'm currently out of the office until Tuesday, September 5th, and will have limited access to email during this time.
If you have an urgent matter, please text or call my cell at (303) 921-2355.
Thank you!

LEA M. SANDOVAL | KILROY REALTY CORPORATION
323.769.5915 DIRECT
303.921.2355 MOBILE

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Automatic reply: Your #Better11 Update: We Will Never Forget 9/11: Preserving Marilyn Monroe's Iconic Brentwood Home
From: "Sandoval, Lea" <lea.sandoval@kilroyrealty.com>
Date: 9/9/2023, 9:30 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Hello - Please note I'm currently out of the office until Monday, September 11th, and will have limited access to email during this time.
If you have an urgent matter, please text or call my cell at (303) 921-2355.
Thank you!

LEA M. SANDOVAL | KILROY REALTY CORPORATION
323.769.5915 DIRECT
303.921.2355 MOBILE

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Automatic reply: Your #Better11 Update: We Will Never Forget 9/11: Preserving Marilyn Monroe's Iconic Brentwood Home
From: "Garza, Josh" <jgarza@kilroyrealty.com>
Date: 9/9/2023, 9:30 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

I will be at a conference Monday, September 11th - Tuesday, September 12th with limited email availability.

For immediate assistance please see below for the appropriate contacts for Austin Asset Management and general parking operations by region:

Indeed Tower / Parking – Austin
Kevin Kelliher, RPA®
General Manager
C 571 318 1928
kevin.kelliher@cbre.com<mailto:kevin.kelliher@cbre.com>

Parking – PNW
MORGAN CLARKE
Portfolio Manager
206.741.1755 DIRECT
mclarke@kilroyrealty.com<mailto:mclarke@kilroyrealty.com>

Parking – San Francisco
ANDREW HENNIS
Senior Property Manager
415.808.6011 DIRECT
ahennis@kilroyrealty.com<mailto:ahennis@kilroyrealty.com>

Parking – Los Angeles
JOHN KASAHARA
Senior Asset Manager
310.481.8474 DIRECT
jkasahara@kilroyrealty.com<mailto:jkasahara@kilroyrealty.com>

Parking – San Diego
RENATO VAZQUEZ
Senior Property Manager
858.523.2224 DIRECT
rvazquez@kilroyrealty.com<mailto:rvazquez@kilroyrealty.com>

Thank you.

Joshua Garza, RPA
Vice President, Asset Management

KILROY REALTY CORPORATION
200 W. 6th Street | Austin, TX 78701
310.505.8821 MOBILE
jgarza@kilroyrealty.com<mailto:jgarza@kilroyrealty.com>
www.kilroyrealty.com<http://www.kilroyrealty.com/>

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Automatic reply: Your #Better11 Update: Confronting the RV Crisis & A Busy Weekend Ahead!
From: "Sandoval, Lea" <lea.sandoval@kilroyrealty.com>
Date: 9/23/2023, 8:08 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Hello - Please note I'm currently out of the office until Monday, September 25th, and will have limited access to email during this time.
If you have an urgent matter, please text or call my cell at (303) 921-2355.
Thank you!

LEA M. SANDOVAL | KILROY REALTY CORPORATION
323.769.5915 DIRECT
303.921.2355 MOBILE

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Automatic reply: Your #Better11 Update: Neighborhood Feedback On Draft Community Plans
From: "Sandoval, Lea" <lea.sandoval@kilroyrealty.com>
Date: 10/7/2023, 8:13 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Hello - Please note I'm currently attending offsite meetings until Monday, October 9th, and will have limited access to email during this time.
If you have an urgent matter, please text or call my cell at (303) 921-2355.
Thank you!

LEA M. SANDOVAL | KILROY REALTY CORPORATION
323.769.5915 DIRECT
303.921.2355 MOBILE

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Automatic reply: Your #Better11 Update: See You At The Brentwood Wildfire Fair!
From: "Sandoval, Lea" <lea.sandoval@kilroyrealty.com>
Date: 11/4/2023, 8:00 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Hello - Please note I'm currently out of the office until Tuesday, November 7th. I'll have very limited access to email during this time.
If you have an urgent matter, please contact Lala Montano at lmontano@kilroyrealty.com or at (310) 481-8479.
Thank you!

LEA M. SANDOVAL | KILROY REALTY CORPORATION
323.769.5915 DIRECT
303.921.2355 MOBILE

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Automatic reply: Your #Better11 Update: Protecting Our Critical Infrastructure
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 11/18/2023, 9:24 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Thank you for your email. I am currently out of the office with limited access to email and will respond to your email as soon as I'm able. If this is urgent, please contact Phillip Tate at ptate@kilroyrealty.com.
Best,
Marina
MARINA MARTOS DABEL
Vice President, Planning

KILROY REALTY CORPORATION
mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>
www.kilroyrealty.com<http://www.kilroyrealty.com>

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Automatic reply: Your #Better11 Update: Protecting Our Critical Infrastructure
From: "Sandoval, Lea" <lea.sandoval@kilroyrealty.com>
Date: 11/18/2023, 9:24 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Hello - Please note I'm currently out of the office until Monday, November 27th. I'll have very limited access to email during this time.
If you have an urgent matter, please call or text me at (303) 921-2355.
Happy Holidays!

LEA M. SANDOVAL | KILROY REALTY CORPORATION
323.769.5915 DIRECT
303.921.2355 MOBILE

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 12/4/2023, 11:13 AM
To: Jeff Khau <Jeff.khau@lacity.org>
CC: "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Jeff,

I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/ Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.

Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
> Hines
> 444 S. Flower St | Suite 2100 | LA, CA 90071
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**
> General Property Manager
> Hines
> 12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
> D 310 689 5573
> Thanks again for your assistance – I look forward to hearing any updates whenever you have them.
>
> Best,
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Tuesday, August 29, 2023 1:15 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
> >
> > I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that

the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 12/6/2023, 3:12 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.
>
> I look forward to speaking with you soon.
>
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 12:42 PM

To: Martos, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be

budgeted and approved by City Council.

Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
>
> Hines
>
> 444 S. Flower St | Suite 2100 | LA, CA 90071
>
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**
>
> General Property Manager
>
> Hines
>
> 12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
>
> D 310 689 5573
>
> Thanks again for your assistance – I look forward to hearing any updates whenever you have

them.

Best,

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused

by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 12/6/2023, 2:04 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.

I look forward to speaking with you soon.
MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 12:42 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,

I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.

Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and

Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

Leslie A. Lagua
General Property Manager
Hines
12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
D 310 689 5573
Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,
MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
> >
> > I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
> >
> > All my best,
> > Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included

street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

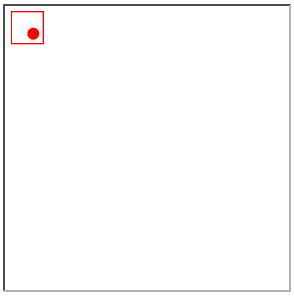
CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 12/6/2023, 12:42 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>
CC: "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.
>
> Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.
>
> Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
>
> Hines
>
> 444 S. Flower St | Suite 2100 | LA, CA 90071
>
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**
>
> General Property Manager
>
> Hines
>
> 12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
>
> D 310 689 5573
>
> Thanks again for your assistance – I look forward to hearing any updates whenever you have them.
>
> Best,
>
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,

Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.

Thanks,

Star

Sent from my iPhone

> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> Goof Morning, Star –
>
> I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
>
> I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
>
> All my best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter

outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 12/18/2023, 12:19 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Good Afternoon, Jeff –

Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/time that works for you, too.

Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/were earmarked for any specific purpose?

Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair, but I'd definitely be curious to hear what you and Building & Safety turn up.

Thanks so much,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, December 18, 2023 12:09 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.
>
> Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 3:12 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> No problem. Let's try to connect at 4pm today.
>
> **Jeff Khau, AICP |** Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** ⋆ **11**th **District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.
>
> I look forward to speaking with you soon.
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 12:42 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Cc:** Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,
>
> I just called and left a message. Please give me a call back at your earliest convenience.
>
> **Jeff Khau, AICP |** Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** ⋆ **11**th **District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.
>
> Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, August 30, 2023 12:15 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,
>
> I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.
>
> **Jeff Khau, AICP |** Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** * **11**th **District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
> Hines
> 444 S. Flower St | Suite 2100 | LA, CA 90071
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**
> General Property Manager
> Hines
> 12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
> D 310 689 5573
> Thanks again for your assistance – I look forward to hearing any updates whenever you have them.
>
> Best,
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Tuesday, August 29, 2023 1:15 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,
>
> I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
> >
> > I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
> >
> > All my best,
> > Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 12/18/2023, 1:13 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

I'll need more information from the Hines team to locate the funds. That will be one of the things I ask for when we meet with them.

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Mon, Dec 18, 2023 at 12:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Good Afternoon, Jeff –
>
> Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/time that works for you, too.
>
> Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/were earmarked for any specific purpose?
>
> Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair, but I'd definitely be curious to hear what you and Building & Safety turn up.
>
> Thanks so much,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, December 18, 2023 12:09 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.
>
> Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 3:12 PM

To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.
>
> I look forward to speaking with you soon.
>
> MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 12:42 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Hi Jeff,

I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.

Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
>
> Hines
>
> 444 S. Flower St | Suite 2100 | LA, CA 90071
>
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**

General Property Manager

Hines

12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064

D 310 689 5573

Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the

Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –

I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David

<dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David

<dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 12/18/2023, 12:08 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.
>
> Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.
>
> Best,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 3:12 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,

Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.

I look forward to speaking with you soon.

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 12:42 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.
>
> Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,

Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

Leslie A. Lagua

General Property Manager

Hines

12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064

D 310 689 5573

Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM

To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.

Thanks,

Star

Sent from my iPhone

> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> Goof Morning, Star –
>
> I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
>
> I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
>
> All my best,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 12/18/2023, 10:40 AM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.

Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 3:12 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,

Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.

I look forward to speaking with you soon.
MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 12:42 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.
>
> Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here)

and our Asset Management team would be happy to walk you through the site conditions.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
> Hines
> 444 S. Flower St | Suite 2100 | LA, CA 90071
> P 213 243 1271 | M 619 602 9471

Leslie A. Lagua
General Property Manager
Hines
12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
D 310 689 5573
Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,
MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.

Thanks,

Star

Sent from my iPhone

> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> Goof Morning, Star –
>
> I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
>
> I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
>
> All my best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Wu, Bryan <bwu@kilroyrealty.com>
> **Sent:** Monday, August 28, 2023 5:04 PM
> **To:** Thomas.Kruggel@hines.com
> **Cc:** Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
> **Subject:** FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
> **Importance:** High
>
> Thomas,
>
> I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and

gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 1/2/2024, 1:26 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

Hi Marina,

Hope you had a great weekend ringing in the new year.

I've been in contact with Oscar Gutierrez from Engineering (BOE) and asked him to be part of our conversation with Hines. Let me know when you have some possible dates and I will coordinate on the City side. It seems like a note has been placed on their permits that says "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 1:13 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> I'll need more information from the Hines team to locate the funds. That will be one of the things I ask for when we meet with them.
>
> **Jeff Khau, AICP** | Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** • **11**th **District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Mon, Dec 18, 2023 at 12:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Good Afternoon, Jeff –

Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/time that works for you, too.

Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/were earmarked for any specific purpose?

Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair, but I'd definitely be curious to hear what you and Building & Safety turn up.

Thanks so much,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, December 18, 2023 12:09 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.
>
> Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.
>
> Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 3:12 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,

Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.

I look forward to speaking with you soon.

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 12:42 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.
>
> Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,

Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

Leslie A. Lagua

General Property Manager

Hines

12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064

D 310 689 5573

Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM

To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.

Thanks,

Star

Sent from my iPhone

> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> Goof Morning, Star –
>
> I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
>
> I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
>
> All my best,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and

construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 1/2/2024, 2:57 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Thank you, Jeff – this is promising. I know that this was a concern for a long time, so it makes sense that it would have made it on as a condition at some point… my only concern is whether it still has teeth. Can you confirm what happens if they already have a CofO but the repairs were never made? I want to say they're operating on a full CofO already.

Our property management team tried to reach out to our contacts – it seems Brian has moved on and we're now trying to nail down the right person at Hines (possibly Tom) but were waiting to ping again until after the holidays so this is very timely.

Thanks again for the follow-through. We greatly appreciate your help!

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 2, 2024 1:26 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

Hope you had a great weekend ringing in the new year.

I've been in contact with Oscar Gutierrez from Engineering (BOE) and asked him to be part of our conversation with Hines. Let me know when you have some possible dates and I will coordinate on the City side. It seems like a note has been placed on their permits that says "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 1:13 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> I'll need more information from the Hines team to locate the funds. That will be one of the things I ask for when we meet with them.
>
> **Jeff Khau, AICP |** Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** ⋆ **11**th **District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Mon, Dec 18, 2023 at 12:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Good Afternoon, Jeff –
> >
> > Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/time that works for you, too.
> >
> > Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/ were earmarked for any specific purpose?
> >
> > Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair, but I'd definitely be curious to hear what you and Building & Safety turn up.
> >
> > Thanks so much,
> > Marina
> >
> > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> > 323.769.5921 **DIRECT**
> > 310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, December 18, 2023 12:09 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.
>
> Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 3:12 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.
>
> I look forward to speaking with you soon.
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 12:42 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Cc:** Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.
>
> Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, August 30, 2023 12:15 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
> Hines
> 444 S. Flower St | Suite 2100 | LA, CA 90071
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**
> General Property Manager
> Hines
> 12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
> D 310 689 5573
> Thanks again for your assistance – I look forward to hearing any updates whenever you have them.
>
> Best,
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Tuesday, August 29, 2023 1:15 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/ construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>

Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: Automatic reply: Let's Hit The Ground Running In 2024!
From: "Sandoval, Lea" <lea.sandoval@kilroyrealty.com>
Date: 1/6/2024, 8:02 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Hello - Please note I'm currently out of the office and will return on Tuesday, January 16th.
If this is an urgent issue and you need immediate assistance, please find alternate contact information below.
Matters related to Hollywood, West Hollywood, West LA, Santa Monica or Culver City: Contact Jenifer Paquette at jpaquette@kilroyrealty.com<mailto:jpaquette@kilroyrealty.com> or via phone at (323) 769-5911
Matters related to Long Beach or El Segundo: Contact Ana Wood at awood@kilroyrealty.com<mailto:awood@kilroyrealty.com> or via phone at (310) 524-6814
Thank you,

LEA M. SANDOVAL | KILROY REALTY CORPORATION
323.769.5915 DIRECT
303.921.2355 MOBILE

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 1/22/2024, 10:08 AM
To: "'Jeff Khau'" <Jeff.khau@lacity.org>

Hi Jeff,

I hope you're doing well. I don't know if you heard my voicemail from a couple weeks ago, but Hines has basically said that they do not wish to meet or discuss further with us. In their minds, they closed out the project and nothing further remains.

Do you have time to chat with our team to let us know whether we have any recourse from this point, or would you be willing to try reaching out to Hines to see if they might be open to meet if the request comes from your office? We would really appreciate a resolution and repair on the curbs that were damaged by their construction.

Thanks so much,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 2, 2024 2:58 PM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

Thank you, Jeff – this is promising. I know that this was a concern for a long time, so it makes sense that it would have made it on as a condition at some point… my only concern is whether it still has teeth. Can you confirm what happens if they already have a CofO but the repairs were never made? I want to say they're operating on a full CofO already.

Our property management team tried to reach out to our contacts – it seems Brian has moved on and we're now trying to nail down the right person at Hines (possibly Tom) but were waiting to ping again until after the holidays so this is very timely.

Thanks again for the follow-through. We greatly appreciate your help!

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 2, 2024 1:26 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

Hope you had a great weekend ringing in the new year.

I've been in contact with Oscar Gutierrez from Engineering (BOE) and asked him to be part of our conversation with Hines. Let me know when you have some possible dates and I will coordinate on the City side. It seems like a note has been placed on their permits that says "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 1:13 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> I'll need more information from the Hines team to locate the funds. That will be one of the things I ask for when we meet with them.
>
> **Jeff Khau, AICP |** Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** ⋆ **11**th **District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Mon, Dec 18, 2023 at 12:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Good Afternoon, Jeff –
> >
> > Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/time that works for you, too.
> >
> > Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/

were earmarked for any specific purpose?

Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair, but I'd definitely be curious to hear what you and Building & Safety turn up.

Thanks so much,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, December 18, 2023 12:09 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.

Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 3:12 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.
>
> I look forward to speaking with you soon.
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>

Sent: Wednesday, December 6, 2023 12:42 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.
>
> Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, August 30, 2023 12:15 PM

To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
> Hines
> 444 S. Flower St | Suite 2100 | LA, CA 90071
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**
> General Property Manager
> Hines
> 12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
> D 310 689 5573
> Thanks again for your assistance – I look forward to hearing any updates whenever you have them.
>
> Best,
> MM
>
> **MARINA MARTOS DABEL | KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:

Goof Morning, Star –

I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/ construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 1/23/2024, 5:19 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Thanks so much, I really appreciate you trying to assist! And please pass on any information you're able to get from BOE/LADBS on what recourse we have at this point (if any).

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 23, 2024 5:11 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I called and left a message yesterday and today. Will continue to reach out. If we don't get any response, we'll follow-up with LADBS staff to understand what our options are.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Jan 22, 2024 at 10:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I don't know if you heard my voicemail from a couple weeks ago, but Hines has basically said that they do not wish to meet or discuss further with us. In their minds, they closed out the project and nothing further remains.
>
> Do you have time to chat with our team to let us know whether we have any recourse from this point, or would you

be willing to try reaching out to Hines to see if they might be open to meet if the request comes from your office? We would really appreciate a resolution and repair on the curbs that were damaged by their construction.

Thanks so much,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 2, 2024 2:58 PM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

Thank you, Jeff – this is promising. I know that this was a concern for a long time, so it makes sense that it would have made it on as a condition at some point… my only concern is whether it still has teeth. Can you confirm what happens if they already have a CofO but the repairs were never made? I want to say they're operating on a full CofO already.

Our property management team tried to reach out to our contacts – it seems Brian has moved on and we're now trying to nail down the right person at Hines (possibly Tom) but were waiting to ping again until after the holidays so this is very timely.

Thanks again for the follow-through. We greatly appreciate your help!

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 2, 2024 1:26 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

Hope you had a great weekend ringing in the new year.

I've been in contact with Oscar Gutierrez from Engineering (BOE) and asked him to be part of our conversation with Hines. Let me know when you have some possible dates and I will coordinate on the City side. It seems like a note has been placed on their permits that says "Any

damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 1:13 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

I'll need more information from the Hines team to locate the funds. That will be one of the things I ask for when we meet with them.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Good Afternoon, Jeff –

Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/time that works for you, too.

Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/ were earmarked for any specific purpose?

Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair, but I'd definitely be curious to hear what you and Building & Safety turn up.

Thanks so much,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, December 18, 2023 12:09 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.
>
> Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 3:12 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.
>
> I look forward to speaking with you soon.
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 12:42 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Cc:** Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.
>
> Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, August 30, 2023 12:15 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
> Hines
> 444 S. Flower St | Suite 2100 | LA, CA 90071
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**
> General Property Manager
> Hines
> 12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
> D 310 689 5573
> Thanks again for your assistance – I look forward to hearing any updates whenever you have them.
>
> Best,
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Tuesday, August 29, 2023 1:15 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner

following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>;

leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may

contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 1/23/2024, 5:11 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

Hi Marina,

I called and left a message yesterday and today. Will continue to reach out. If we don't get any response, we'll follow-up with LADBS staff to understand what our options are.

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Mon, Jan 22, 2024 at 10:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I don't know if you heard my voicemail from a couple weeks ago, but Hines has basically said that they do not wish to meet or discuss further with us. In their minds, they closed out the project and nothing further remains.
>
> Do you have time to chat with our team to let us know whether we have any recourse from this point, or would you be willing to try reaching out to Hines to see if they might be open to meet if the request comes from your office? We would really appreciate a resolution and repair on the curbs that were damaged by their construction.
>
> Thanks so much,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 2, 2024 2:58 PM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

Thank you, Jeff – this is promising. I know that this was a concern for a long time, so it makes sense that it would have made it on as a condition at some point… my only concern is whether it still has teeth. Can you confirm what happens if they already have a CofO but the repairs were never made? I want to say they're operating on a full CofO already.

Our property management team tried to reach out to our contacts – it seems Brian has moved on and we're now trying to nail down the right person at Hines (possibly Tom) but were waiting to ping again until after the holidays so this is very timely.

Thanks again for the follow-through. We greatly appreciate your help!

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 2, 2024 1:26 PM

To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

Hope you had a great weekend ringing in the new year.

I've been in contact with Oscar Gutierrez from Engineering (BOE) and asked him to be part of our conversation with Hines. Let me know when you have some possible dates and I will coordinate on the City side. It seems like a note has been placed on their permits that says "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 1:13 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> I'll need more information from the Hines team to locate the funds. That will be one of the things I ask for when we meet with them.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Good Afternoon, Jeff –
>
> Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/time that works for you, too.
>
> Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/were earmarked for any specific purpose?
>
> Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair, but I'd definitely be curious to hear what you and Building & Safety turn up.
>
> Thanks so much,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, December 18, 2023 12:09 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.
>
> Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 3:12 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.
>
> I look forward to speaking with you soon.
>
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 12:42 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Cc:** Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.

Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
>
> Hines
>
> 444 S. Flower St | Suite 2100 | LA, CA 90071
>
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**
>
> General Property Manager
>
> Hines
>
> 12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
>
> D 310 689 5573
>
> Thanks again for your assistance – I look forward to hearing any updates whenever

you have them.

Best,

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom

else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd -

Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie

<SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 1/24/2024, 5:00 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

Not explicitly, but Hines has been aware of this need for quite some time and in this thread they indicated that they would be working with the contractor to make the repairs as they finished up the work onsite. We've had numerous meetings and emails with them about the damage and reminded them about the need to repair over the course of the last few years. Unfortunately, they never did make the repairs and have since gone dark on us.

Thanks

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, January 24, 2024 1:50 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Question from LADBS:

Is there an email where the developer admitted fault or any other supporting documents?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Jan 23, 2024 at 5:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Thanks so much, I really appreciate you trying to assist! And please pass on any information you're able to get from BOE/LADBS on what recourse we have at this point (if any).

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 23, 2024 5:11 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I called and left a message yesterday and today. Will continue to reach out. If we don't get any response, we'll follow-up with LADBS staff to understand what our options are.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Jan 22, 2024 at 10:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I don't know if you heard my voicemail from a couple weeks ago, but Hines has basically said that they do not wish to meet or discuss further with us. In their minds, they closed out the project and nothing further remains.
>
> Do you have time to chat with our team to let us know whether we have any recourse from this point, or would you be willing to try reaching out to Hines to see if they might be open to meet if the request comes from your office? We would really appreciate a resolution and repair on the curbs that were damaged by their construction.
>
> Thanks so much,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 2, 2024 2:58 PM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

Thank you, Jeff – this is promising. I know that this was a concern for a long time, so it makes sense that it would have made it on as a condition at some point… my only concern is whether it still has teeth. Can you confirm what happens if they already have a CofO but the repairs were never made? I want to say they're operating on a full CofO already.

Our property management team tried to reach out to our contacts – it seems Brian has moved on and we're now trying to nail down the right person at Hines (possibly Tom) but were waiting to ping again until after the holidays so this is very timely.

Thanks again for the follow-through. We greatly appreciate your help!

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 2, 2024 1:26 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

Hope you had a great weekend ringing in the new year.

I've been in contact with Oscar Gutierrez from Engineering (BOE) and asked him to be part of our conversation with Hines. Let me know when you have some possible dates and I will coordinate on the City side. It seems like a note has been placed on their permits that says "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 1:13 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> I'll need more information from the Hines team to locate the funds. That will be one of the things I ask for when we meet with them.
>
> **Jeff Khau, AICP |** Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park • 11th District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Mon, Dec 18, 2023 at 12:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Good Afternoon, Jeff –
> >
> > Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/time that works for you, too.
> >
> > Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/were earmarked for any specific purpose?
> >
> > Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair, but I'd definitely be curious to hear what you and Building & Safety turn up.
> >
> > Thanks so much,
> > Marina
> >
> > **MARINA MARTOS DABEL | KILROY REALTY CORPORATION**
> > 323.769.5921 **DIRECT**
> > 310.406.6481 **MOBILE**
> >
> > ---
> >
> > **From:** Jeff Khau <Jeff.khau@lacity.org>

Sent: Monday, December 18, 2023 12:09 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.
>
> Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>

Sent: Wednesday, December 6, 2023 3:12 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.
>
> I look forward to speaking with you soon.
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 12:42 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Cc:** Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.
>
> Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, August 30, 2023 12:15 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
> Hines
> 444 S. Flower St | Suite 2100 | LA, CA 90071
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**
> General Property Manager
> Hines
> 12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
> D 310 689 5573
> Thanks again for your assistance – I look forward to hearing any updates whenever you have them.
>
> Best,
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Tuesday, August 29, 2023 1:15 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over

near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

ForwardedMessage.eml

Subject: RE: 12200 W. Olympic Blvd - Loading Zone Access
From: "Bosley, Tom" <Tom.Bosley@hines.com>
Date: 10/14/2022, 6:40 PM
To: "Wu, Bryan" <bwu@kilroyrealty.com>
CC: "Kasahara, John" <JKasahara@kilroyrealty.com>, "Harris, Dana" <devans@kilroyrealty.com>, "Harper, Dan" <Dan.Harper@hines.com>, "O'Hearn, Alex" <Alex.O'Hearn@hines.com>, John Ingram <jingram@weoneil.com>, "Sarra, Antonella" <ASarra@kilroyrealty.com>

[EXTERNAL EMAIL**]**

Bryan,

See attached for sewer extension work area/durations. During Phase I there will be limited access to the loading zone. The metered parking along Olympic Blvd. is underutilized and can be used for loading and deliveries. Regarding the City curb repair we're completing our site work over the next 6 weeks and will ask our contractor to complete the curb repair at that time.

Tom

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Thursday, October 13, 2022 1:57 PM
To: Bosley, Tom <Tom.Bosley@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Evans, Dana <devans@kilroyrealty.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; John Ingram <jingram@weoneil.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: RE: 12200 W. Olympic Blvd - Loading Zone Access

[From an External Email System]

Hi Tom,

Thank you for getting back to us. We were notified again today that people were unable to access the Olympic driveway and/or loading zone during certain times. Please ensure any closures are partial closures only or let us know in advance of any major access restrictions.

On a separate note, we wanted to revisit the repair of the concrete curb along 12200 and 12233 W. Olympic Blvd. We had previously walked the areas and you mentioned they would be repaired towards the end of 2021. Can you advise when these will be repaired?

I'll reach out to your mobile as well.

Thanks,

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Bosley, Tom <Tom.Bosley@hines.com>
Sent: Wednesday, October 12, 2022 6:00 PM
To: Wu, Bryan <bwu@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Evans, Dana <devans@kilroyrealty.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; John Ingram <jingram@weoneil.com>
Subject: RE: 12200 W. Olympic Blvd - Loading Zone Access
Importance: High

[**EXTERNAL EMAIL**]

Good evening Bryan,

Apologies for not responding sooner. Just spoke with Dana and she expressed concern over access to the loading zone and parking in front of your buildings as we complete our sewer extension work to S. Centinela. Unfortunately our work is in the southernmost lane of Olympic Blvd. so may periodically create some inconvenience for your visitors and tenants. The work is expected to take approximately 3 weeks. We've asked our contractor to provide a schedule, traffic control plan and prior notification when access might be restricted. We regret the inconvenience and will do our best to minimize the disruption.

Please call or text me rather than e-mail. I can be reached at 619-602-9471

Tom Bosley
Hines
11845 W. Olympic Blvd. | Suite 1035 | LA, CA 90064
M 619 602 9471
Intelligent Real Estate Investment, Development and Management

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Tuesday, October 11, 2022 12:50 PM
To: Bosley, Tom <Tom.Bosley@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>
Subject: RE: 12200 W. Olympic Blvd - Loading Zone Access

[From an External Email System]

Hey Tom,

Just wanted to follow up on this. There is construction activity right now that is actively blocking our loading zone. Hoping to be able to get some schedule information from your team.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, October 10, 2022 10:20 AM
To: tom.bosley@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>
Subject: 12200 W. Olympic Blvd - Loading Zone Access

Hi Tom,

Hope all is well. We've received a few reports that the ongoing construction and partial street closures are affecting access to our loading zone in front of 12200 W. Olympic Blvd. Is there a schedule of upcoming work you can share? We would like to be notified in advance of anything that could potentially affect access to our driveways and/or loading zones.

Thank you,

BRYAN WU
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**
bwu@kilroyrealty.com
www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT

Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

Attachments:

RE: 12200 W. Olympic Blvd - Loading Zone Access.eml	3.0 MB
Sewer Main 10.12.22.pdf	2.1 MB

Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 1/24/2024, 1:49 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

Question from LADBS:

Is there an email where the developer admitted fault or any other supporting documents?

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Tue, Jan 23, 2024 at 5:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Thanks so much, I really appreciate you trying to assist! And please pass on any information you're able to get from BOE/LADBS on what recourse we have at this point (if any).
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Tuesday, January 23, 2024 5:11 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**

Hi Marina,

I called and left a message yesterday and today. Will continue to reach out. If we don't get any response, we'll follow-up with LADBS staff to understand what our options are.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Jan 22, 2024 at 10:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I don't know if you heard my voicemail from a couple weeks ago, but Hines has basically said that they do not wish to meet or discuss further with us. In their minds, they closed out the project and nothing further remains.
>
> Do you have time to chat with our team to let us know whether we have any recourse from this point, or would you be willing to try reaching out to Hines to see if they might be open to meet if the request comes from your office? We would really appreciate a resolution and repair on the curbs that were damaged by their construction.
>
> Thanks so much,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 2, 2024 2:58 PM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

Thank you, Jeff – this is promising. I know that this was a concern for a long time, so it makes sense that it would have made it on as a condition at some point… my only concern is whether it still has teeth. Can you confirm what happens if they already have a CofO but the repairs were never made? I want to say they're operating on a full CofO already.

Our property management team tried to reach out to our contacts – it seems Brian has moved on and we're now trying to nail down the right person at Hines (possibly Tom) but were waiting to ping again until after the holidays so this is very timely.

Thanks again for the follow-through. We greatly appreciate your help!

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 2, 2024 1:26 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

Hope you had a great weekend ringing in the new year.

I've been in contact with Oscar Gutierrez from Engineering (BOE) and asked him to be part of our conversation with Hines. Let me know when you have some possible dates and I will coordinate on the City side. It seems like a note has been placed on their permits that says "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 1:13 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> I'll need more information from the Hines team to locate the funds. That will be one of the

things I ask for when we meet with them.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Good Afternoon, Jeff –
>
> Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/ time that works for you, too.
>
> Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/were earmarked for any specific purpose?
>
> Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair, but I'd definitely be curious to hear what you and Building & Safety turn up.
>
> Thanks so much,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, December 18, 2023 12:09 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.
>
> Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 3:12 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> **[**EXTERNAL EMAIL**]**
>
> ---

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.
>
> I look forward to speaking with you soon.
>
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Wednesday, December 6, 2023 12:42 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>

Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements

utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.

Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
>
> Hines
>
> 444 S. Flower St | Suite 2100 | LA, CA 90071
>
> P 213 243 1271 | M 619 602 9471
>
> **Leslie A. Lagua**
>
> General Property Manager
>
> Hines
>
> 12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064
>
> D 310 689 5573

Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know

whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/ construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.

I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd -

Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie

<SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

Subject: Re: Curbside Damage Recourse
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 1/29/2024, 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>, "Martos, Marina" <mmartos@kilroyrealty.com>
CC: Oscar Gutierrez <oscar.gutierrez@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

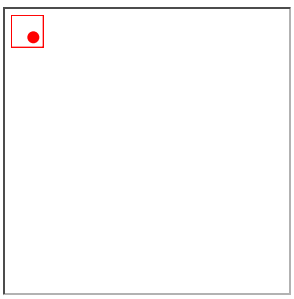
Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park • **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

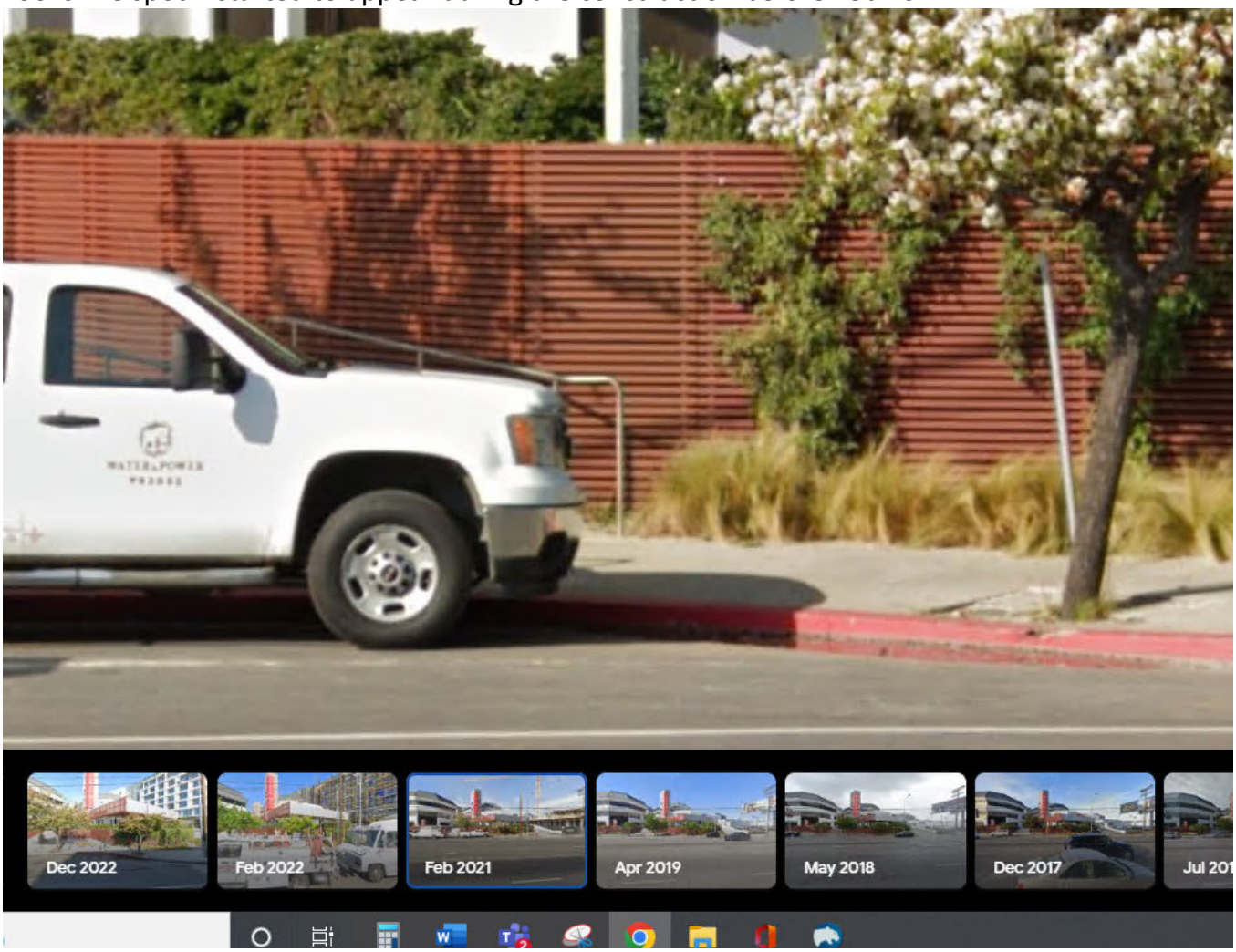
On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> ---------- Forwarded message ---------
> From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
> Date: Thu, Jan 25, 2024 at 2:53 PM
> Subject: Re: Curbside Damage Recourse
> To: Jeff Khau <Jeff.khau@lacity.org>
> Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>
>
> Hi Jeff,
>
> That is unfortunate. There are two options:
> 1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

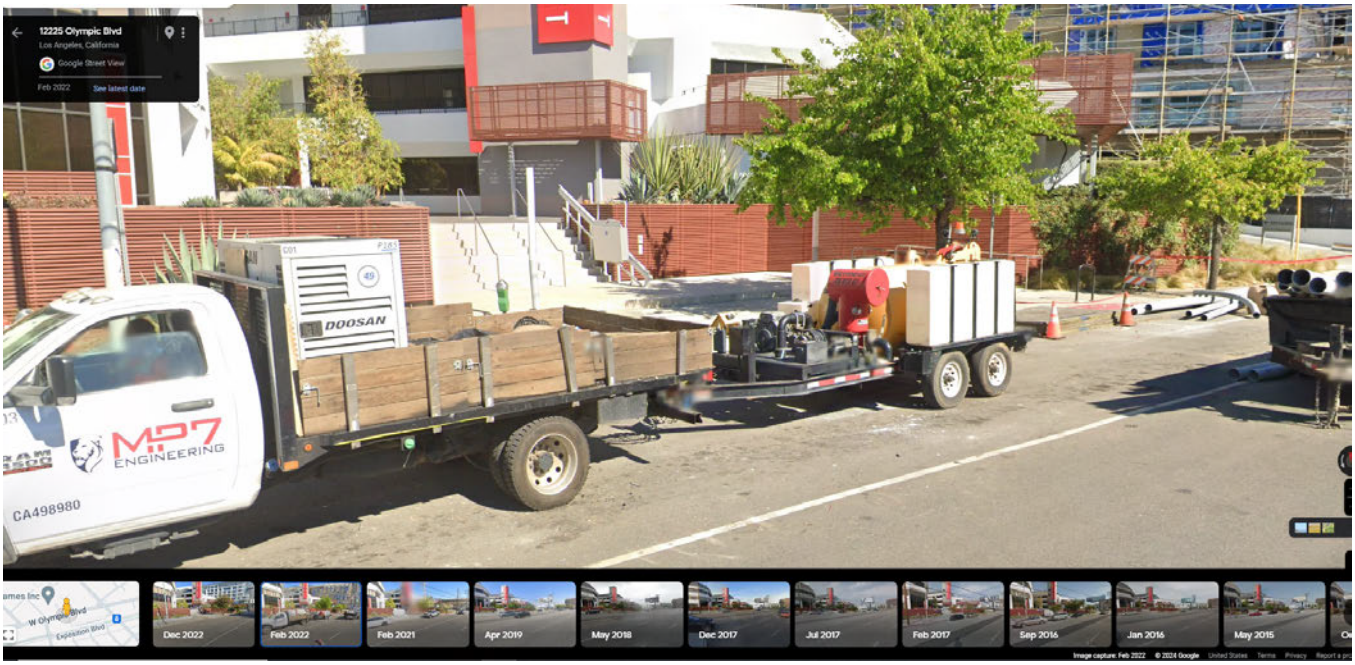
2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view

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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?
>
> **Jeff Khau, AICP** | Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** • **11**th **District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

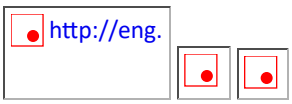
Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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)* ***

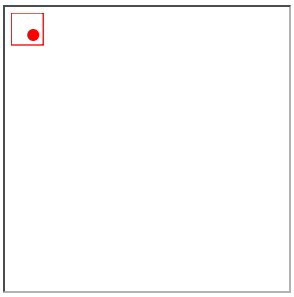
On Wed, Dec 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them. I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
> Hope this information is useful and let me know if I can assist further.
>
> On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:
>
> > Hey Frank,
> >
> > The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
> >
> > On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
> >
> > > Hi Jeff,

Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Frank,
>
> There was a development along Olympic that resulted in damage to the curb and gutter. See attached.
>
> My question to you is: when this occurs, is the developer required to replace the curb with a new one?



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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)* **

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies

Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

Attachments:

Re_ 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs.pdf	5.2 MB

Subject: RE: Curbside Damage Recourse
From: "Martos, Marina" <mmartos@kilroyrealty com>
Date: 1/30/2024, 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>, Darin Palmer <darin.palmer@lacity.org>
CC: Oscar Gutierrez <oscar.gutierrez@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Thank you for this, Jeff.

Nice to meet you, Darin. I ve attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn t require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I m happy to include out property management team as well – they re much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.408.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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. *(+clud ng attachments) **

On Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would ve been covered under U permits. I do not recall any additional damages in this area, but I wasn t on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I m at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA. 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

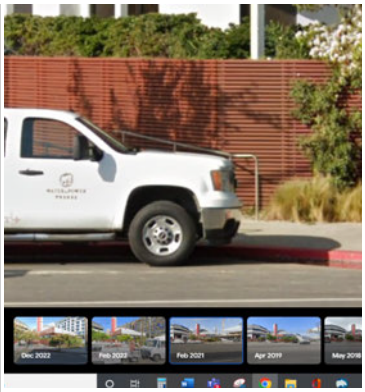
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

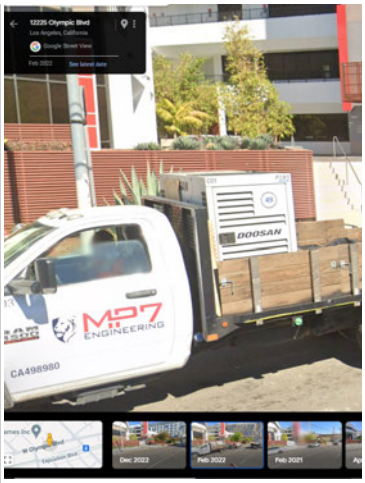
2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

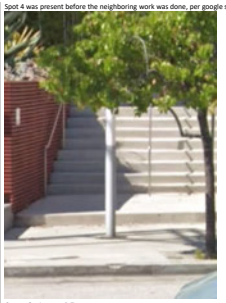
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a result of the construction activities


12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MD7
ENGINEERING
CA498980
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11 50 AM Jeff Khau <jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.
>
> Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public

disclosure under the Ca lifornia Pub ic Records Act. (including attachments) *

On Wed, Dec 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
> I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
> Hope this information is useful and let me know if I can assist further.
>
> On Fri, Dec 8, 2023 at 11 58 AM Jeff Khau <jeff.khau@lacity.org> wrote:
>
> > Hey Frank,
> >
> > The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
> >
> > On Thu, Dec 7, 2023 at 6 03 PM Frank Lara <frank.lara@lacity.org> wrote:
> >
> > > Hi Jeff,
> > > Large developments typically require a Public Works BOE clearance at complet on and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> > > I believe that the sign off includes cr teria, such as the cond tion of the public right of way area. If you prov de the address, my staff can look into it further.
> > > Thanks and let me know if I can assist further.
> > >
> > > On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <jeff.khau@lacity.org> wrote:
> > >
> > > > Hi Frank,
> > > >
> > > > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)
.

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

ForwardedMessage.eml

Subject: RE: Olympic Curb & Gutter
From: "Wu, Bryan" <bwu@kilroyrealty.com>
Date: 9/20/2023, 3:45 PM
To: "Plymell, Brian" <Brian.Plymell@hines.com>
CC: "Bosley, Tom" <Tom.Bosley@hines.com>, "Martos, Marina" <mmartos@kilroyrealty com>, "Hajnal, David" <dhajnal@kilroyrealty.com>, "Kasahara, John" <JKasahara@kilroyrealty.com>, "Waldhart, Stephanie" <SWaldhart@tribecawest.kilroyrealty.com>, "Sarra, Antonella" <ASarra@kilroyrealty.com>

Hi Brian,

Hope all is well. Thanks for taking the time to walk with the Kilroy team the other week. I ve copied them here for visibility.

Per the walk, we ve gathered photos of all areas in question prior to the damage occurring. Please review the attached and let us know if you have any questions. I will be out of the office from 9/21-10/1/23 so please reply all so that my team can respond. We are looking forward to resolving this in a timely manner.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Friday, September 1, 2023 11:39 AM
To: Plymell, Brian <Brian.Plymell@hines.com>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Bosley, Tom <Tom.Bosley@hines.com>
Subject: RE: Olympic Curb & Gutter

Great, thanks Brian. Hope you have a nice long weekend as well.

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Plymell, Brian <Brian.Plymell@hines.com>
Sent: Friday, September 1, 2023 11:29 AM
To: Wu, Bryan <bwu@kilroyrealty.com>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Bosley, Tom <Tom.Bosley@hines.com>
Subject: RE: Olympic Curb & Gutter

[EXTERNAL EMAIL**]**

Sounds good. I will send an Outlook invite and plan to see you then.

Have a good long weekend.

Brian Plymell
Vice President- Property Management
Hines
12101 W. Olympic Boulevard | Suite 200 | Los Angeles, CA 90064
Direct 213 243 1264 (forwarded to mobile) | http://www.hines.com/
Intelligent Real Estate Investment, Development and Management

---

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Friday, September 1, 2023 11:26 AM
To: Plymell, Brian <Brian.Plymell@hines.com>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Bosley, Tom <Tom.Bosley@hines.com>
Subject: RE: Olympic Curb & Gutter

[From an External Email System]

Let s plan to meet in front of the 12200 W. Olympic building where the loading zone is. Looking forward to meeting with you and getting this resolved.

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Plymell, Brian <Brian.Plymell@hines.com>
Sent: Friday, September 1, 2023 11:02 AM
To: Wu, Bryan <bwu@kilroyrealty.com>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Bosley, Tom <Tom.Bosley@hines.com>
Subject: RE: Olympic Curb & Gutter

[EXTERNAL EMAIL**]**

Perfect. Shall I meet you at your offices?

Brian Plymell
Vice President- Property Management
Hines
12101 W. Olympic Boulevard | Suite 200 | Los Angeles, CA 90064
Direct 213 243 1264 (forwarded to mobile) | http://www.hines.com/
Intelligent Real Estate Investment, Development and Management

---

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Friday, September 1, 2023 10:58 AM

To: Martos, Marina <mmartos@kilroyrealty.com>; Plymell, Brian <Brian.Plymell@hines.com>
Cc: Bosley, Tom <Tom.Bosley@hines.com>
Subject: RE: Olympic Curb & Gutter

[From an External Email System]

Hi Brian,

I d be happy to walk with you next Wednesday morning. Does 10am work?

Thanks,

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Martos, Marina <mmartos@kilroyrealty.com>
Sent: Friday, September 1, 2023 10:34 AM
To: Plymell, Brian <Brian.Plymell@hines.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>; Bosley, Tom <Tom.Bosley@hines.com>
Subject: RE: Olympic Curb & Gutter

Tom and Brian,

Thank you both so much for circling back on this. We d love to close the loop and discuss this further with you. Bryan Wu, copied here, is based at our office right across the street and can walk you through the areas of concern. Schedule permitting, I d be happy to tag along, but work primarily out of another office.

Kind regards,
Marina

MARINA MARTOS DABEL
Vice President, Planning

KILROY REALTY CORPORATION
6255 West Sunset Blvd., Suite 2210 | Los Angeles, CA 90028
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**
mmartos@kilroyrealty.com
www.kilroyrealty.com

From: Plymell, Brian <Brian.Plymell@hines.com>
Sent: Friday, September 1, 2023 10:23 AM
To: Martos, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>; Bosley, Tom <Tom.Bosley@hines.com>
Subject: RE: Olympic Curb & Gutter

[EXTERNAL EMAIL**]**

RE: Curbside Damage Recourse

Good morning, Marina.

I would be pleased to meet with you and Bryan next week to see how we can work together to remedy Hines share of your curb situation.

How does next Wednesday morning look?

Brian Plymell
Vice President- Property Management
Hines
12101 W. Olympic Boulevard | Suite 200 | Los Angeles, CA 90064
Direct 213 243 1264 (forwarded to mobile) | http://www.hines.com/
Intelligent Real Estate Investment, Development and Management

---

From: Bosley, Tom <Tom.Bosley@hines.com>
Sent: Friday, September 1, 2023 10:06 AM
To: mmartos@lilnoyrealty.com
Cc: Plymell, Brian <Brian.Plymell@hines.com>
Subject: Olympic Curb & Gutter

Hi Marina,

Jeff from LACCD 11 reached out to us regarding your concerns about damage to the City curb & gutter on the north and south side of Olympic Blvd? I'm no longer on the project but have briefed our VP of Property Management copied here, who can meet with you to address your concerns.

Tom Bosley
Hines
12101 W. Olympic Blvd | Suite 200 | Los Angeles, CA 90064
M 619.602.9471
Intelligent Real Estate Investment, Development and Management

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons to protect our business and to ensure compliance with legal and regulatory obligations and our internal policies.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged confidential or otherwise protected from disclosure. Dissemination distribution or copying of this email or the information herein by anyone other than the intended recipient or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons to protect our business and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons to protect our business and to ensure compliance with legal and regulatory obligations and our internal policies.

12100. 12200 .12312 Olympic Blvd Curb Repair Map_08.28.23.jpeg

Attachments:

RE: Olympic Curb & Gutter.eml	7.7 MB
12100. 12200 .12312 Olympic Blvd Curb Repair Map_08.28 23.jpeg	566 KB
12100_12200_12312_Photos of Curbs_9.15 23.pdf	4.6 MB
12233_Curb and Parking Sign Damage.pdf	400 KB

Subject: RE: Curbside Damage Recourse
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 1/31/2024, 2:23 PM
To: "'Jeff Khau'" <Jeff.khau@lacity.org>

Sorry, images here:

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Wednesday, January 31, 2024 2:11 PM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: RE: Curbside Damage Recourse

Hi Jeff,

Quick update, I found these images on Google – both show Hines's construction crews staging outside of our two affected properties. Where you can see they dug up a trench directly in front of our property (12200) , that was for a sewer line extension they needed.

I know it's not the best evidence, but hopefully between the time stamps of the curb conditions we provided and these images clearly showing their crews using these areas, I hope the City can make the case that they should be responsible for the upkeep.

Lastly, were you ever able to confirm the streetscape fund that they supposedly paid into and what that money is supposed to go to? Their argument to us was that since they paid the City a fee for street restoration, they have no further obligation – the City does.

Thanks so much.
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> --------- Forwarded message ---------
> From: **Darin Palmer** <darin.palmer@lacity.org>
> Date: Fri, Jan 26, 2024 at 12:09 PM
> Subject: Re: Curbside Damage Recourse
> To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

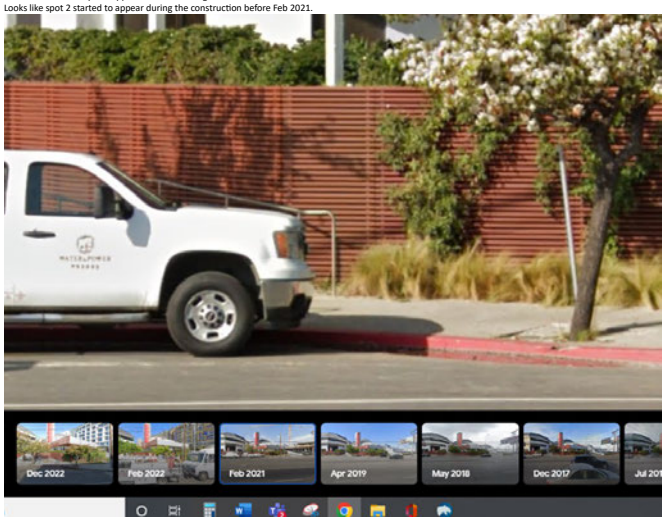
The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

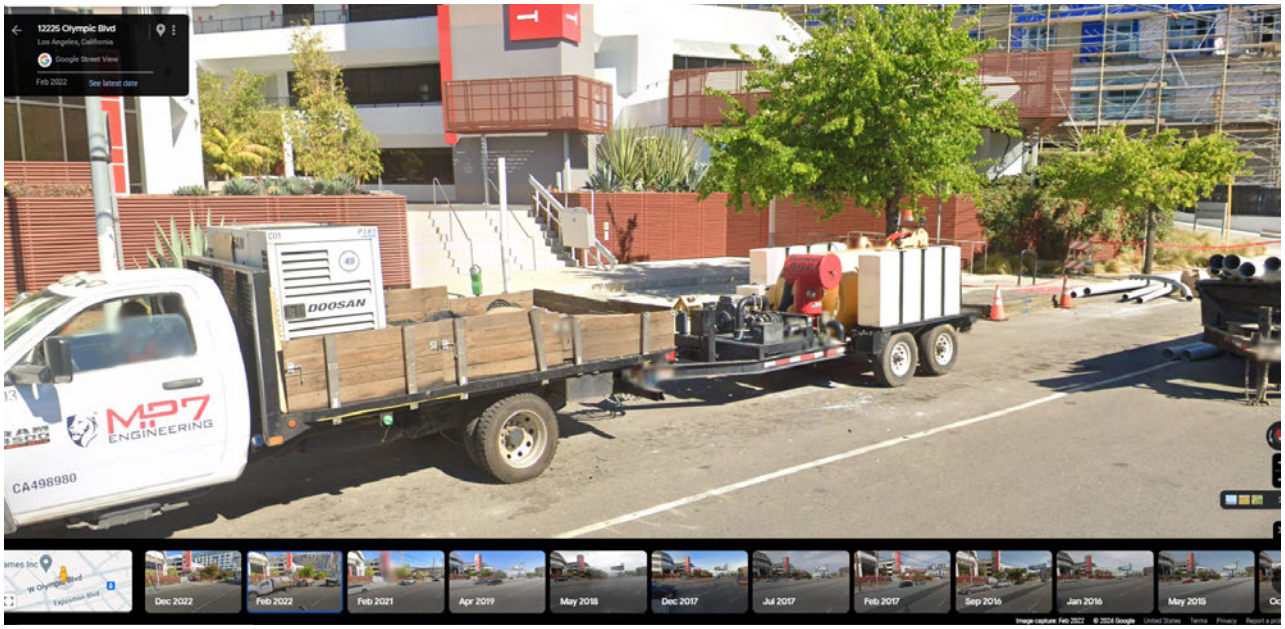
If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

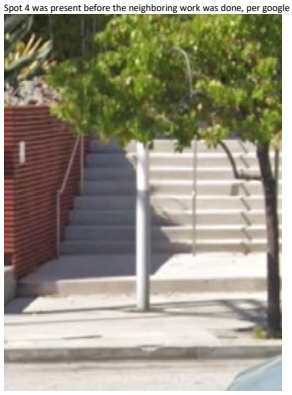
Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> ---------- Forwarded message ---------
> From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
> Date: Thu, Jan 25, 2024 at 2:53 PM
> Subject: Re: Curbside Damage Recourse
> To: Jeff Khau <Jeff.khau@lacity.org>
> Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>
>
> Hi Jeff,
>
> That is unfortunate. There are two options:
> 1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter
>
> 2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.
>
> I would not push for the "spot 4" repair because I believe the damage might have already been present.
>
> It is not clear when spot 1 appeared when looking at the street view.
> Looks like spot 2 started to appear during the construction before Feb 2021.
>
> 
>
>
> Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view



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 |

****

Gree ings:

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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,
>
> Oscar

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 any hing 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <jeff.khau@lacity.org> wrote:

HI Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Jeff Khau, AICP | Planning & Transportation Deputy
3 -Curb Damage.docx
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:38 AM Jeff Khau <jeff.khau@lacity.org> wrote:

Hey Frank,

The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <jeff.khau@lacity.org> wrote:

HI Frank,

There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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) *

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
[213] 482-6805 main
[213] 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
[213] 482-6805 main
[213] 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: RE: Curbside Damage Recourse
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 1/31/2024, 2:10 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

Quick update, I found these images on Google – both show Hines's construction crews staging outside of our two affected properties. Where you can see they dug up a trench directly in front of our property (12200) , that was for a sewer line extension they needed.

I know it's not the best evidence, but hopefully between the time stamps of the curb conditions we provided and these images clearly showing their crews using these areas, I hope the City can make the case that they should be responsible for the upkeep.

Lastly, were you ever able to confirm the streetscape fund that they supposedly paid into and what that money is supposed to go to? Their argument to us was that since they paid the City a fee for street restoration, they have no further obligation – the City does.

Thanks so much.
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> ---------- Forwarded message ---------
> From: **Darin Palmer** <darin.palmer@lacity.org>
> Date: Fri, Jan 26, 2024 at 12:09 PM
> Subject: Re: Curbside Damage Recourse
> To: Peter Rhyu <peter.rhyu@lacity.org>
>
> Hi Peter,
>
> I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).
>
> The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.
>
> If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.
>
> Thank you
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration
>
> On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:
>
> > Hi Darin,
> >
> > Do you know anything about this damage?
> >
> > **Regards,**
> >
> > Peter Rhyu
> >
> > Principal Construction Inspector
> > Metro West Division, Districts 3 & 5
> > Bureau of Contract Administration
> > Department of Public Works
> > City of Los Angeles
> >
> > 1149 S. Broadway, Suite 300

Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

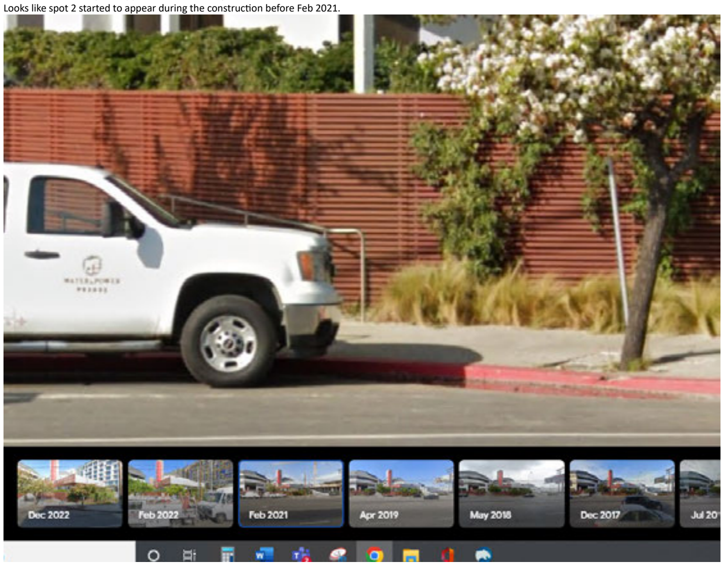
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

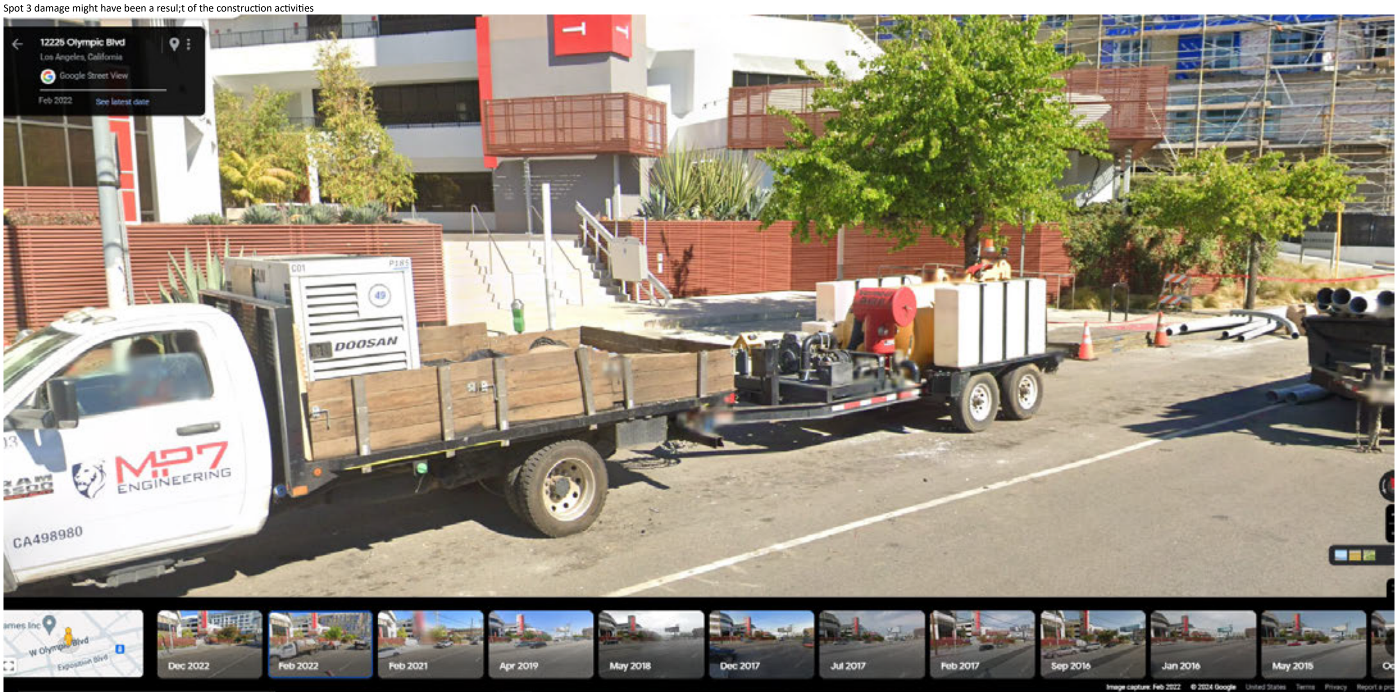
2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view

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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?
>
> **Jeff Khau, AICP** | Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** • **11th District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > I placed the following general comment to start the conversation with the development.
> > "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
> >
> > Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
> >
> > Is there an email where the developer admitted fault or any other supporting documents?
> >
> > Regards,
> >
> > Oscar
> >
> > 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
> >
> > > Hi Oscar,
> > >
> > > There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
> > >
> > > There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.
> > >
> > > **Jeff Khau, AICP** | Planning & Transportation Deputy
> > > 1 - Outlook Options.docx
> > > **Office of Councilwoman Traci Park** • **11th District**
> > > **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> > > (213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
> I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
> Hope this information is useful and let me know if I can assist further.
>
> On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:
>
> > Hey Frank,
> >
> > The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
> >
> > On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
> >
> > > Hi Jeff,
> > > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> > > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> > > Thanks and let me know if I can assist further.
> > >
> > > On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
> > >
> > > > Hi Frank,
> > > >
> > > > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.
> > > >
> > > > My question to you is: when this occurs, is the developer required to replace the curb with a new one?
> > > >
> > > > **Jeff Khau, AICP |** Planning & Transportation Deputy
> > > > *he/him/his*
> > > > **Office of Councilwoman Traci Park · 11th District**
> > > > **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> > > > (213) 887-5644 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)* *
> > >
> > > --
> > > **Frank Lara**
> > > **Director of Government and Community Relations**
> > > **DSCM / Zoning / Code Studies**
> > > **Los Angeles Dept. of Building & Safety**
> > > **201 N. Figueroa St., Suite 1080**
> > > **Los Angeles, CA 90012**
> > > **(213) 482-6805 main**
> > > **(213) 482-0447 direct**
> > > **E-mail: frank.lara@lacity.org**
>
> --
> **Frank Lara**
> **Director of Government and Community Relations**
> **DSCM / Zoning / Code Studies**
> **Los Angeles Dept. of Building & Safety**
> **201 N. Figueroa St., Suite 1080**
> **Los Angeles, CA 90012**
> **(213) 482-6805 main**
> **(213) 482-0447 direct**
> **E-mail: frank.lara@lacity.org**

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Re: Curbside Damage Recourse
From: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Date: 2/14/2024, 12:23 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>
CC: Jeff Khau <Jeff.khau@lacity.org>, Darin Palmer <darin.palmer@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>, Nikta Mousavi <nikta.mousavi@lacity.org>

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,
>
> I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?
>
> Any information you could provide would be greatly appreciated.
>
> Warm Regards,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos, Marina
> **Sent:** Tuesday, January 30, 2024 12:27 PM
> **To:** Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works

City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

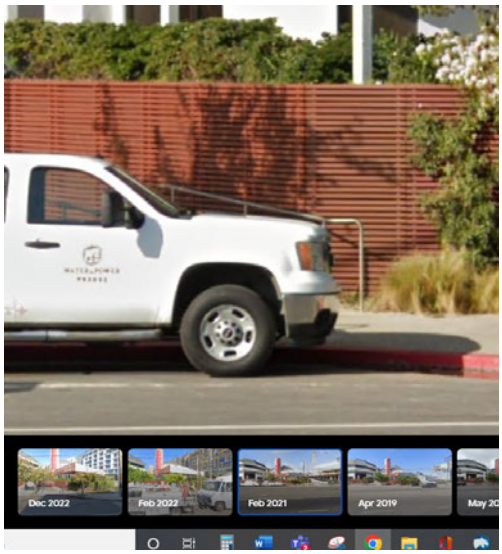
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

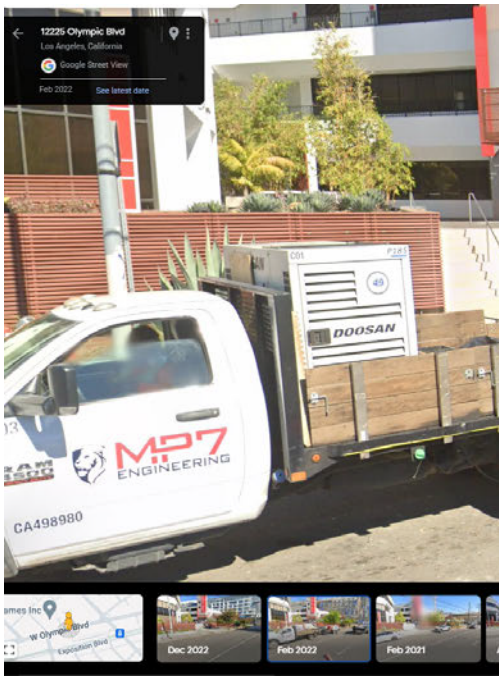
I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

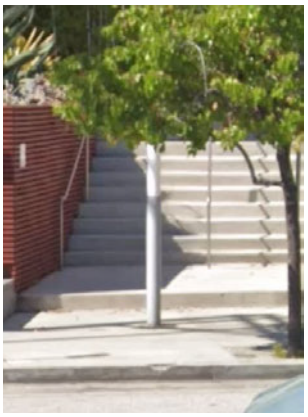
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities


12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MD7
ENGINEERING
CA498980
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
>
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,
>
> Oscar
>
> 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
>
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
>
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.

I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.

Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hey Frank,
>
> The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
>
> On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> >
> > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> >
> > Thanks and let me know if I can assist further.
> >
> > On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
> >
> > > Hi Frank,
> > >
> > > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* **

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety

201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: RE: Curbside Damage Recourse
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 2/14/2024, 10:44 AM
To: "'Jeff Khau'" <Jeff.khau@lacity.org>
CC: "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Jeff,

Have a minute to catch up today? Did these images help at all? You can see they clearly used these areas to stage vehicles and heavy equipment, also you can see the date stamps and compare those to the before and after curb photos we submitted in the prior emails.

I'd appreciate any updates you have.

Thanks so much,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Wednesday, January 31, 2024 2:23 PM
To: 'Jeff Khau' <Jeff.khau@lacity.org>
Subject: RE: Curbside Damage Recourse

Sorry, images here:

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Wednesday, January 31, 2024 2:11 PM
To: Jeff Khau <jeff.khau@lacity.org>
Subject: RE: Curbside Damage Recourse

Hi Jeff,

Quick update, I found these images on Google – both show Hines's construction crews staging outside of our two affected properties. Where you can see they dug up a trench directly in front of our property (12200) , that was for a sewer line extension they needed.

I know it's not the best evidence, but hopefully between the time stamps of the curb conditions we provided and these images clearly showing their crews using these areas, I hope the City can make the case that they should be responsible for the upkeep.

Lastly, were you ever able to confirm the streetscape fund that they supposedly paid into and what that money is supposed to go to? Their argument to us was that since they paid the City a fee for street restoration, they have no further obligation – the City does.

Thanks so much.
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> ---------- Forwarded message ---------
> From: **Darin Palmer** <darin.palmer@lacity.org>
> Date: Fri, Jan 26, 2024 at 12:09 PM
> Subject: Re: Curbside Damage Recourse
> To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

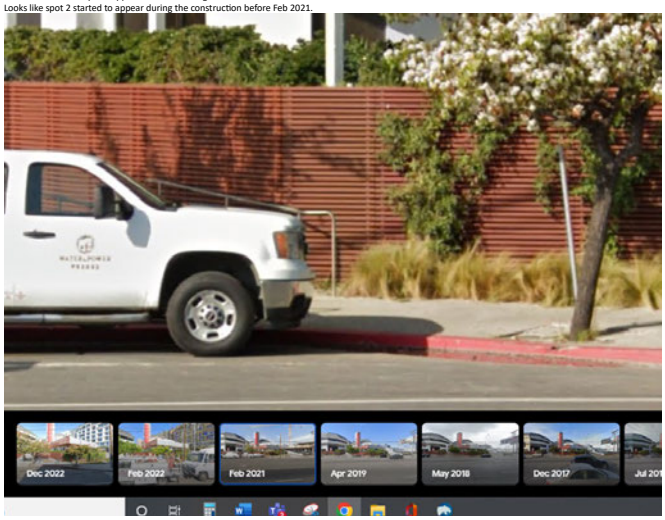
The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

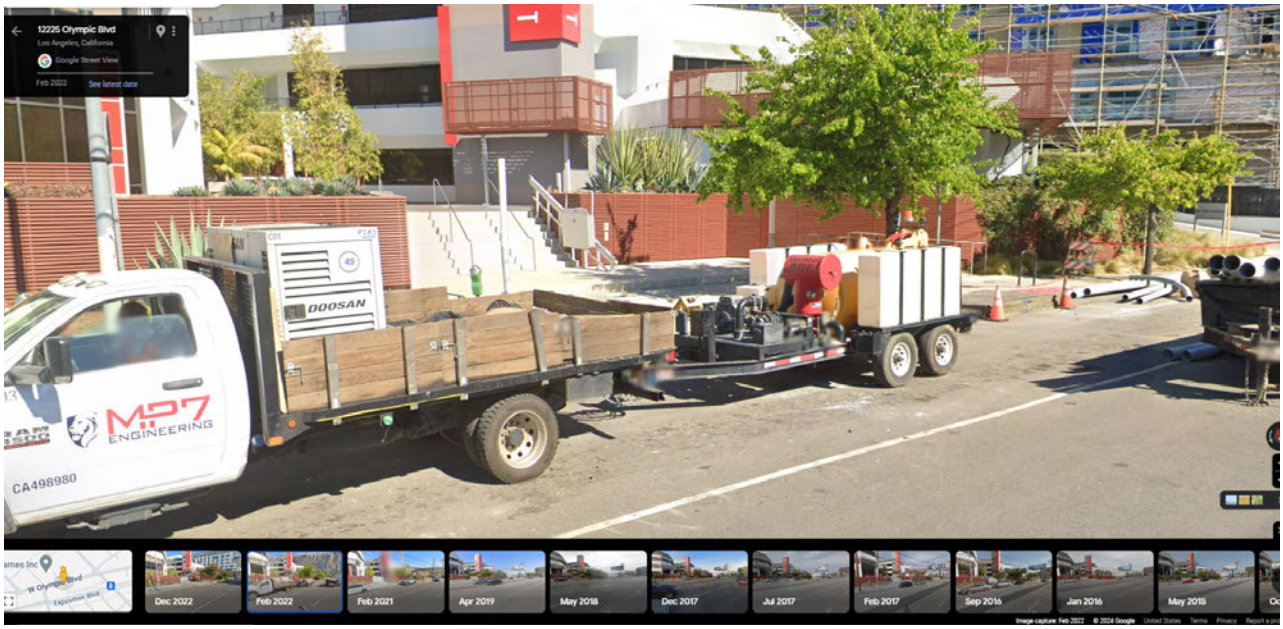
If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

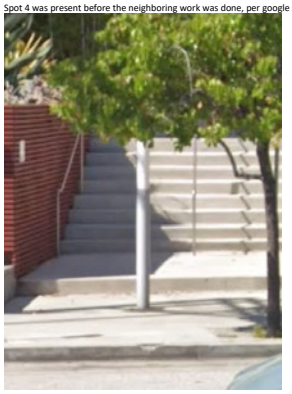
Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> ---------- Forwarded message ---------
> From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
> Date: Thu, Jan 25, 2024 at 2:53 PM
> Subject: Re: Curbside Damage Recourse
> To: Jeff Khau <Jeff.khau@lacity.org>
> Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>
>
> Hi Jeff,
>
> That is unfortunate. There are two options:
> 1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter
>
> 2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.
>
> I would not push for the "spot 4" repair because I believe the damage might have already been present.
>
> It is not clear when spot 1 appeared when looking at the street view.
> Looks like spot 2 started to appear during the construction before Feb 2021.
>
> 
>
>
> Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view



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 |

****

Gree ings:

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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,
>
> Oscar

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 any hing 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

HI Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Jeff Khau, AICP | Planning & Transportation Deputy
3 -Curb Damage.docx
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:38 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hey Frank,

The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Frank,

There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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) *

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
[213] 482-6805 main
[213] 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
[213] 482-6805 main
[213] 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: RE: Curbside Damage Recourse
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 2/14/2024, 11:08 AM
To: "'Jeff Khau'" <Jeff.khau@lacity.org>, "'Darin Palmer'" <darin.palmer@lacity.org>
CC: "'Oscar Gutierrez'" <oscar.gutierrez@lacity.org>, "'Michael Patonai'" <michael.patonai@lacity.org>, "'Peter Rhyu'" <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Darin,

I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

> **Tom Bosley**
> Hines
> 444 S. Flower St | Suite 2100 | LA, CA 90071
> P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> ---------- Forwarded message ---------
> From: **Darin Palmer** <darin.palmer@lacity.org>
> Date: Fri, Jan 26, 2024 at 12:09 PM
> Subject: Re: Curbside Damage Recourse
> To: Peter Rhyu <peter.rhyu@lacity.org>
>
> Hi Peter,
>
> I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).
>
> The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for

at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> ---------- Forwarded message ---------
> From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>

Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonal <michael.patonal@lacity.org>

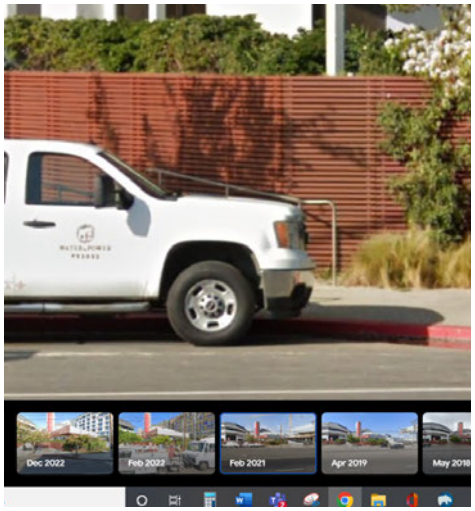
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

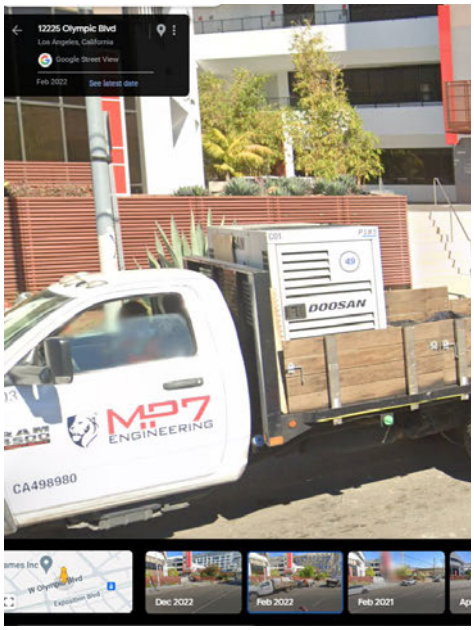
2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

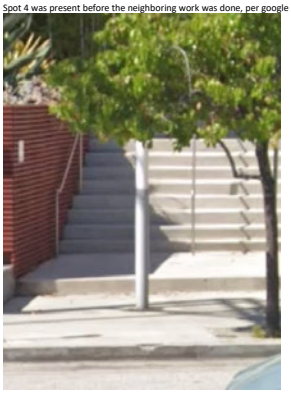
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities


12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MP7
ENGINEERING
CA498980
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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 |

****

Gree ings:

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 he 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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 wi h 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.
>
> Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
> I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
> Hope this information is useful and let me know if I can assist further.
>
> On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:
>
> > Hey Frank,
> >
> > The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
> >
> > On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
> >
> > > Hi Jeff,
> > > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> > > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> > > Thanks and let me know if I can assist further.
> > >
> > > On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
> > >
> > > > Hi Frank,
> > > >
> > > > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)*

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

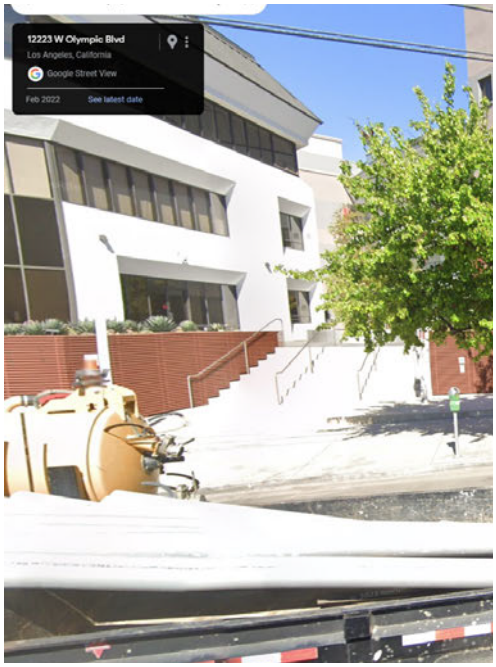
--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

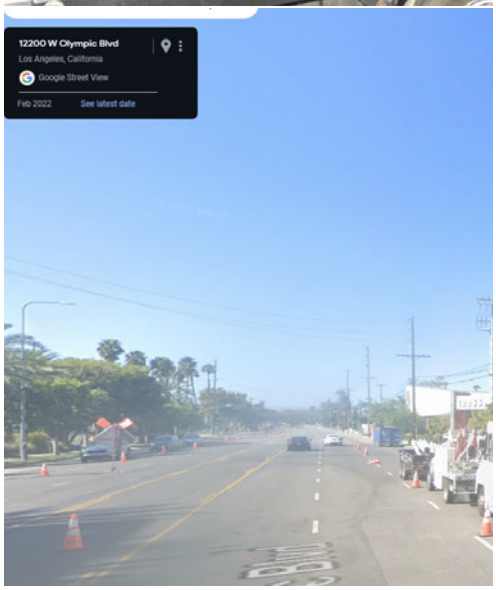
CONFIDENTIALITY NOTE This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

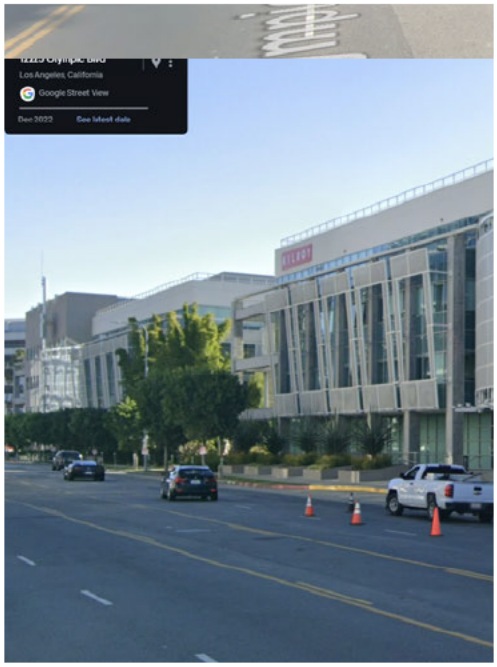
ForwardedMessage.eml

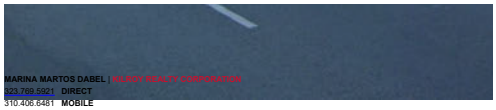
Subject: RE: Curbside Damage Recourse
From: "Martos, Marina" <mmartos@kilroyrealty.com>
Date: 1/31/2024, 2:23 PM
To: 'Jeff Khau' <Jeff.khau@lacity.org>

Sorry, images here:


12223 W Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date


12200 W Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date


Los Angeles, California
Google Street View
See latest date



MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Wednesday, January 31, 2024 2:11 PM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: RE: Curbside Damage Recourse

Hi Jeff,

Quick update, I found these images on Google – both show Hines's construction crews staging outside of our two affected properties. Where you can see they dug up a trench directly in front of our property (12200) , that was for a sewer line extension they needed.

I know it's not the best evidence, but hopefully between the time stamps of the curb conditions we provided and these images clearly showing their crews using these areas, I hope the City can make the case that they should be responsible for the upkeep.

Lastly, were you ever able to confirm the streetscape fund that they supposedly paid into and what that money is supposed to go to? Their argument to us was that since they paid the City a fee for street restoration, they have no further obligation – the City does.

Thanks so much.
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to

troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697

peter.rhyu@lacity.org

--------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonal <michael.patonal@lacity.org>

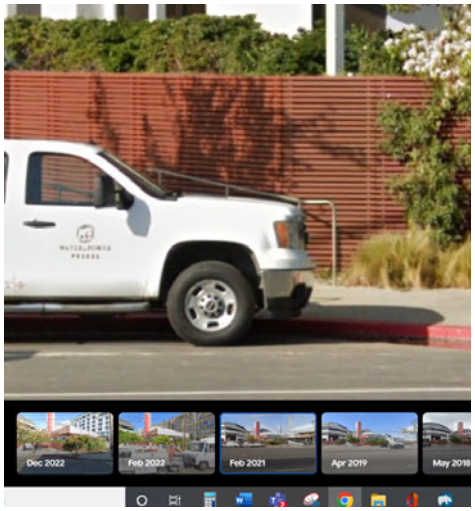
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

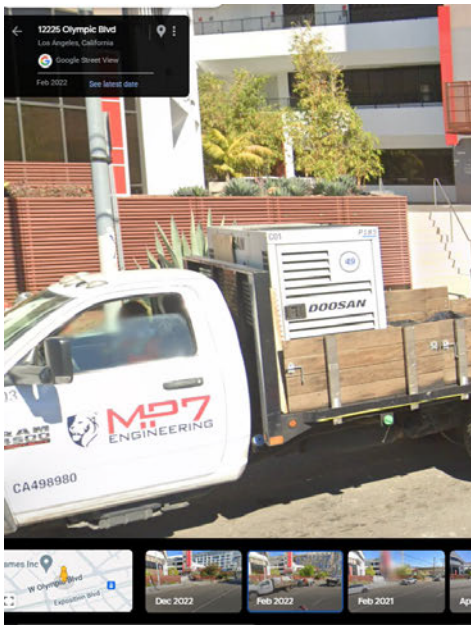
2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

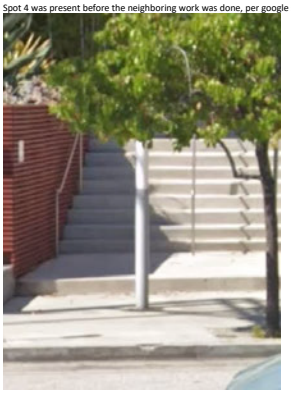
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities


12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MP7
ENGINEERING
CA498980
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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 |

****

Gree ings:

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 he 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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 wi h 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
> I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
> Hope this information is useful and let me know if I can assist further.
>
> On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:
>
> > Hey Frank,
> >
> > The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
> >
> > On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
> >
> > > Hi Jeff,
> > > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> > > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> > > Thanks and let me know if I can assist further.
> > >
> > > On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
> > >
> > > > Hi Frank,
> > > >
> > > > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)*

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

Attachments:

ForwardedMessage.eml 18.5 MB

Subject: Re: Curbside Damage Recourse
From: Nikta Mousavi <nikta.mousavi@lacity.org>
Date: 2/16/2024, 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
CC: "Martos, Marina" <mmartos@kilroyrealty.com>, Jeff Khau <Jeff.khau@lacity.org>, Darin Palmer <darin.palmer@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
>
> Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
>
> 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 |
>
> http://eng.
>
> **********
> 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,
>
> I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?
>
> Any information you could provide would be greatly appreciated.
>
> Warm Regards,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached

my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works

City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu

Principal Construction Inspector

Metro West Division, Districts 3 & 5

Bureau of Contract Administration

Department of Public Works

City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

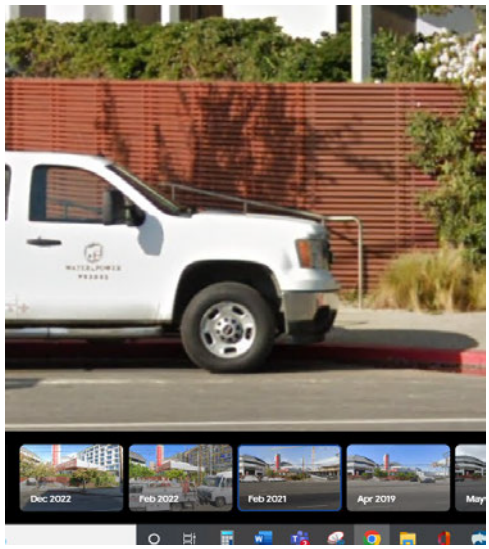
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into)
Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

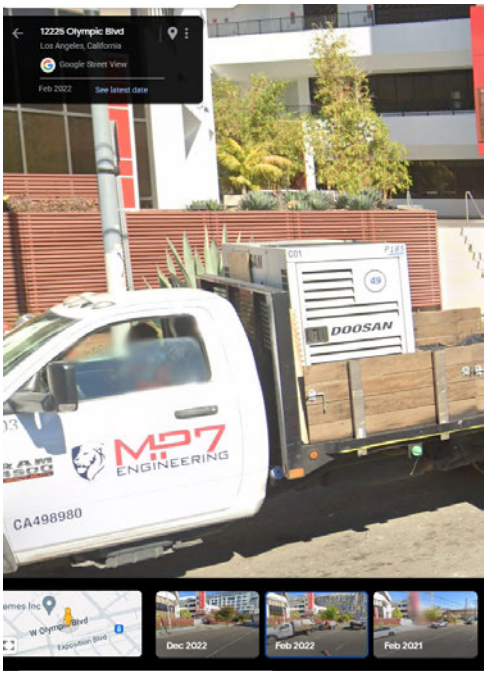
I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

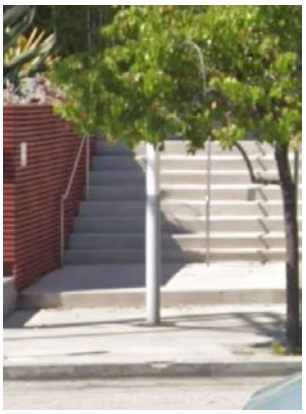
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities


12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MP7
ENGINEERING
CA498980
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
>
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,
>
> Oscar
>
> 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
>
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
>
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.

I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.

Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hey Frank,
>
> The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
>
> On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> >
> > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> >
> > Thanks and let me know if I can assist further.
> >
> > On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
> >
> > > Hi Frank,
> > >
> > > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety

201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/7/2024, 12:37 PM
To: Nikta Mousavi <nikta.mousavi@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>
CC: Jeff Khau <Jeff.khau@lacity.org>, Darin Palmer <darin.palmer@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Hi,

Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
>
> Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
>
> 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Darin,
> >
> > I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?
> >
> > Any information you could provide would be greatly appreciated.
> >
> > Warm Regards,
> > Marina
> >
> > **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
> > 323.769.5921 **DIRECT**
> > 310.406.6481 **MOBILE**
> >
> > ---
> >
> > **From:** Martos, Marina
> > **Sent:** Tuesday, January 30, 2024 12:27 PM
> > **To:** Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
> > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> > **Subject:** RE: Curbside Damage Recourse
> >
> > Thank you for this, Jeff.
> >
> > Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.
> >
> > We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.
> >
> > Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.
> >
> > Best,
> > Marina
> >
> > **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
> > 323.769.5921 **DIRECT**
> > 310.406.6481 **MOBILE**
> >
> > ---
> >
> > **From:** Jeff Khau <Jeff.khau@lacity.org>
> > **Sent:** Monday, January 29, 2024 12:27 PM
> > **To:** Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
> > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
> > **Subject:** Re: Curbside Damage Recourse
> >
> > **[**EXTERNAL EMAIL**]**
> >
> > ---
> >
> > Hi Darin,
> >
> > Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).
> >
> > I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

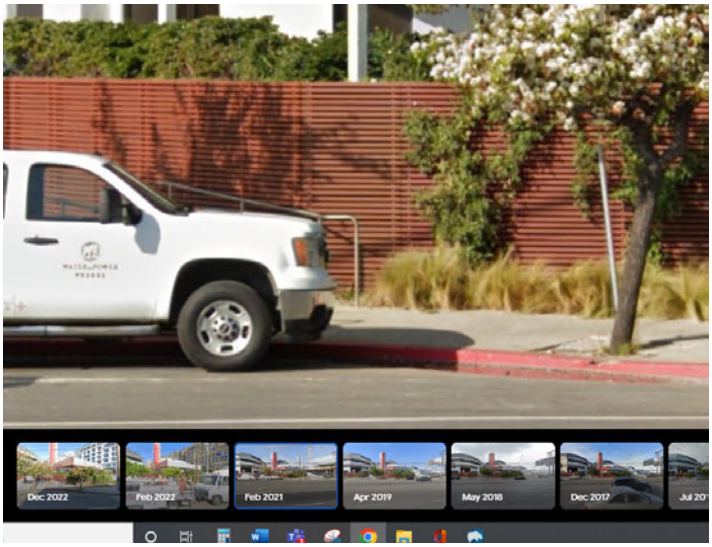
I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

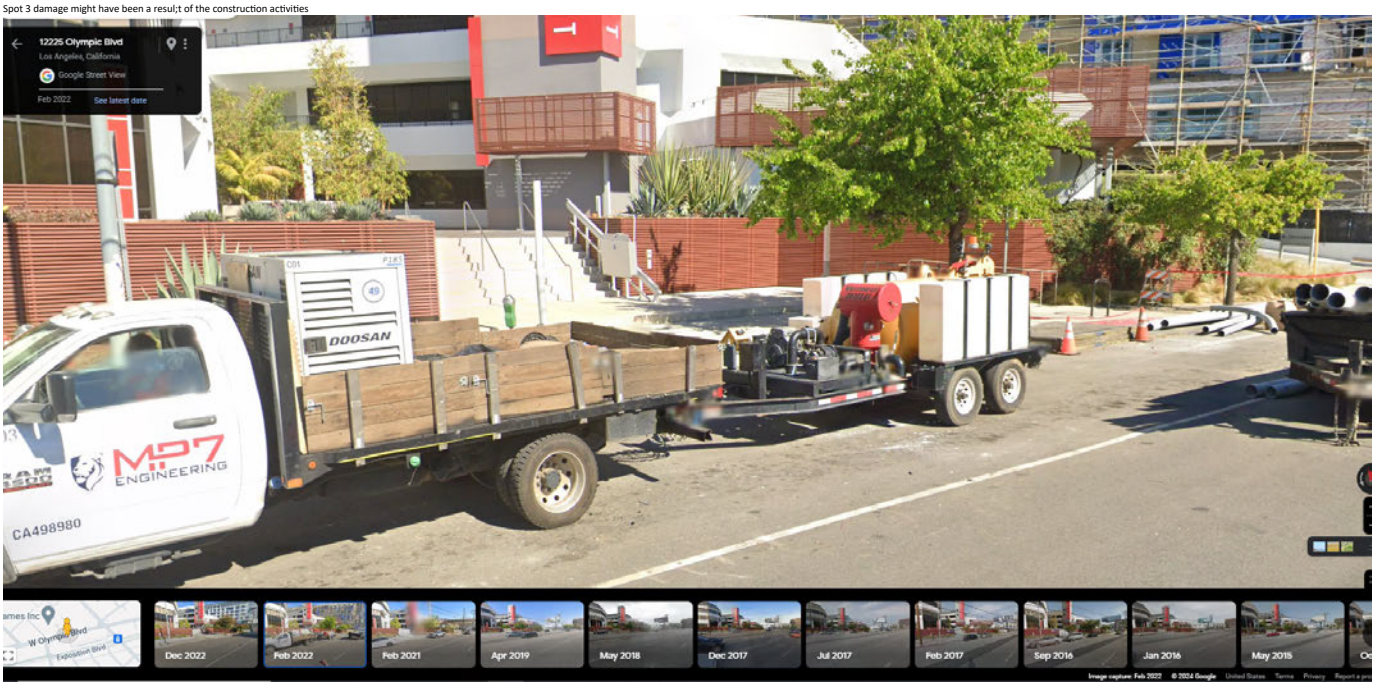
***PLEASE NOTE** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* **

On Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

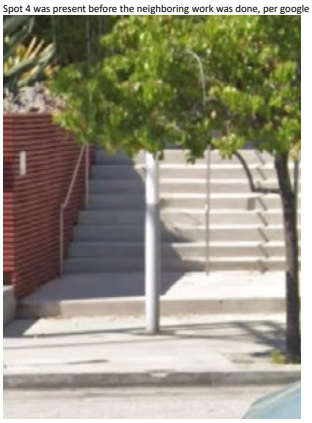
> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> ---------- Forwarded message ---------
> From: **Darin Palmer** <darin.palmer@lacity.org>
> Date: Fri, Jan 26, 2024 at 12:09 PM
> Subject: Re: Curbside Damage Recourse
> To: Peter Rhyu <peter.rhyu@lacity.org>
>
> Hi Peter,
>
> I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).
>
> The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.
>
> If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.
>
> Thank you
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration
>
> On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:
>
> > Hi Darin,
> >
> > Do you know anything about this damage?
> >
> > **Regards,**
> >
> > Peter Rhyu
> >
> > Principal Construction Inspector
> > Metro West Division, Districts 3 & 5
> > Bureau of Contract Administration
> > Department of Public Works
> > City of Los Angeles
> >
> > 1149 S. Broadway, Suite 300
> > Los Angeles, CA 90015
> > Mail Stop 480
> > C: (213) 798-5697
> > peter.rhyu@lacity.org
> >
> > ---------- Forwarded message ---------
> > From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
> > Date: Thu, Jan 25, 2024 at 2:53 PM
> > Subject: Re: Curbside Damage Recourse
> > To: Jeff Khau <Jeff.khau@lacity.org>
> > Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>
> >
> > Hi Jeff,
> >
> > That is unfortunate. There are two options:
> > 1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter
> >
> > 2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.
> >
> > I would not push for the "spot 4" repair because I believe the damage might have already been present.
> >
> > It is not clear when spot 1 appeared when looking at the street view.
> > Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hey Frank,

The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Frank,

There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main

(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/11/2024, 1:36 PM
To: Nikta Mousavi <nikta.mousavi@lacity.org>
CC: Oscar Gutierrez <oscar.gutierrez@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Darin Palmer <darin.palmer@lacity.org>, "Michael Patonai" <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.
Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely resolution.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Friday, February 16, 2024 11:22 AM
> **To:** Oscar Gutierrez <oscar.gutierrez@lacity.org>
> **Cc:** Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Oscar,
>
> I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)
>
> I just need confirmation regarding the B-permit number so I can contact the applicant?
>
> Best,
>
> On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:
>
> > Hi Marina,
> >
> > I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
> >
> > Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
> >
> > 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > > Hi Darin,
> > >
> > > I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?
> > >
> > > Any information you could provide would be greatly appreciated.
> > >
> > > Warm Regards,
> > > Marina
> > >
> > > **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
> > > 323.769.5921 **DIRECT**
> > > 310.406.6481 **MOBILE**
> > >
> > > ---
> > >
> > > **From:** Martos, Marina
> > > **Sent:** Tuesday, January 30, 2024 12:27 PM
> > > **To:** Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
> > > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> > > **Subject:** RE: Curbside Damage Recourse
> > >
> > > Thank you for this, Jeff.
> > >
> > > Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.
> > >
> > > We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.
> > >
> > > Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.
> > >
> > > Best,
> > > Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

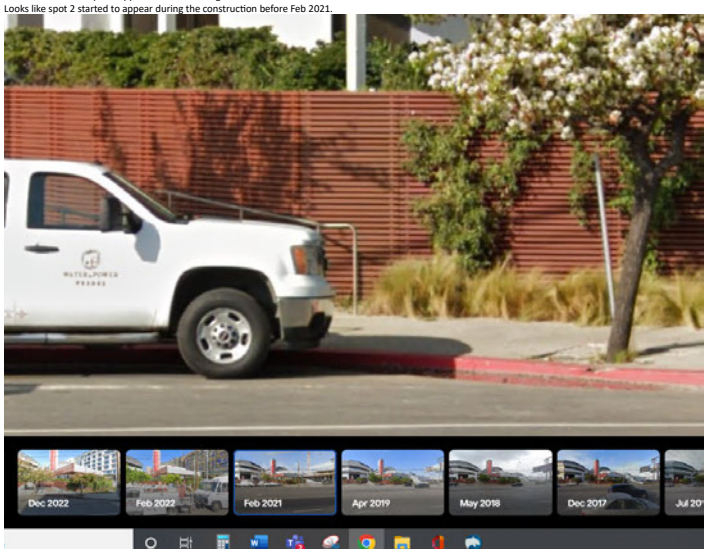
***PLEASE NOTE** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

On Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

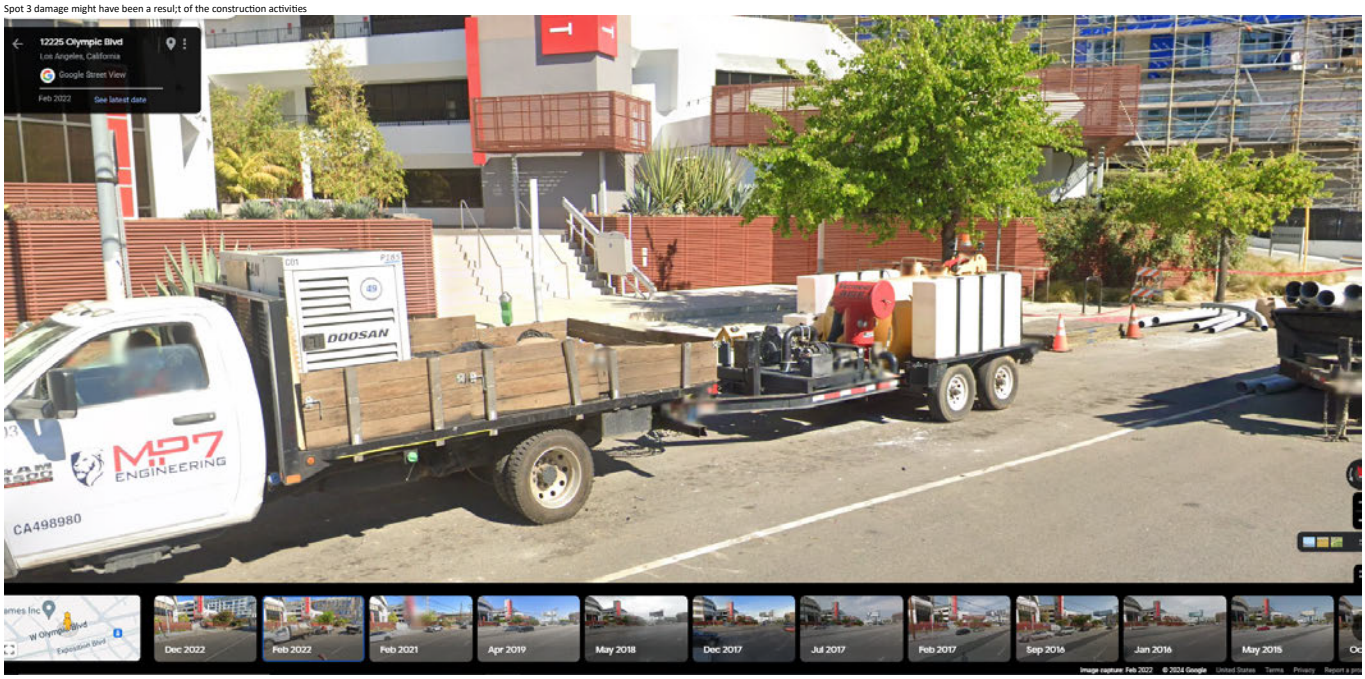
> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> --------- Forwarded message ---------
> From: **Darin Palmer** <darin.palmer@lacity.org>
> Date: Fri, Jan 26, 2024 at 12:09 PM
> Subject: Re: Curbside Damage Recourse
> To: Peter Rhyu <peter.rhyu@lacity.org>
>
> Hi Peter,
>
> I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).
>
> The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.
>
> If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.
>
> Thank you
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration
>
> On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:
>
> > Hi Darin,
> >
> > Do you know anything about this damage?
> >
> > **Regards,**
> >
> > Peter Rhyu
> >
> > Principal Construction Inspector
> > Metro West Division, Districts 3 & 5
> > Bureau of Contract Administration
> > Department of Public Works
> > City of Los Angeles
> >
> > 1149 S. Broadway, Suite 300
> > Los Angeles, CA 90015
> > Mail Stop 480
> > C: (213) 798-5697
> > peter.rhyu@lacity.org
> >
> > --------- Forwarded message ---------
> > From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
> > Date: Thu, Jan 25, 2024 at 2:53 PM
> > Subject: Re: Curbside Damage Recourse
> > To: Jeff Khau <Jeff.khau@lacity.org>
> > Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>
> >
> > Hi Jeff,
> >
> > That is unfortunate. There are two options:
> > 1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter
> >
> > 2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

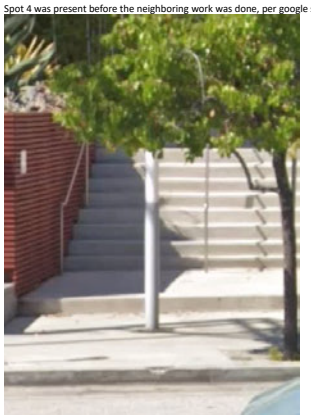
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hey Frank,

The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Frank,

There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety

201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

Subject: Re: Curbside Damage Recourse
From: Nikta Mousavi <nikta.mousavi@lacity.org>
Date: 3/11/2024, 1:31 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Oscar Gutierrez <oscar.gutierrez@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Darin Palmer <darin.palmer@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Marina,

I spoke with Oscar and he updated me regarding the status.
Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely resolution.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,
>
> I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?
>
> Any information you could provide would be greatly appreciated.
>
> Warm Regards,
>
> Marina
>
> **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration

Department of Public Works

City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu

Principal Construction Inspector

Metro West Division, Districts 3 & 5

Bureau of Contract Administration

Department of Public Works

City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

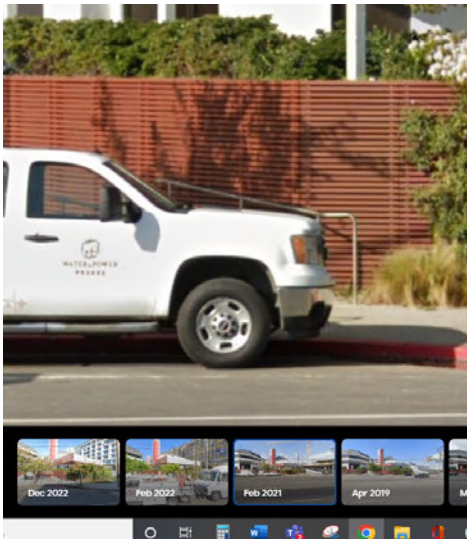
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into)
Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

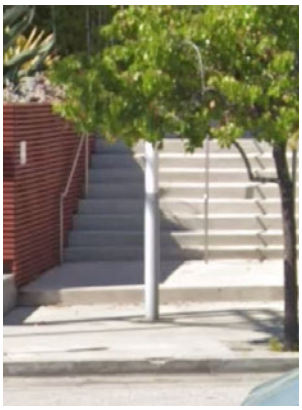
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities

12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MP7
ENGINEERING
CA498980
W Olympic Blvd
Exposition Blvd
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
>
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,
>
> Oscar
>
> 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/ gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
>
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
>
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.

I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.

Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hey Frank,
>
> The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
>
> On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> >
> > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> >
> > Thanks and let me know if I can assist further.
> >
> > On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
> >
> > > Hi Frank,
> > >
> > > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies

Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/13/2024, 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Re: Curbside Damage Recourse
From: Nikta Mousavi <nikta.mousavi@lacity.org>
Date: 3/19/2024, 3:31 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Oscar Gutierrez <oscar.gutierrez@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Darin Palmer <darin.palmer@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Monday, March 11, 2024 1:31 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely resolution.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the

repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,
>
> I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?
>
> Any information you could provide would be greatly appreciated.
>
> Warm Regards,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/ neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration

Department of Public Works

City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these

areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**

Peter Rhyu

Principal Construction Inspector

Metro West Division, Districts 3 & 5

Bureau of Contract Administration

Department of Public Works

City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

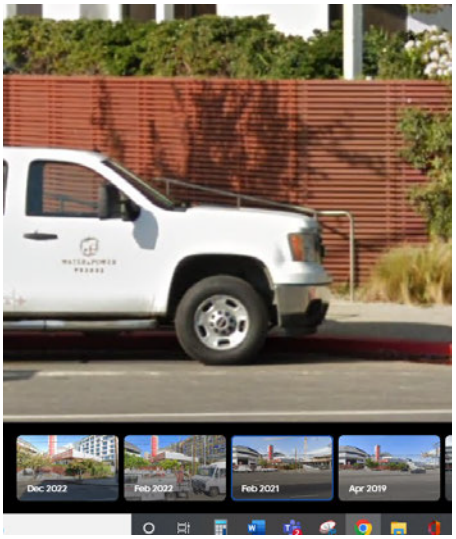
2. You can also reach out to Street Services and see if they can send out a Street Use

investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

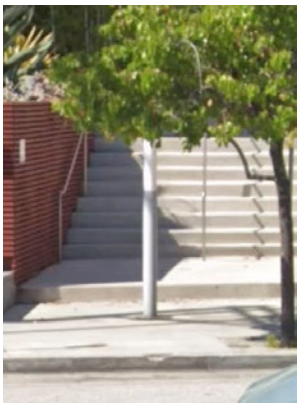
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities

12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MP7
ENGINEERING
CA498980
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
>
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,
>
> Oscar
>
> 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.
>
> Tribeca - Curb Damage.docx
>
> **Jeff Khau, AICP |** Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** · **11**th **District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that

can be seen at the report accessible by this LINK .

I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.

I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.

Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hey Frank,
>
> The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
>
> On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> >
> > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> >
> > Thanks and let me know if I can assist further.
> >
> > On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
> >
> > > Hi Frank,

There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/25/2024, 4:06 PM
To: Jeff Khau <Jeff.khau@lacity.org>, Michael Amster <michael.amster@lacity.org>

Thanks, Jeff and Michael!

Michael, please feel free to ring me at either of the numbers below tomorrow – my day is super flexible after around 9AM.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, March 25, 2024 2:42 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Hi Marina,

I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Checking in on the below, let me know if you have a minute to chat.

Thanks,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 3/25/2024, 2:41 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>, Michael Amster <michael.amster@lacity.org>

Hi Marina,

I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Checking in on the below, let me know if you have a minute to chat.
>
> Thanks,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/25/2024, 4:06 PM
To: Jeff Khau <Jeff.khau@lacity.org>, Michael Amster <michael.amster@lacity.org>

Thanks, Jeff and Michael!

Michael, please feel free to ring me at either of the numbers below tomorrow – my day is super flexible after around 9AM.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, March 25, 2024 2:42 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Hi Marina,

I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Checking in on the below, let me know if you have a minute to chat.

Thanks,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 3/25/2024, 2:41 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>, Michael Amster <michael.amster@lacity.org>

Hi Marina,

I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Checking in on the below, let me know if you have a minute to chat.
>
> Thanks,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/25/2024, 10:52 AM
To: "'Jeff Khau'" <Jeff.khau@lacity.org>

Hi Jeff,

Checking in on the below, let me know if you have a minute to chat.

Thanks,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: FW: WMC - City Sidewalk Repair Requests
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/26/2024, 9:19 AM
To: Michael Amster <michael.amster@lacity.org>

Attachments for your benefit.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481 8498 and destroy the original message and all copies.

ForwardedMessage.eml

Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "311@lacity.org" <311@lacity.org>
Date: 2/15/2024, 3:05 PM
To: "Robinson, Jeannine" <JRobinson@kilroyrealty.com>

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

ForwardedMessage.eml

Subject: MyLA311: Open - Sidewalk Repair - 12200 W OLYMPIC BLVD, 90064
From: "311@lacity.org" <311@lacity.org>
Date: 2/15/2024, 3:08 PM
To: "Robinson, Jeannine" <JRobinson@kilroyrealty.com>

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657023211

Location: 12200 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

IMG_4303.jpg

IMG_4302.jpg

IMG_3992.jpeg

IMG_3991.jpeg

ICONFII

Attachments:

ForwardedMessage.eml	228 KB
ForwardedMessage.eml	228 KB
IMG_4303.jpg	355 KB
IMG_4302.jpg	234 KB
IMG_3992.jpeg	1.7 MB
IMG_3991.jpeg	1.2 MB

Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: Michael Amster <michael.amster@lacity.org>
Date: 3/26/2024, 9:11 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Jeff Khau <jeff.khau@lacity.org>

Hello Marina,

Please see the attached link, which provides a step-by-step chart an applicant goes through to receive a rebate: https://sidewalks.lacity.gov/rebates. Please let me know if you have any further questions.

Sincerely,

On Mon, Mar 25, 2024 at 2:42 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Marina,
>
> I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.
>
> **Jeff Khau, AICP** | Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** * **11**th **District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Jeff,
> >
> > Checking in on the below, let me know if you have a minute to chat.
> >
> > Thanks,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

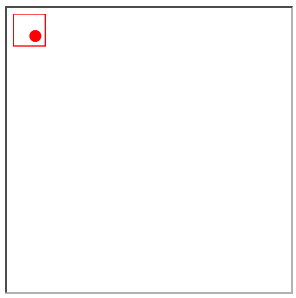
You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--



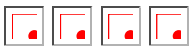
Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772



***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)* ***

Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/26/2024, 9:37 AM
To: Jeff Khau <Jeff.khau@lacity.org>

Thanks again, Jeff! I was able to speak with Michael and he steered us in the right direction.

With respect to the damaged curbs, I know you mentioned that Hines finally agreed to do some of it – can you please advise which areas they have committed to do? And would the remaining damaged areas be eligible for a rebate request as well if we wanted to repair them ourselves?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, March 25, 2024 2:42 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Hi Marina,

I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Checking in on the below, let me know if you have a minute to chat.

Thanks,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

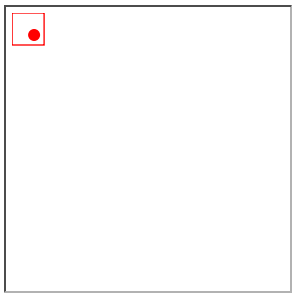
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: Michael Amster <michael.amster@lacity.org>
Date: 3/26/2024, 9:11 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Jeff Khau <jeff.khau@lacity.org>

Hello Marina,

Please see the attached link, which provides a step-by-step chart an applicant goes through to receive a rebate: https://sidewalks.lacity.gov/rebates. Please let me know if you have any further questions.

Sincerely,

On Mon, Mar 25, 2024 at 2:42 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Marina,
>
> I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.
>
> 
>
> **Jeff Khau, AICP | Planning & Transportation Deputy**
> *he/him/his*
> **Office of Councilwoman Traci Park * 11th District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Jeff,
> >
> > Checking in on the below, let me know if you have a minute to chat.
> >
> > Thanks,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

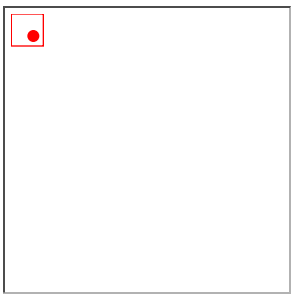
You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--



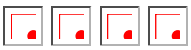
Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772



***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)* ***

Subject: Re: WMC - City Sidewalk Repair Requests
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/26/2024, 2:19 PM
To: Michael Amster <michael.amster@lacity.org>

Hi Michael,

Here are the ticket numbers we submitted for the rebate program:

12200 W. Olympic - 1-4704803631

12100 W. Olympic - 1-4704820551

Thanks for your help!
Marina

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 9:19:12 AM
To: Michael Amster <michael.amster@lacity.org>
Subject: FW: WMC - City Sidewalk Repair Requests

Attachments for your benefit.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/27/2024, 9:31 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>
CC: Oscar Gutierrez <oscar.gutierrez@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Darin Palmer <darin.palmer@lacity.org>, "Michael Patonai" <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Nikta,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Monday, March 11, 2024 1:31 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,
>
> I spoke with Oscar and he updated me regarding the status.
> Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.
>
> Best,
>
> On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi,
> >
> > Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
> >
> > Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
> >
> > We greatly appreciate any assistance you can provide and look forward to a timely resolution.
> >
> > Best,
> > Marina
> >
> > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> > 323.769.5921 **DIRECT**
> > 310.406.6481 **MOBILE**
> >
> > ---
> >
> > **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> > **Sent:** Friday, February 16, 2024 11:22 AM
> > **To:** Oscar Gutierrez <oscar.gutierrez@lacity.org>
> > **Cc:** Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> > **Subject:** Re: Curbside Damage Recourse
> >
> > **[**EXTERNAL EMAIL**]**
> >
> > ---
> >
> > Hi Oscar,
> >
> > I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)
> >
> > I just need confirmation regarding the B-permit number so I can contact the applicant?
> >
> > Best,
> >
> > On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:
> >
> > > Hi Marina,
> > >
> > > I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
> > >
> > > Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
> > >
> > > 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Hi Darin,

I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> ---------- Forwarded message ---------
> From: **Darin Palmer** <darin.palmer@lacity.org>
> Date: Fri, Jan 26, 2024 at 12:09 PM
> Subject: Re: Curbside Damage Recourse
> To: Peter Rhyu <peter.rhyu@lacity.org>
>
> Hi Peter,
>
> I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).
>
> The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.
>
> If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.
>
> Thank you
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Darin,

Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

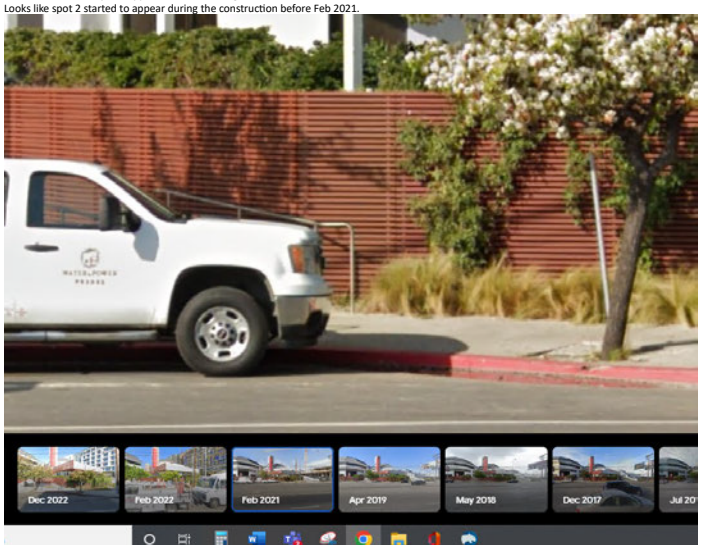
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

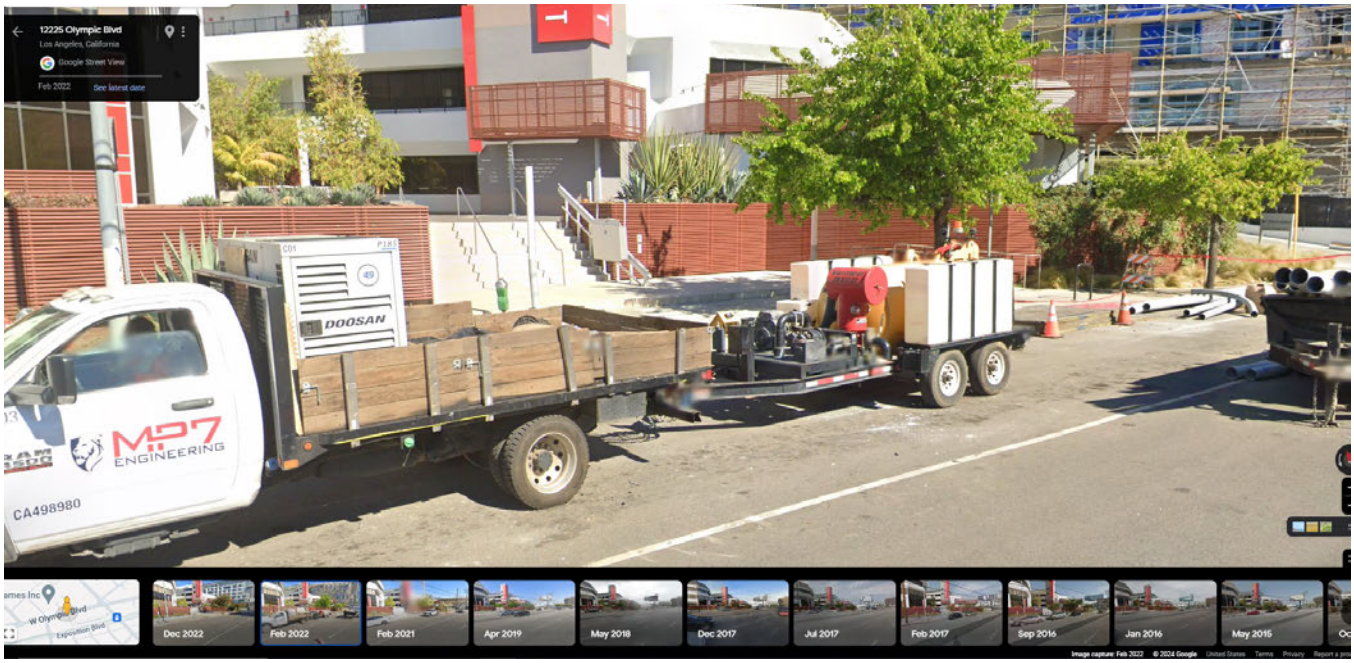
2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

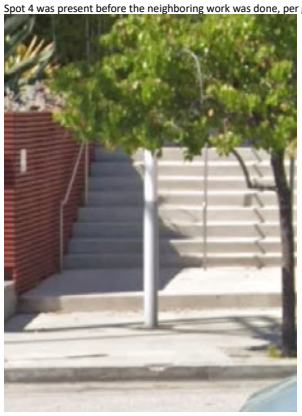
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > I placed the following general comment to start the conversation with the development.
> > "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
> >
> > Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
> >
> > Is there an email where the developer admitted fault or any other supporting documents?
> >
> > Regards,
> >
> > Oscar
> >
> > 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hey Frank,

The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Frank,

There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/27/2024, 9:32 AM
To: Jeff Khau <Jeff.khau@lacity.org>

Thanks, Jeff – I just followed-up on the group thread to ask. Nikta did mention that they agreed to do some repairs, we just were wondering which areas they will be fixing.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, March 27, 2024 8:00 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Hi Marina,

I'm not aware of such commitments. I believe Nikta had spoken to Hines last. My latest attempts to contact them have gone unanswered.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Mar 26, 2024 at 9:37 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thanks again, Jeff! I was able to speak with Michael and he steered us in the right direction.
>
> With respect to the damaged curbs, I know you mentioned that Hines finally agreed to do some of it – can you

please advise which areas they have committed to do? And would the remaining damaged areas be eligible for a rebate request as well if we wanted to repair them ourselves?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, March 25, 2024 2:42 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Hi Marina,

I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Checking in on the below, let me know if you have a minute to chat.
>
> Thanks,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks.

Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 3/27/2024, 8:00 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Hi Marina,

I'm not aware of such commitments. I believe Nikta had spoken to Hines last. My latest attempts to contact them have gone unanswered.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Mar 26, 2024 at 9:37 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thanks again, Jeff! I was able to speak with Michael and he steered us in the right direction.
>
> With respect to the damaged curbs, I know you mentioned that Hines finally agreed to do some of it – can you please advise which areas they have committed to do? And would the remaining damaged areas be eligible for a rebate request as well if we wanted to repair them ourselves?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Monday, March 25, 2024 2:42 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>

Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Hi Marina,

I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Checking in on the below, let me know if you have a minute to chat.
>
> Thanks,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in

> error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Re: WMC - City Sidewalk Repair Requests
From: Michael Amster <michael.amster@lacity.org>
Date: 3/27/2024, 12:09 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Hello Marina,

Thank you very much for sharing, and please let me know if you do not hear back from the Bureau of Engineering within 2 weeks.

Sincerely,

On Tue, Mar 26, 2024 at 2:19 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Here are the ticket numbers we submitted for the rebate program:
>
> 12200 W. Olympic - 1-4704803631
>
> 12100 W. Olympic - 1-4704820551
>
> Thanks for your help!
> Marina
>
> MARINA MARTOS DABEL
> Kilroy Realty Corporation
> _____
> From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
> Sent: Tuesday, March 26, 2024 9:19:12 AM
> To: Michael Amster <michael.amster@lacity.org>
> Subject: FW: WMC - City Sidewalk Repair Requests
>
> Attachments for your benefit.
>
> CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

***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)* **

Subject: Re: Curbside Damage Recourse
From: Nikta Mousavi <nikta.mousavi@lacity.org>
Date: 4/6/2024, 3:11 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>, Darin Palmer <darin.palmer@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>
CC: Jeff Khau <Jeff.khau@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Nikta,
>
> Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Tuesday, March 19, 2024 3:31 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Monday, March 11, 2024 1:31 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely resolution.
>
> Best,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,
>
> I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?
>
> Any information you could provide would be greatly appreciated.
>
> Warm Regards,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu

Principal Construction Inspector

Metro West Division, Districts 3 & 5

Bureau of Contract Administration

Department of Public Works

City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector

Metro West Division, Districts 3 & 5

Bureau of Contract Administration

Department of Public Works

City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

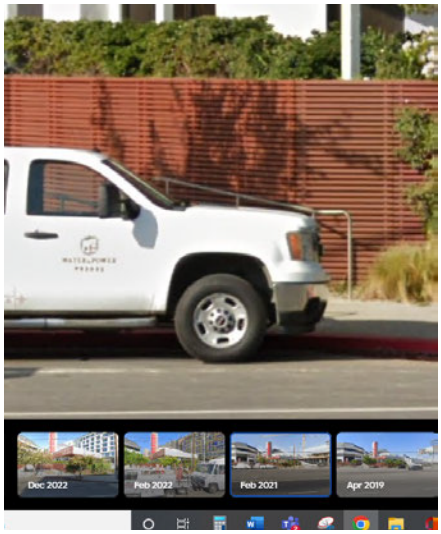
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

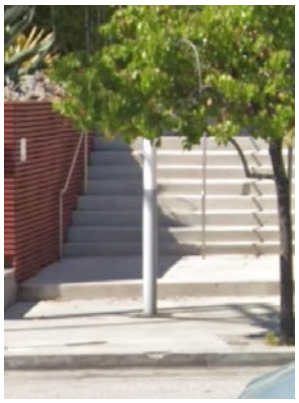
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities

12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MP7
ENGINEERING
CA498980
W Olympic Blvd
Exposition Blvd
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
>
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,
>
> Oscar
>
> 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.
>
> Tribeca - Curb Damage.docx
>
> **Jeff Khau, AICP |** Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park · 11th District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:
>
> > Hi Jeff,

There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .

I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.

I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.

Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hey Frank,
>
> The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
>
> On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> >
> > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> >
> > Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Frank,
>
> There was a development along Olympic that resulted in damage to the curb and gutter. See attached.
>
> My question to you is: when this occurs, is the developer required to replace the curb with a new one?
>
> **Jeff Khau, AICP |** Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park · 11th District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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)* *

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

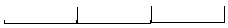
West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org



--

Nikta Mousavi, P.E., ENV SP

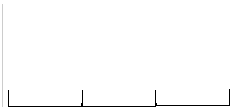
West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org



--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

Subject: Re: Curbside Damage Recourse
From: Darin Palmer <darin.palmer@lacity.org>
Date: 4/8/2024, 10:00 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>
CC: Jeff Khau <Jeff.khau@lacity.org>, "Martos Dabel, Marina" <mmartos@kilroyrealty.com>, Michael Patonai <michael.patonai@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Hello Nikta,

They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
Thanks

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

> Hello Marina,
>
> I don't have an update as of yet.
>
> Darin and Oscar,
>
> Do you happen to have an update on this?
>
> Best,
>
> On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Nikta,
> >
> > Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and

primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
>
> Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
>
> 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,

I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
>
> Metro West Division, Districts 3 & 5
>
> Bureau of Contract Administration
>
> Department of Public Works
>
> City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

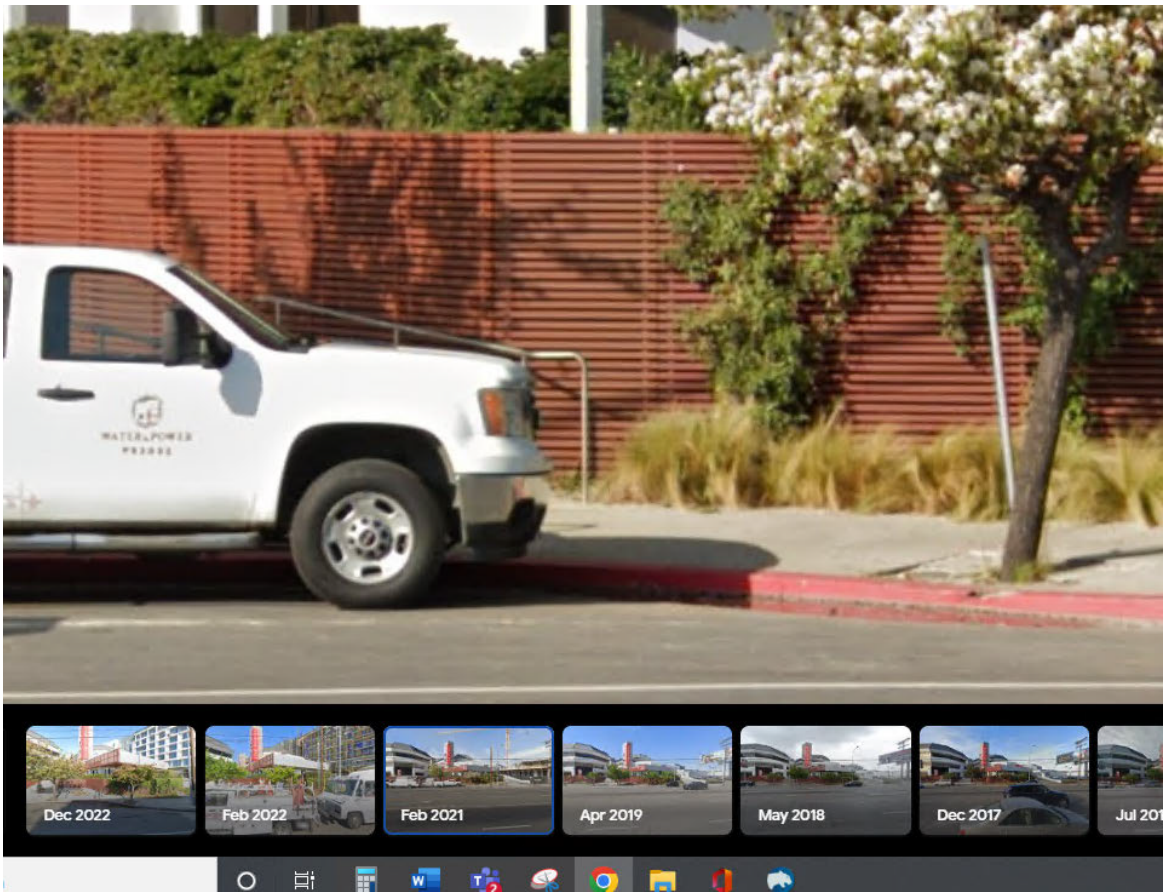
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

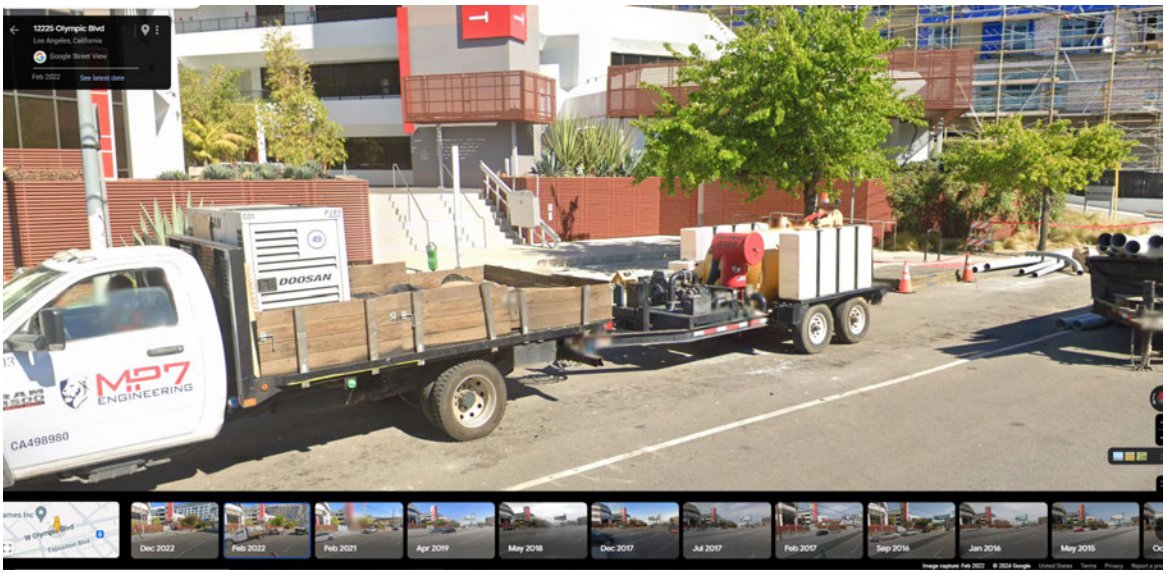
I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view

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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
>
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,
>
> Oscar
>
> 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
>
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
>
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
>
> I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
>
> Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hey Frank,
>
> The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

> > Hi Jeff,
> >
> > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> >
> > I believe that the sign off includes criteria, such as the

condition of the public right of way area. If you provide the address, my staff can look into it further.

Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Frank,
>
> There was a development along Olympic that resulted in damage to the curb and gutter. See attached.
>
> My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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) **

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/8/2024, 9:37 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>, Darin Palmer <darin.palmer@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>
CC: Jeff Khau <Jeff.khau@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Thank you, Nikta. I would appreciate you letting us know whenever you do hear back.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Saturday, April 6, 2024 3:12 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Darin Palmer <darin.palmer@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Nikta,
>
> Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Monday, March 11, 2024 1:31 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,

I spoke with Oscar and he updated me regarding the status.
Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely resolution.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Friday, February 16, 2024 11:22 AM
> **To:** Oscar Gutierrez <oscar.gutierrez@lacity.org>
> **Cc:** Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Oscar,
>
> I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
>
> Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
>
> 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Darin,

I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/ neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had

photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015

Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

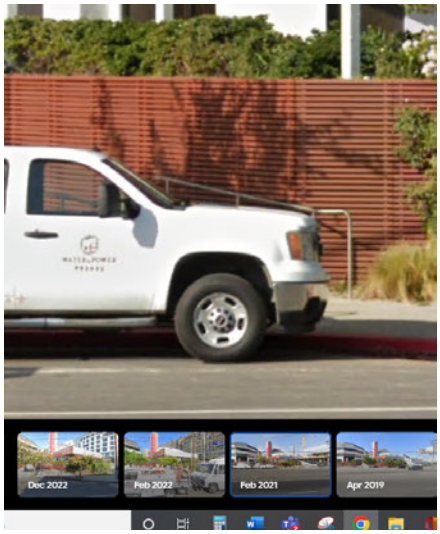
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into)
Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

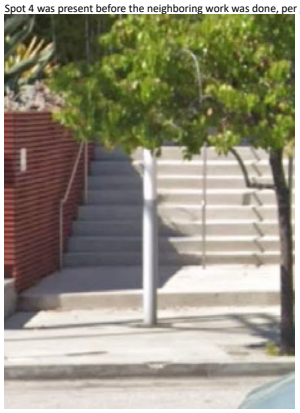
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities

12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MD7
ENGINEERING
CA498980
W Olympic Blvd
Exposition Blvd
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > I placed the following general comment to start the conversation with the development.
> > "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
> >
> > Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
> >
> > Is there an email where the developer admitted fault or any other supporting documents?
> >
> > Regards,
> >
> > Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.
>
> Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
> I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
> Hope this information is useful and let me know if I can assist further.
>
> On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:
>
> > Hey Frank,
> >
> > The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.
> >
> > On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
> >
> > > Hi Jeff,
> > > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> > > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> > > Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Frank,
>
> There was a development along Olympic that resulted in damage to the curb and gutter. See attached.
>
> My question to you is: when this occurs, is the developer required to replace the curb with a new one?
>
> **Jeff Khau, AICP |** Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park** · **11**th **District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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)* *

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct

E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--

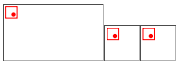
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org



Subject: Re: Curbside Damage Recourse
From: Nikta Mousavi <nikta.mousavi@lacity.org>
Date: 4/10/2024, 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
CC: Jeff Khau <Jeff.khau@lacity.org>, "Martos Dabel, Marina" <mmartos@kilroyrealty.com>, Michael Patonai <michael.patonai@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Hello Nikta,
>
> They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
> Thanks
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration
>
> On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:
>
> > Hello Marina,
> >
> > I don't have an update as of yet.
> >
> > Darin and Oscar,
> >
> > Do you happen to have an update on this?
> >
> > Best,
> >
> > On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > > Hi Nikta,
> > >
> > > Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they

committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/ or paint the balance?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,

Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
>
> Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
>
> 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,

I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
>
> Metro West Division, Districts 3 & 5
>
> Bureau of Contract Administration
>
> Department of Public Works
>
> City of Los Angeles
>
> -
>
> 1149 S. Broadway, Suite 300
>
> Los Angeles, CA 90015
>
> Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
>
> Metro West Division, Districts 3 & 5
>
> Bureau of Contract Administration
>
> Department of Public Works
>
> City of Los Angeles

-

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

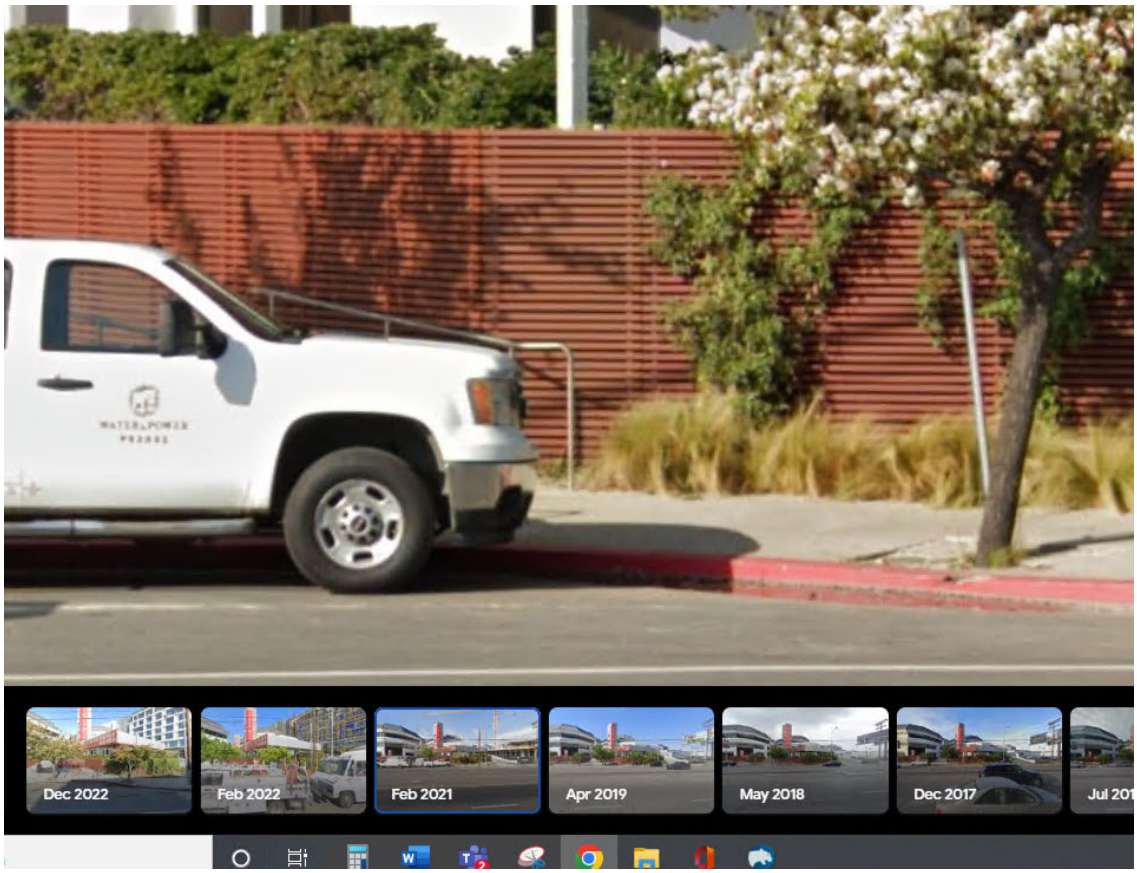
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

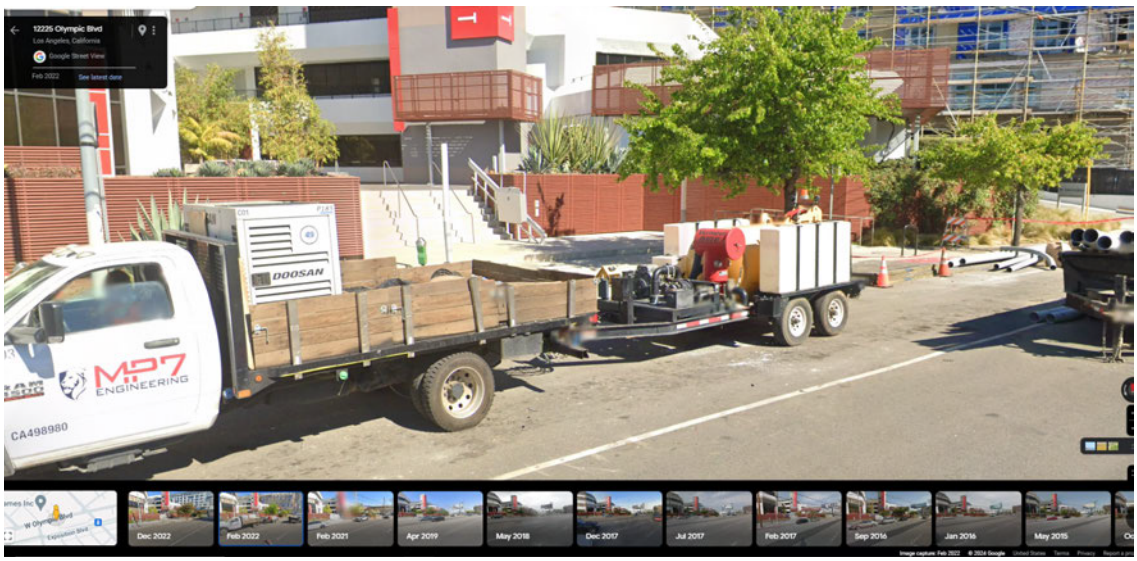
I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view

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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
>
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,
>
> Oscar
>
> 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
>
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
>
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
>
> I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
>
> Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hey Frank,
>
> The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/ require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

> > Hi Jeff,
> >
> > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.

I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.

Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Frank,
>
> There was a development along Olympic that resulted in damage to the curb and gutter. See attached.
>
> My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

Subject: Approve Convention Center Modernization!
From: "Phillips, Lauren" <lphillips@kilroyrealty.com>
Date: 4/17/2024, 8:32 PM
To: "ivette.serna@lacity.org" <ivette.serna@lacity.org>, "anna.hovasapian@lacity.org" <anna.hovasapian@lacity.org>, "karo.torossian@lacity.org" <karo.torossian@lacity.org>, "lisa.hansen@lacity.org" <lisa.hansen@lacity.org>, "john.popoch@lacity.org" <john.popoch@lacity.org>, "andrea.conant@lacity.org" <andrea.conant@lacity.org>, "gary.gero@lacity.org" <gary.gero@lacity.org>, "ackley.padilla@lacity.org" <ackley.padilla@lacity.org>, "marie.rumsey@lacity.org" <marie.rumsey@lacity.org>, "sean.starkey@lacity.org" <sean.starkey@lacity.org>, "joanne.kim@lacity.org" <joanne.kim@lacity.org>, "rachel.brashier@lacity.org" <rachel.brashier@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "kimani.black@lacity.org" <kimani.black@lacity.org>, "star.parsamyan@lacity.org" <star.parsamyan@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>, "hannah.lee@lacity.org" <hannah.lee@lacity.org>, "erich.king@lacity.org" <erich.king@lacity.org>, "patricia.castellanos@lacity.org" <patricia.castellanos@lacity.org>, "kate.pynoos@lacity.org" <kate.pynoos@lacity.org>, "marisa.alcarez@lacity.org" <marisa.alcarez@lacity.org>

Dear Council Staff,
I am writing to express my support for the modernization of our Convention Center.
Investing in the modernization of our Convention Center is a crucial step towards ensuring our city remains competitive, vibrant, and economically thriving.
I urge you to prioritize this project and allocate the necessary resources to ensure its successful completion.
Sincerely,
Lauren phillips

Sent from my iPhone

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Approve Convention Center Modernization!
From: "Phillips, Lauren" <lphillips@kilroyrealty.com>
Date: 4/17/2024, 8:32 PM
To: "ivette.serna@lacity.org" <ivette.serna@lacity.org>, "anna.hovasapian@lacity.org" <anna.hovasapian@lacity.org>, "karo.torossian@lacity.org" <karo.torossian@lacity.org>, "lisa.hansen@lacity.org" <lisa.hansen@lacity.org>, "john.popoch@lacity.org" <john.popoch@lacity.org>, "andrea.conant@lacity.org" <andrea.conant@lacity.org>, "gary.gero@lacity.org" <gary.gero@lacity.org>, "ackley.padilla@lacity.org" <ackley.padilla@lacity.org>, "marie.rumsey@lacity.org" <marie.rumsey@lacity.org>, "sean.starkey@lacity.org" <sean.starkey@lacity.org>, "joanne.kim@lacity.org" <joanne.kim@lacity.org>, "rachel.brashier@lacity.org" <rachel.brashier@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "kimani.black@lacity.org" <kimani.black@lacity.org>, "star.parsamyan@lacity.org" <star.parsamyan@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>, "hannah.lee@lacity.org" <hannah.lee@lacity.org>, "erich.king@lacity.org" <erich.king@lacity.org>, "patricia.castellanos@lacity.org" <patricia.castellanos@lacity.org>, "kate.pynoos@lacity.org" <kate.pynoos@lacity.org>, "marisa.alcarez@lacity.org" <marisa.alcarez@lacity.org>

Dear Council Staff,
I am writing to express my support for the modernization of our Convention Center.
Investing in the modernization of our Convention Center is a crucial step towards ensuring our city remains competitive, vibrant, and economically thriving.
I urge you to prioritize this project and allocate the necessary resources to ensure its successful completion.
Sincerely,
Lauren phillips

Sent from my iPhone

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Approve Convention Center Modernization!
From: "Phillips, Lauren" <lphillips@kilroyrealty.com>
Date: 4/17/2024, 8:32 PM
To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.raman@lacity.org" <councilmember.raman@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.hutt@lacity.org" <councilmember.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.deleon@lacity.org" <councilmember.deleon@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "solomon.rivera@lacity.org" <solomon.rivera@lacity.org>, "rachel.freeman@lacity.org" <rachel.freeman@lacity.org>, "randall.winston@lacity.org" <randall.winston@lacity.org>, "matt.hale@lacity.org" <matt.hale@lacity.org>, "john.wickham@lacity.org" <john.wickham@lacity.org>, "sharon.tso@lacity.org" <sharon.tso@lacity.org>, "matt.szabo@lacity.org" <matt.szabo@lacity.org>

Dear Councilmembers,
I am writing to express my support for the modernization of our Convention Center.
Investing in the modernization of our Convention Center is a crucial step towards ensuring our city remains competitive, vibrant, and economically thriving.
I urge you to prioritize this project and allocate the necessary resources to ensure its successful completion.
Sincerely,
Lauren

Sent from my iPhone

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Out of Office - Back on 4/22 RE: Curbside Damage Recourse
From: "Jeff Khau" <jeff.khau@lacity.org>
Date: 4/17/2024, 10:49 AM
To: mmartos@kilroyrealty.com

I'm out of the office and will return on April 22, 2024.

For planning and land use questions, contact Sean Silva (sean.silva@lacity.org).

For all other matters, contact Star Parsamyan (star.parsamyan@lacity.org).

--

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/17/2024, 10:48 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>, Darin Palmer <darin.palmer@lacity.org>
CC: Jeff Khau <Jeff.khau@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Hello Nikta,
>
> They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
> Thanks
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

> Hello Marina,
>
> I don't have an update as of yet.
>
> Darin and Oscar,
>
> Do you happen to have an update on this?
>
> Best,
>
> On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Nikta,
> >
> > Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?
> >
> > **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
> > 323.769.5921 **DIRECT**
> > 310.406.6481 **MOBILE**
> >
> > ---
> >
> > **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> > **Sent:** Tuesday, March 19, 2024 3:31 PM
> > **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> > **Subject:** Re: Curbside Damage Recourse
> >
> > **[**EXTERNAL EMAIL**]**
> >
> > ---
> >
> > Hi Marina,
> >
> > I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.
> >
> > Best,
> >
> > On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > > Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
> > >
> > > **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
> > > 323.769.5921 **DIRECT**
> > > 310.406.6481 **MOBILE**
> > >
> > > ---
> > >
> > > **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> > > **Sent:** Monday, March 11, 2024 1:31 PM
> > > **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> > > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> > > **Subject:** Re: Curbside Damage Recourse
> > >
> > > **[**EXTERNAL EMAIL**]**
> > >
> > > ---
> > >
> > > Hi Marina,
> > >
> > > I spoke with Oscar and he updated me regarding the status.
> > > Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.
> > >
> > > Best,
> > >
> > > On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
> > >
> > > > Hi,
> > > >
> > > > Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
> > > >
> > > > Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
> > > >
> > > > We greatly appreciate any assistance you can provide and look forward to a timely resolution.
> > > >
> > > > Best,
> > > > Marina
> > > >
> > > > **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
> > > > 323.769.5921 **DIRECT**
> > > > 310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
>
> Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
>
> 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Darin,
> >
> > I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?
> >
> > Any information you could provide would be greatly appreciated.
> >
> > Warm Regards,
> > Marina
> >
> > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> > 323.769.5821 **DIRECT**
> > 310.406.6481 **MOBILE**
> >
> > ---
> >
> > **From:** Martos, Marina
> > **Sent:** Tuesday, January 30, 2024 12:27 PM
> > **To:** Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
> > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> > **Subject:** RE: Curbside Damage Recourse
> >
> > Thank you for this, Jeff.
> >
> > Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.
> >
> > We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.
> >
> > Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.
> >
> > Best,
> > Marina
> >
> > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> > 323.769.5821 **DIRECT**
> > 310.406.6481 **MOBILE**
> >
> > ---
> >
> > **From:** Jeff Khau <Jeff.khau@lacity.org>
> > **Sent:** Monday, January 29, 2024 12:27 PM
> > **To:** Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
> > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
> > **Subject:** Re: Curbside Damage Recourse
> >
> > **[**EXTERNAL EMAIL**]**
> >
> > ---
> >
> > Hi Darin,
> >
> > Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).
> >
> > I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:
> >
> > **Tom Bosley**
> > Hines
> > 444 S. Flower St | Suite 2100 | LA, CA 90071
> > P 213 243 1271 | M 619 602 9471
> >
> > It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.
> >
> > I'm free this afternoon if you'd l ke to discuss over the phone. I'm also reachable via G-chat.
> >
> > **Jeff Khau, AICP |** Planning & Transportation Deputy
> > *he/him/his*
> > **Office of Councilwoman Traci Park · 11th District**
> > **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> > (213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Darin,

Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

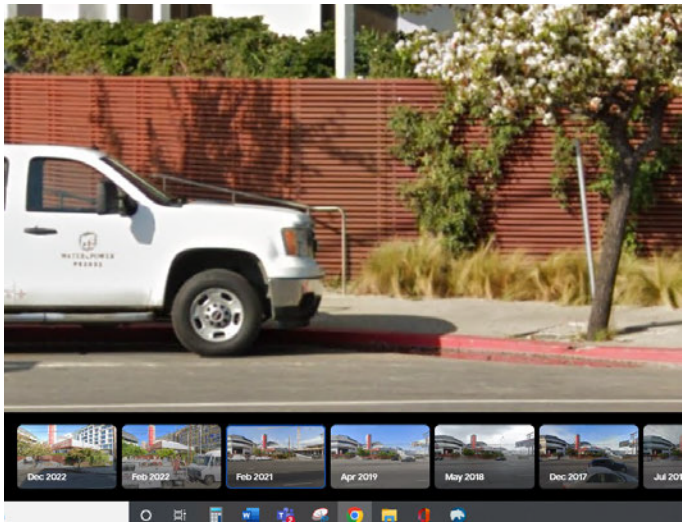
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

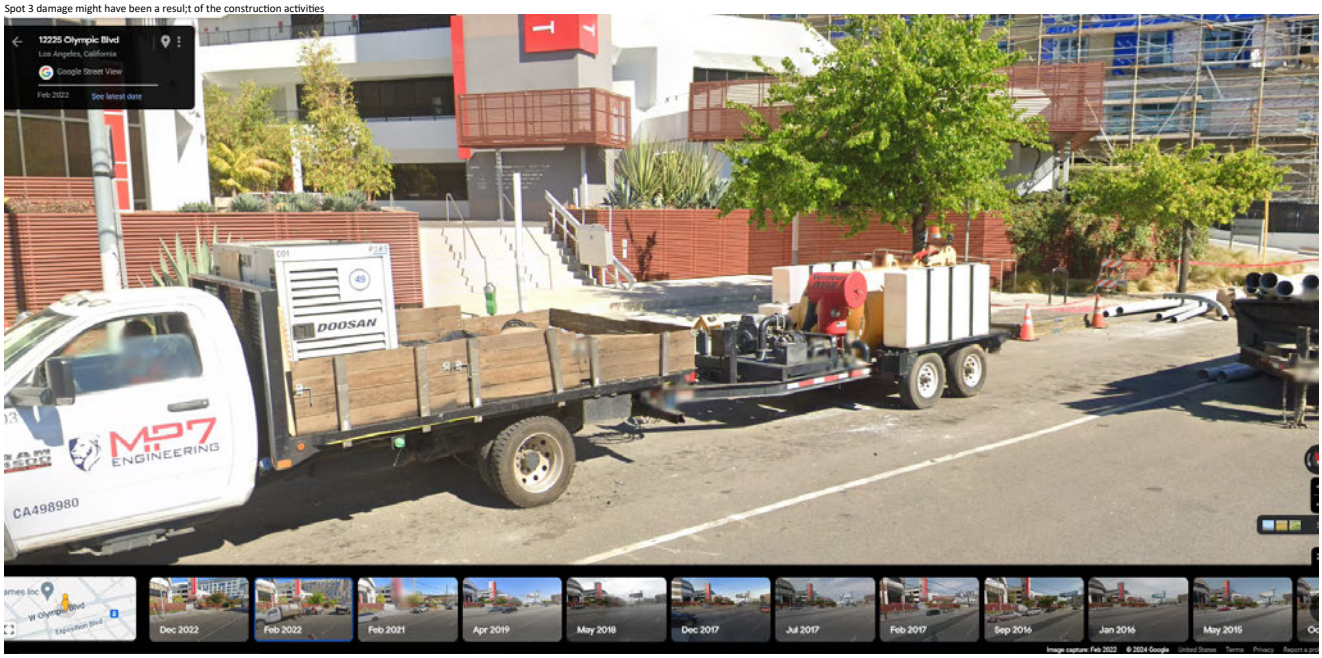
2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

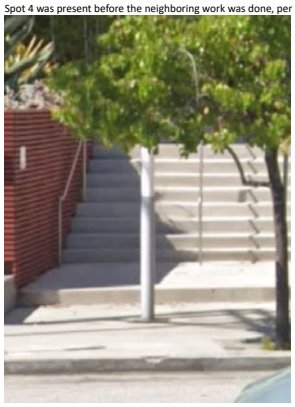
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

HI Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

HI Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Jeff Khau, AICP | Planning & Transportation Deputy
Trifecta - Curb Damage.docx
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:38 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hey Frank,

The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

HI Frank,

There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

Subject: RE: WMC - City Sidewalk Repair Requests
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/17/2024, 10:38 AM
To: Michael Amster <michael.amster@lacity.org>

Hi Michael,

Just letting you know that the two weeks came and went – no response. Anything you can do to help move this forward?

Thank you for your help!
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Wednesday, March 27, 2024 12:10 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: WMC - City Sidewalk Repair Requests

[EXTERNAL EMAIL**]**

Hello Marina,

Thank you very much for sharing, and please let me know if you do not hear back from the Bureau of Engineering within 2 weeks.

Sincerely,

On Tue, Mar 26, 2024 at 2:19 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Here are the ticket numbers we submitted for the rebate program:
>
> 12200 W. Olympic - 1-4704803631
>
> 12100 W. Olympic - 1-4704820551
>
> Thanks for your help!
> Marina

MARINA MARTOS DABEL
Kilroy Realty Corporation

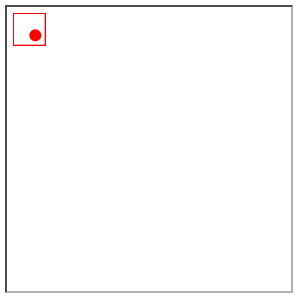
_____

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 9:19:12 AM
To: Michael Amster <michael.amster@lacity.org>
Subject: FW: WMC - City Sidewalk Repair Requests

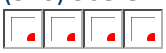
Attachments for your benefit.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--



Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772



***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)* ***

Subject: Thank you for your email. Re: Approve Convention Center Modernization!
From: "Councilmember Park" <councilmember.park@lacity.org>
Date: 4/17/2024, 8:32 PM
To: lphillips@kilroyrealty.com

Greetings,

Thank you for contacting my office! It is my honor to represent the 11th District, and I appreciate your feedback. Due to a tremendous volume of emails, I cannot personally respond to every individual message, but your inquiry will be forwarded to the appropriate member of my team. I encourage you to sign up for my newsletter at **cd11.lacity.gov** to receive regular updates from my office.

Press Inquiries
If you are a member of the press and this is a media inquiry, please contact Communications Deputy Jonathan Davila at jonathan.davila@lacity.org to ensure a timely response.

Resources:
Please take time and check out these useful links:
Los Angeles County Department of Public Health
Los Angeles Department of Water and Power
City of Los Angeles
Los Angeles Unified School District
Sign Up for NotifyLA
Los Angeles Homeless Services Authority

Please feel free to contact my **Westchester District Office** at any time at **(310) 568-8772.** We are at your service and here to help!

With kind regards,

TRACI PARK
Councilwoman, 11th District
City of Los Angeles

--

TRACI PARK
Councilwoman * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 473-7011 TEL | 11th District Website

***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)* *

Subject: Re: Approve Convention Center Modernization!
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 4/18/2024, 10:25 AM
To: "Phillips, Lauren" <lphillips@kilroyrealty.com>

Thank you Lauren. I will share your email with Councilwoman Park.

On Wed, Apr 17, 2024 at 8:33 PM Phillips, Lauren <lphillips@kilroyrealty.com> wrote:

> Dear Council Staff,
> I am writing to express my support for the modernization of our Convention Center. Investing in the modernization of our Convention Center is a crucial step towards ensuring our city remains competitive, vibrant, and economically thriving.
> I urge you to prioritize this project and allocate the necessary resources to ensure its successful completion.
> Sincerely,
> Lauren phillips
>
> Sent from my iPhone
>
> CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Kevin Brunke | Legislative Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 TEL | (213) 887-5863 CELL

***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)* ***

Subject: FW: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/24/2024, 11:02 AM
To: "'michael.amster@lacity.org'" <michael.amster@lacity.org>
CC: "'Jeff Khau'" <Jeff.khau@lacity.org>

Another rebate we'd like some assistance in tracking/getting a response for. This is the area that was damaged by the Hines construction.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Tuesday, April 23, 2024 8:56 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Hi Marina,

Here is the 3rd rebate request ticket #1-4736390371 for the cracked area by the 12312 W. Olympic driveway curb.

Thank you!

BRYAN WU **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:32 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

Sorry it didn't fully go the way we wanted it to, in the future we will want to document with intensity whenever a neighboring project is causing widespread damage. The contractors will always deny they caused damage, and the City can't do anything without ample proof. It's a bad situation all around. As for the rebate, yes that works. I'll reach back out to the field deputy with those ticket numbers once you have them. I already circled back on the sidewalk areas so I'll let you know what I hear back.

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:27:27 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Lol love it. OK thanks Marina, I really appreciate your help throughout this entire ordeal. We'll pivot and submit an

additional rebate application for the curb repair by the 12200 driveway entrance then. Looks like the city website https://sidewalks.lacity.gov/rebates is currently down so we'll send over the ticket number when able.

Thanks again!

BRYAN WU KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:14 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

Maybe we have the culture crew do a red curb paint project lol

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:12:48 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

Thanks, yea I frankly don't foresee them doing the areas across the street. I spoke to a lot of city people over the phone and despite what we showed as far as photos and Google images of what we know to be Hines' trucks parked there, the City felt we "couldn't prove" that Hines was the cause of the damage and considered it natural wear and tear. I think our best bet is to either do it via the rebate program or really try to push to get the Council Office to prioritize this area on the City's discretionary fund budget. Given the narrow scope, I don't know we have a lot of sway but we did contribute heavily to the Councilmember's campaign.

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:03:15 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

See attached. In addition to the parking sign you just mentioned, there is still damage along the entire length of Olympic between 12312 and 12200. Some areas are worse than others, especially around our Olympic driveway entrance and 12312 entrance. The rest of the damage is not as bad but is still a big concern for the executive team here.

BRYAN WU KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 10:37 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

I doubt they'd do more. How bad is what's left?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 10:35 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: FW: Curbside Damage Recourse

Hi Marina,

Do you/the City know if this is the extent of repairs that Hines will be making? It seems like directly in front of Tribeca is the only area they have acknowledged.

Thanks,

BRYAN WU **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Hello Nikta,
>
> They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101

Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
Thanks

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

> Hello Marina,
>
> I don't have an update as of yet.
>
> Darin and Oscar,
>
> Do you happen to have an update on this?
>
> Best,
>
> On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Nikta,
> >
> > Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?
> >
> > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> > 323.769.5921 **DIRECT**
> > 310.406.6481 **MOBILE**
> >
> > ---
> >
> > **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> > **Sent:** Tuesday, March 19, 2024 3:31 PM
> > **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>

Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Monday, March 11, 2024 1:31 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,
>
> I spoke with Oscar and he updated me regarding the status.
> Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.
>
> Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi,

Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
>
> Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,

I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5821 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd l ke to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
.
1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit

listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

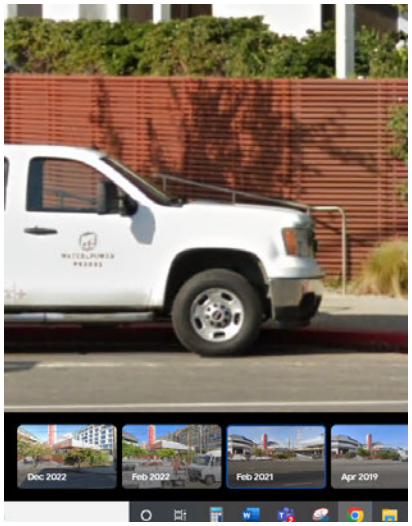
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

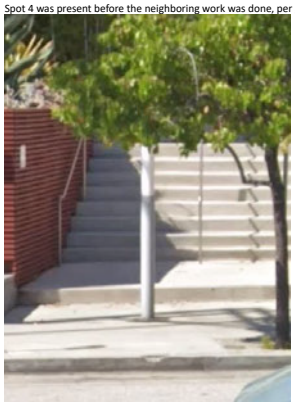
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities

12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MP7
ENGINEERING
CA498980
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W

Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Jeff Khau, AICP | Planning & Transportation Deputy
Tribeca - Curb Damage.docx
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
> I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
> Hope this information is useful and let me know if I can assist further.
>
> **On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:**

Hey Frank,

The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
> Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons. I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> Thanks and let me know if I can assist further.
>
> On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
>
> > Hi Frank,
> >
> > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.
> >
> > My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd, Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

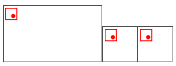
--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org



ForwardedMessage.eml

Subject: MyLA311: Open - Sidewalk Repair - 12200 W OLYMPIC BLVD, 90064
From: "311@lacity.org" <311@lacity.org>
Date: 4/22/2024, 12:25 PM
To: "Robinson, Jeannine" <JRobinson@kilroyrealty.com>

[EXTERNAL EMAIL**]**

Thank you for submitting your Sidewalk Rebate Request. Your request was created on 04/22/2024 12:24 PM. Please review the Sidewalk Rebate Program checklist here: https://sidewalks.lacity.org/rebate-program-information. Contact sidewalks@lacity.org if you have any questions.

Service Request # 1-4736390371

Location: 12200 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play or the Apple Store
3. Contacting MyLA311 with your Service Request number (see below for numbers)

Within City of Los Angeles, dial 311
Outside the greater Los Angeles area, dial (213) 473-3231
For the hearing impaired, dial TTY Number (213) 473-5990

The 311 Call Center operating hours are 8:00 am - 4:45 pm daily including weekends and all holidays except Thanksgiving Day and Christmas Day.

Thank you for your interest in the Sidewalk Rebate Program. Your application has been received and will be reviewed for eligibility. Please monitor your email for additional requests for information and updates to your application status.

For more information about Safe Sidewalks LA, go to: sidewalks.lacity.org

If you would like a direct link to our Frequently Asked Questions, go to: sidewalks.lacity.org/rebate-program-frequently-asked-questions

IMG_0652.jpg

IMG_0653.jpg

IMG_0654.jpg

Attachments:

ForwardedMessage.eml	106 KB
IMG_0652.jpg	270 KB
IMG_0653.jpg	245 KB
IMG_0654.jpg	199 KB

Subject: FW: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/24/2024, 11:02 AM
To: "'michael.amster@lacity.org'" <michael.amster@lacity.org>
CC: "'Jeff Khau'" <Jeff.khau@lacity.org>

Another rebate we'd like some assistance in tracking/getting a response for. This is the area that was damaged by the Hines construction.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Tuesday, April 23, 2024 8:56 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Hi Marina,

Here is the 3rd rebate request ticket #1-4736390371 for the cracked area by the 12312 W. Olympic driveway curb.

Thank you!

BRYAN WU **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:32 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

Sorry it didn't fully go the way we wanted it to, in the future we will want to document with intensity whenever a neighboring project is causing widespread damage. The contractors will always deny they caused damage, and the City can't do anything without ample proof. It's a bad situation all around. As for the rebate, yes that works. I'll reach back out to the field deputy with those ticket numbers once you have them. I already circled back on the sidewalk areas so I'll let you know what I hear back.

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:27:27 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Lol love it. OK thanks Marina, I really appreciate your help throughout this entire ordeal. We'll pivot and submit an

additional rebate application for the curb repair by the 12200 driveway entrance then. Looks like the city website https://sidewalks.lacity.gov/rebates is currently down so we'll send over the ticket number when able.

Thanks again!

BRYAN WU KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:14 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

Maybe we have the culture crew do a red curb paint project lol

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:12:48 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

Thanks, yea I frankly don't foresee them doing the areas across the street. I spoke to a lot of city people over the phone and despite what we showed as far as photos and Google images of what we know to be Hines' trucks parked there, the City felt we "couldn't prove" that Hines was the cause of the damage and considered it natural wear and tear. I think our best bet is to either do it via the rebate program or really try to push to get the Council Office to prioritize this area on the City's discretionary fund budget. Given the narrow scope, I don't know we have a lot of sway but we did contribute heavily to the Councilmember's campaign.

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:03:15 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

See attached. In addition to the parking sign you just mentioned, there is still damage along the entire length of Olympic between 12312 and 12200. Some areas are worse than others, especially around our Olympic driveway entrance and 12312 entrance. The rest of the damage is not as bad but is still a big concern for the executive team here.

BRYAN WU KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 10:37 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

I doubt they'd do more. How bad is what's left?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 10:35 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: FW: Curbside Damage Recourse

Hi Marina,

Do you/the City know if this is the extent of repairs that Hines will be making? It seems like directly in front of Tribeca is the only area they have acknowledged.

Thanks,

BRYAN WU **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Hello Nikta,
>
> They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101

Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
Thanks

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

> Hello Marina,
>
> I don't have an update as of yet.
>
> Darin and Oscar,
>
> Do you happen to have an update on this?
>
> Best,
>
> On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Nikta,
> >
> > Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?
> >
> > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> > 323.769.5921 **DIRECT**
> > 310.406.6481 **MOBILE**
> >
> > ---
> >
> > **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> > **Sent:** Tuesday, March 19, 2024 3:31 PM
> > **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>

Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Monday, March 11, 2024 1:31 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,
>
> I spoke with Oscar and he updated me regarding the status.
> Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.
>
> Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi,

Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
>
> Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
>
> 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Darin,

I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5821 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd l ke to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
.
1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit

listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

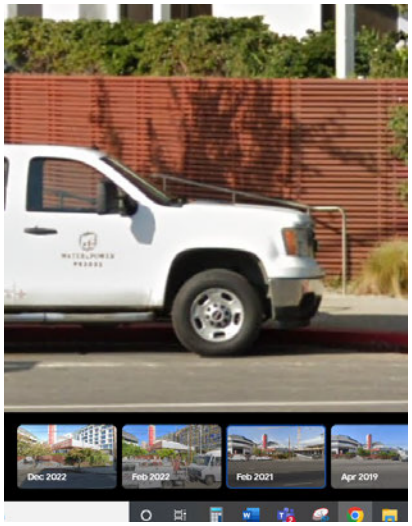
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

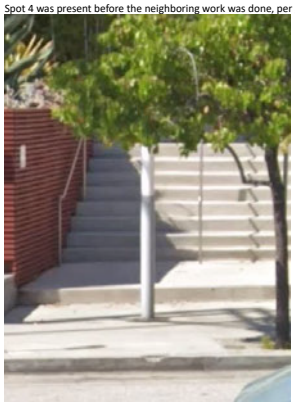
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities

12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MP7
ENGINEERING
CA498980
Dec 2022
Feb 2022
Feb 2021

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W

Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Jeff Khau, AICP | Planning & Transportation Deputy
Tribeca - Curb Damage.docx
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hey Frank,

The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
> Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons. I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> Thanks and let me know if I can assist further.
>
> On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
>
> > Hi Frank,
> >
> > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.
> >
> > My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd, Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

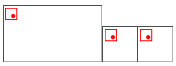
--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org



ForwardedMessage.eml

Subject: MyLA311: Open - Sidewalk Repair - 12200 W OLYMPIC BLVD, 90064
From: "311@lacity.org" <311@lacity.org>
Date: 4/22/2024, 12:25 PM
To: "Robinson, Jeannine" <JRobinson@kilroyrealty.com>

[EXTERNAL EMAIL**]**

Thank you for submitting your Sidewalk Rebate Request. Your request was created on 04/22/2024 12:24 PM. Please review the Sidewalk Rebate Program checklist here: https://sidewalks.lacity.org/rebate-program-information. Contact sidewalks@lacity.org if you have any questions.

Service Request # 1-4736390371

Location: 12200 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play or the Apple Store
3. Contacting MyLA311 with your Service Request number (see below for numbers)

Within City of Los Angeles, dial 311
Outside the greater Los Angeles area, dial (213) 473-3231
For the hearing impaired, dial TTY Number (213) 473-5990

The 311 Call Center operating hours are 8:00 am - 4:45 pm daily including weekends and all holidays except Thanksgiving Day and Christmas Day.

Thank you for your interest in the Sidewalk Rebate Program. Your application has been received and will be reviewed for eligibility. Please monitor your email for additional requests for information and updates to your application status.

For more information about Safe Sidewalks LA, go to: sidewalks.lacity.org

If you would like a direct link to our Frequently Asked Questions, go to: sidewalks.lacity.org/rebate-program-frequently-asked-questions

IMG_0652.jpg

IMG_0653.jpg

IMG_0654.jpg

Attachments:

ForwardedMessage.eml	106 KB
IMG_0652.jpg	270 KB
IMG_0653.jpg	245 KB
IMG_0654.jpg	199 KB

Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/24/2024, 10:46 AM
To: "'michael.amster@lacity.org'" <michael.amster@lacity.org>

Hi Michael,

Any magic you might be able to work on your end? No responses on any of our requests submitted well over 14 days ago.

Marina

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, April 8, 2024 2:20 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Just wanted to check back in on these sidewalk rebate applications as well. We are coming up on 14 days tomorrow but still have not been contacted by the City.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 2:18 PM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Great, thanks I'll pass these on to make sure we get a timely response.

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 2:17:01 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Here are the ticket numbers for the rebate request tickets:

12200 W. Olympic - 1-4704803631
12100 W. Olympic - 1-4704820551

Let me know if you need anything else.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Tuesday, March 26, 2024 9:39 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Got it, we will submit requests for the sidewalk repair rebates first and hold off on the Hines work we've been going back and forth on for now.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 9:36 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

I didn't really ask about the curbs because we heard Hines would do some of it… I don't know which ones and when, though, so I'll look into that. I'd imagine the request would be the same and that rebate (rather than a repair request) would be our best bet.

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 9:35 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for looking into this Marina. Does this apply only to the sidewalk repair portion and not to the curb repairs that the City is trying to push Hines to complete?

BRYAN WU | KILROY REALTY CORPORATION
310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 9:28 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hey Bryan,

OK so I was told pretty candidly that the City is overwhelmed with requests for repair and does not have staff/crews to address the needs, hence why the rebate program is advised. I was told by Michael that our best bet is to submit the rebate request tickets, which I can then pass back to the Council Office to help track and elevate for a quicker response. He says that typically once a ticket is submitted for a rebate request, the City has 14 business days to respond (either to request additional information or schedule a site inspection).

Here's some additional information on the rebate process in the event you haven't seen this: https://sidewalks.lacity.gov/rebates

If you go ahead and submit a new 3-1-1 request for the rebate (instead of the repair requests), I can pass along our ticket numbers to the City to make sure they move it forward.

Hope this helps,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, March 25, 2024 4:10 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for pushing this along Marina. Happy to offer someone from the AM team to join the walk if needed!

BRYAN WU | **KILROY REALTY CORPORATION**
310.481.8473 **DIRECT**
310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Monday, March 25, 2024 4:08 PM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

FYI, I'm supposed to talk with this Michael Amster guy tomorrow… sorry it has taken a few pings to the City to get a response (which is pretty typical for City employees). I'll let you know how it goes!

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, March 25, 2024 2:42 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Hi Marina,

I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Checking in on the below, let me know if you have a minute to chat.
>
> Thanks,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina
> **Sent:** Wednesday, March 13, 2024 11:28 AM
> **To:** Jeff Khau <Jeff.khau@lacity.org>

Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Re: Curbside Damage Recourse
From: Darin Palmer <darin.palmer@lacity.org>
Date: 4/24/2024, 11:16 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Nikta Mousavi <nikta.mousavi@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Good morning,

The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
The Los Angeles Department of Transportation has signed off on the Signage and Striping as it relates to this project. I would recommend submitting a request through 311 for further concerns.
Thank you,

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Wed, Apr 24, 2024 at 10:46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Good Morning,
>
> Cheking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, April 17, 2024 10:49 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Hello Nikta,
>
> They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
>
> Thanks
>
> Darin Palmer
>
> (213) 949-3043
>
> Construction Inspector
>
> Department of Public Works
>
> Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

> Hello Marina,
>
> I don't have an update as of yet.
>
> Darin and Oscar,
>
> Do you happen to have an update on this?
>
> Best,
>
> On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Nikta,
> >
> > Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?
> >
> > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> >
> > 323.769 5921 **DIRECT**
> >
> > 310.406 6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred

during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Vu, Bryan <bvu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
>
> Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
>
> 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,
>
> I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was

able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was

caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
> -
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles

-

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

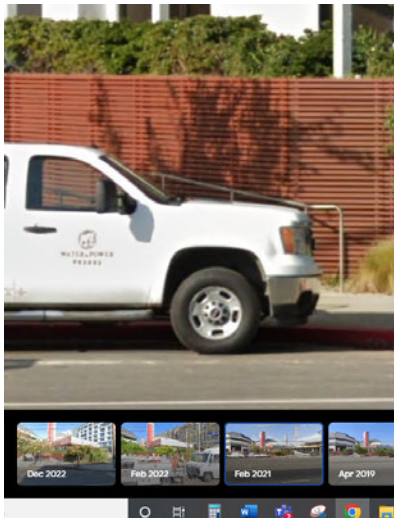
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

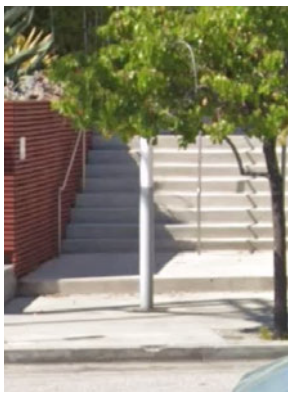
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities

12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MD7
ENGINEERING
CA498980
Dec 2022
Feb 2022

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
>
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,

Oscar

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 cons ituents 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.
>
> Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park - 11th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
>
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
>
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
>
> I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
>
> Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hey Frank,
>
> The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/ require the developer to make the repairs.
>
> On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> >
> > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> >
> > Thanks and let me know if I can assist further.
> >
> > On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
> >
> > > Hi Frank,
> > >
> > > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.
> > >
> > > My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/24/2024, 10:46 AM
To: "'Nikta Mousavi'" <nikta.mousavi@lacity.org>, "'Darin Palmer'" <darin.palmer@lacity.org>
CC: "'Jeff Khau'" <Jeff.khau@lacity.org>, "'Michael Patonai'" <michael.patonai@lacity.org>, "'Oscar Gutierrez'" <oscar.gutierrez@lacity.org>, "'Peter Rhyu'" <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Good Morning,

Cheking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, April 17, 2024 10:49 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Hello Nikta,
>
> They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
> Thanks
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration
>
> On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:
>
> > Hello Marina,
> >
> > I don't have an update as of yet.
> >
> > Darin and Oscar,
> >
> > Do you happen to have an update on this?
> >
> > Best,
> >
> > On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > > Hi Nikta,
> > >
> > > Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?
> > >
> > > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> > > 323.769.5921 **DIRECT**
> > > 310.406.6481 **MOBILE**
> > >
> > > **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> > > **Sent:** Tuesday, March 19, 2024 3:31 PM
> > > **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> > > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> > > **Subject:** Re: Curbside Damage Recourse
> > >
> > > **[**EXTERNAL EMAIL**]**
> > >
> > > ---
> > >
> > > Hi Marina,
> > >
> > > I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.
> > >
> > > Best,
> > >
> > > On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
> > >
> > > > Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
> > > >
> > > > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> > > > 323.769.5921 **DIRECT**
> > > > 310.406.6481 **MOBILE**
> > > >
> > > > **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> > > > **Sent:** Monday, March 11, 2024 1:31 PM
> > > > **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> > > > **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> > > > **Subject:** Re: Curbside Damage Recourse
> > > >
> > > > **[**EXTERNAL EMAIL**]**
> > > >
> > > > ---
> > > >
> > > > Hi Marina,
> > > >
> > > > I spoke with Oscar and he updated me regarding the status.
> > > > Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.
> > > >
> > > > Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi,

Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Hi Darin,

I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

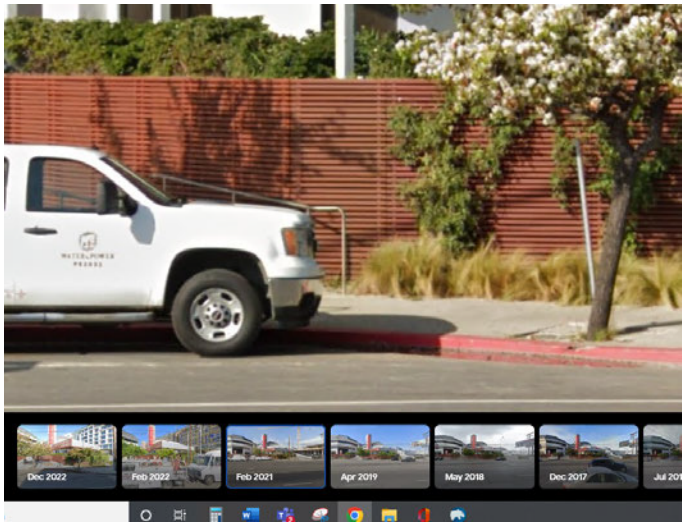
I'm free this afternoon if you'd l ke to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

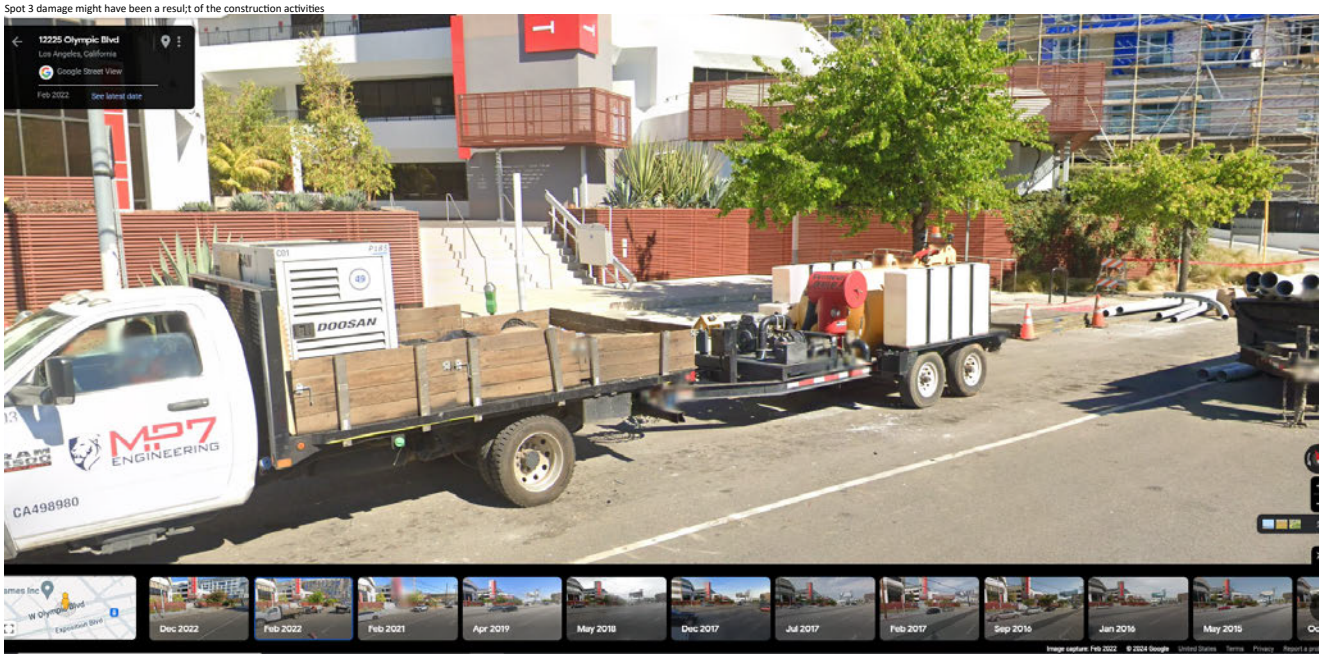
***PLEASE NOTE** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

On Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

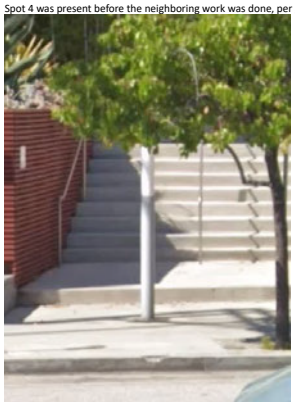
> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works
> City of Los Angeles
>
> 1149 S. Broadway, Suite 300
> Los Angeles, CA 90015
> Mail Stop 480
> C: (213) 798-5697
> peter.rhyu@lacity.org
>
> ---------- Forwarded message ---------
> From: **Darin Palmer** <darin.palmer@lacity.org>
> Date: Fri, Jan 26, 2024 at 12:09 PM
> Subject: Re: Curbside Damage Recourse
> To: Peter Rhyu <peter.rhyu@lacity.org>
>
> Hi Peter,
>
> I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).
>
> The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.
>
> If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.
>
> Thank you
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration
>
> On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:
>
> > Hi Darin,
> >
> > Do you know anything about this damage?
> >
> > **Regards,**
> >
> > Peter Rhyu
> >
> > Principal Construction Inspector
> > Metro West Division, Districts 3 & 5
> > Bureau of Contract Administration
> > Department of Public Works
> > City of Los Angeles
> >
> > 1149 S. Broadway, Suite 300
> > Los Angeles, CA 90015
> > Mail Stop 480
> > C: (213) 798-5697
> > peter.rhyu@lacity.org
> >
> > ---------- Forwarded message ---------
> > From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
> > Date: Thu, Jan 25, 2024 at 2:53 PM
> > Subject: Re: Curbside Damage Recourse
> > To: Jeff Khau <Jeff.khau@lacity.org>
> > Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>
> >
> > Hi Jeff,
> >
> > That is unfortunate. There are two options:
> > 1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter
> >
> > 2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.
> >
> > I would not push for the "spot 4" repair because I believe the damage might have already been present.
> >
> > It is not clear when spot 1 appeared when looking at the street view.
> > Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

HI Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

HI Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Jeff Khau, AICP | Planning & Transportation Deputy
Trifecta - Curb Damage.docx
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:38 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hey Frank,

The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/require the developer to make the repairs.

On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:

Hi Jeff,
Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
Thanks and let me know if I can assist further.

On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

HI Frank,

There was a development along Olympic that resulted in damage to the curb and gutter. See attached.

My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

--
Nikta Mousavi, P.E., ENV SP
West Los Angeles District Office | Civil Engineering Associate
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor
Phone: 310- 575-8605
Email: Nikta.Mousavi@lacity.org

Subject: Re: FW: Curbside Damage Recourse
From: Michael Amster <michael.amster@lacity.org>
Date: 4/24/2024, 3:34 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Hello Marina,

I'll reach out about this request, too.

Sincerely,

On Wed, Apr 24, 2024 at 11:03 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Another rebate we'd like some assistance in tracking/getting a response for. This is the area that was damaged by the Hines construction.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Wu, Bryan <bwu@kilroyrealty.com>
> **Sent:** Tuesday, April 23, 2024 8:56 AM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Subject:** RE: Curbside Damage Recourse
>
> Hi Marina,
>
> Here is the 3rd rebate request ticket #1-4736390371 for the cracked area by the 12312 W. Olympic driveway curb.
>
> Thank you!
>
> **BRYAN WU** **KILROY REALTY CORPORATION**

310.481.8473 **DIRECT**

310 968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:32 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

Sorry it didn't fully go the way we wanted it to, in the future we will want to document with intensity whenever a neighboring project is causing widespread damage. The contractors will always deny they caused damage, and the City can't do anything without ample proof. It's a bad situation all around. As for the rebate, yes that works. I'll reach back out to the field deputy with those ticket numbers once you have them. I already circled back on the sidewalk areas so I'll let you know what I hear back.

MARINA MARTOS DABEL

Kilroy Realty Corporation

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:27:27 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Lol love it. OK thanks Marina, I really appreciate your help throughout this entire ordeal. We'll pivot and submit an additional rebate application for the curb repair by the 12200 driveway entrance then. Looks like the city website https://sidewalks.lacity.gov/rebates is currently down so we'll send over the ticket number when able.

Thanks again!

BRYAN WU **KILROY REALTY CORPORATION**

310.481.8473 **DIRECT**

310 968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:14 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

Maybe we have the culture crew do a red curb paint project lol

MARINA MARTOS DABEL

Kilroy Realty Corporation

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:12:48 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

Thanks, yea I frankly don't foresee them doing the areas across the street. I spoke to a lot of city people over the phone and despite what we showed as far as photos and Google images of what we know to be Hines' trucks parked there, the City felt we "couldn't prove" that Hines was the cause of the damage and considered it natural wear and tear. I think our best bet is to either do it via the rebate program or really try to push to get the Council Office to prioritize this area on the City's discretionary fund budget. Given the narrow scope, I don't know we have a lot of sway but we did contribute heavily to the Councilmember's campaign.

MARINA MARTOS DABEL

Kilroy Realty Corporation

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 11:03:15 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

See attached. In addition to the parking sign you just mentioned, there is still damage along the entire length of Olympic between 12312 and 12200. Some areas are worse than others, especially around our Olympic driveway entrance and 12312 entrance. The rest of the damage is not as bad but is still a big concern for the executive team here.

BRYAN WU KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310 968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 10:37 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

I doubt they'd do more. How bad is what's left?

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Wednesday, April 17, 2024 10:35 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: FW: Curbside Damage Recourse

Hi Marina,

Do you/the City know if this is the extent of repairs that Hines will be making? It seems like directly in front of Tribeca is the only area they have acknowledged.

Thanks,

BRYAN WU **KILROY REALTY CORPORATION**

310.481.8473 **DIRECT**

310 968.4037 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Hello Nikta,
>
> They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
>
> Thanks

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

> Hello Marina,
>
> I don't have an update as of yet.
>
> Darin and Oscar,
>
> Do you happen to have an update on this?
>
> Best,
>
> On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Nikta,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely resolution.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Friday, February 16, 2024 11:22 AM
> **To:** Oscar Gutierrez <oscar.gutierrez@lacity.org>
> **Cc:** Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Marina,
>
> I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.
>
> Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?
>
> 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,
>
> I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?
>
> Any information you could provide would be greatly appreciated.
>
> Warm Regards,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos, Marina
> **Sent:** Tuesday, January 30, 2024 12:27 PM

To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
> Metro West Division, Districts 3 & 5
> Bureau of Contract Administration
> Department of Public Works

City of Los Angeles

-

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu

Principal Construction Inspector

Metro West Division, Districts 3 & 5

Bureau of Contract Administration

Department of Public Works

City of Los Angeles

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

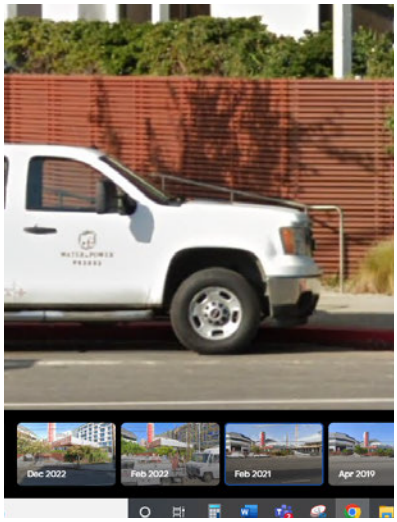
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

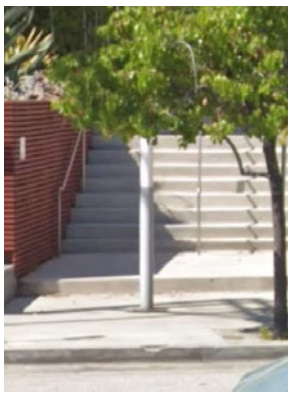
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities

12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
DOOSAN
MD7
ENGINEERING
CA498980
Dec 2022
Feb 2022

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
>
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,

Oscar

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 cons ituents 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.
>
> Tribeca - Curb Damage.docx

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park - **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 13, 2023 at 2:07 PM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Jeff,
>
> There is a hold on the CofO for the project under permit No. 19010-10000-02627 related to Public Works - Open Permits that can be seen at the report accessible by this LINK .
>
> I am not sure what work is being reviewed by PW for this hold and since the damage is not immediately adjacent to the project, I would speak with them.
>
> I was told that a contact for PW in that area is Oscar Gutierrez who can be reached at (310) 575-8388 or by email.
>
> Hope this information is useful and let me know if I can assist further.

On Fri, Dec 8, 2023 at 11:58 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hey Frank,
>
> The address is 12100, 12200, 12312 and 12233 W. Olympic Blvd. Please take a look at the curb and gutter to see if we can request/ require the developer to make the repairs.
>
> On Thu, Dec 7, 2023 at 6:03 PM Frank Lara <frank.lara@lacity.org> wrote:
>
> > Hi Jeff,
> >
> > Large developments typically require a Public Works BOE clearance at completion and prior to the issuance of a CofO due to their "A" or "B" permits or other reasons.
> >
> > I believe that the sign off includes criteria, such as the condition of the public right of way area. If you provide the address, my staff can look into it further.
> >
> > Thanks and let me know if I can assist further.
> >
> > On Wed, Dec 6, 2023 at 4:28 PM Jeff Khau <Jeff.khau@lacity.org> wrote:
> >
> > > Hi Frank,
> > >
> > > There was a development along Olympic that resulted in damage to the curb and gutter. See attached.
> > >
> > > My question to you is: when this occurs, is the developer required to replace the curb with a new one?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

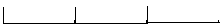
West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org



--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org

--

Nikta Mousavi, P.E., ENV SP

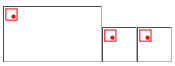
West Los Angeles District Office | Civil Engineering Associate

Bureau of Engineering | Department of Public Works

1828 Sawtelle Blvd. Los Angeles, CA 90025 3rd floor

Phone: 310- 575-8605

Email: Nikta.Mousavi@lacity.org



--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · **11th District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***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)* *

Subject: Re: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: Michael Amster <michael.amster@lacity.org>
Date: 4/24/2024, 1:01 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Helo Marina,

Thank you for letting me know; I'll reach out to the Bureau, and let me see what I can do.

Sincerely,

On Wed, Apr 24, 2024 at 10:47 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Any magic you might be able to work on your end? No responses on any of our requests submitted well over 14 days ago.
>
> Marina
>
> ---
>
> **From:** Wu, Bryan <bwu@kilroyrealty.com>
> **Sent:** Monday, April 8, 2024 2:20 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Subject:** RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
>
> Hi Marina,
>
> Just wanted to check back in on these sidewalk rebate applications as well. We are coming up on 14 days tomorrow but still have not been contacted by the City.
>
> Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 2:18 PM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Great, thanks I'll pass these on to make sure we get a timely response.

MARINA MARTOS DABEL

Kilroy Realty Corporation

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 2:17:01 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Here are the ticket numbers for the rebate request tickets:

12200 W. Olympic - 1-4704803631

12100 W. Olympic - 1-4704820551

Let me know if you need anything else.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Tuesday, March 26, 2024 9:39 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Got it, we will submit requests for the sidewalk repair rebates first and hold off on the Hines work we've been going back and forth on for now.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 9:36 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

I didn't really ask about the curbs because we heard Hines would do some of it… I don't know which ones and when, though, so I'll look into that. I'd imagine the request would be the same and that rebate (rather than a repair request) would be our best bet.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 9:35 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for looking into this Marina. Does this apply only to the sidewalk repair portion and not to the curb repairs that the City is trying to push Hines to complete?

BRYAN WU | **KILROY REALTY CORPORATION**

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, March 26, 2024 9:28 AM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hey Bryan,

OK so I was told pretty candidly that the City is overwhelmed with requests for repair and does not have staff/crews to address the needs, hence why the rebate program is advised. I was told by Michael that our best bet is to submit the rebate request tickets, which I can then pass back to the Council Office to help track and elevate for a quicker response. He says that typically once a ticket is submitted for a rebate request, the City has 14 business days to respond (either to request additional information or schedule a site inspection).

Here's some additional information on the rebate process in the event you haven't seen this: https://sidewalks.lacity.gov/rebates

If you go ahead and submit a new 3-1-1 request for the rebate (instead of the repair requests), I can pass along our ticket numbers to the City to make sure they move it forward.

Hope this helps,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, March 25, 2024 4:10 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for pushing this along Marina. Happy to offer someone from the AM team to join the walk if needed!

BRYAN WU | **KILROY REALTY CORPORATION**

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>

Sent: Monday, March 25, 2024 4:08 PM
To: Wu, Bryan <bwu@kilroyrealty.com>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

FYI, I'm supposed to talk with this Michael Amster guy tomorrow… sorry it has taken a few pings to the City to get a response (which is pretty typical for City employees). I'll let you know how it goes!

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, March 25, 2024 2:42 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Hi Marina,

I'm including the field rep for West LA +Michael Amster. He will reach out to the appropriate staff at BSS to relay your message/request.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Checking in on the below, let me know if you have a minute to chat.
>
> Thanks,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina
> **Sent:** Wednesday, March 13, 2024 11:28 AM
> **To:** Jeff Khau <Jeff.khau@lacity.org>
> **Subject:** FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
>
> Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: 311@lacity.org <311@lacity.org>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

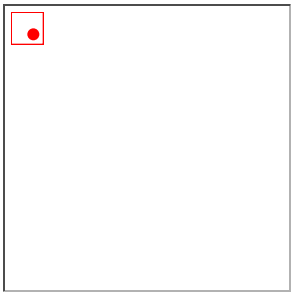
You can check the status of your request by

1. Visiting https://myla311.lacity.org
2. Using the mobile app from Google Play 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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--



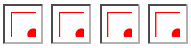
Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park ⋆ **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772



***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)* ***

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/25/2024, 11:30 AM
To: Darin Palmer <darin.palmer@lacity.org>
CC: Jeff Khau <Jeff.Khau@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Nikita Mousavi <nikita.mousavi@lacity.org>, "Oscar Gutierrez" <oscar.gutierrez@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

Thank you kindly for following-up on this. I'll reach out to DWP to see if they can set the sign properly so that it's in a permanent spot.

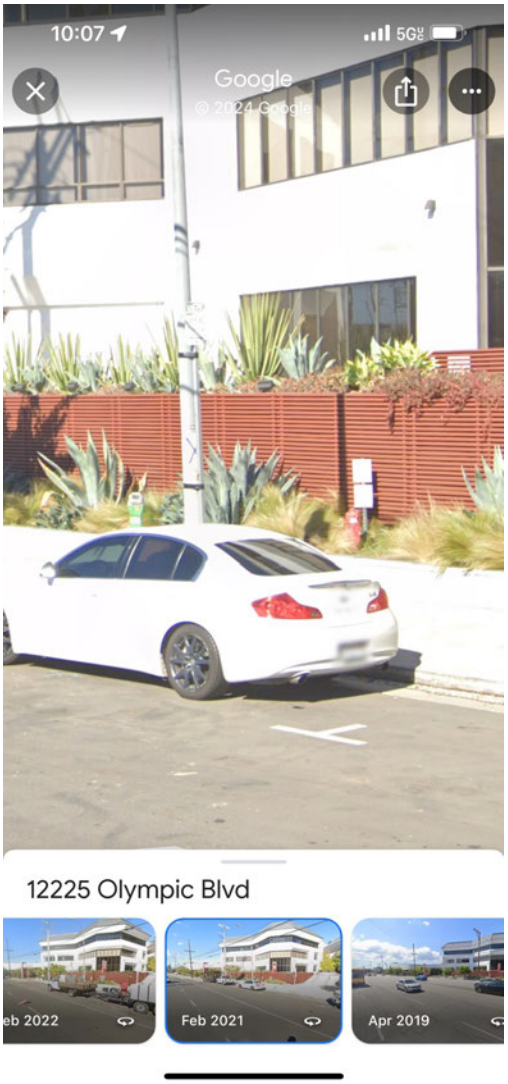
MARINA MARTOS DABEL | KILROY REALTY CORPORATION
310.789.8821 **DIRECT**
310.430.6491 **MOBILE**

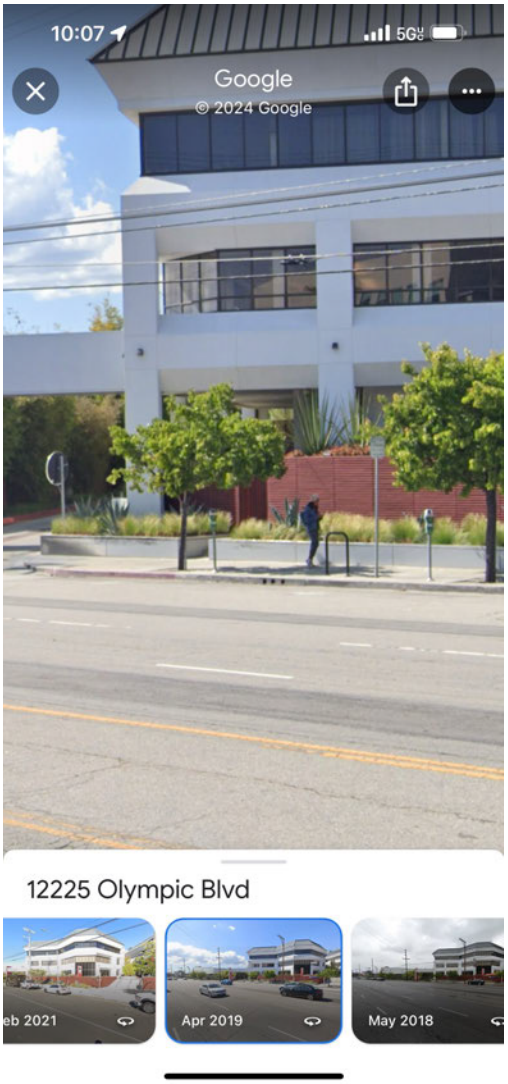
From: Darin Palmer <darin.palmer@lacity.org>
Sent: Thursday, April 25, 2024 10:38 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <Jeff.Khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Nikita Mousavi <nikita.mousavi@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Good morning Marina,

Wanted to follow up from yesterday's phone call. I see the parking sign taped to the Street Light pole at 12233 W. Olympic Blvd. It is not within the scope of work performed at 12101 Olympic Blvd. Looking at google maps from February 2021 (prior to any public right of way construction) the sign can be seen taped to the pole (2nd pic). Looking at google maps from April 2019 (3rd pic) the sign can be seen installed where the current DWP power pole (1st pic) is installed. It appears DWP has moved the sign. Any 311 submission or Council involvement can be directed to DWP.
Thank you,


10:07
5G
Google
© 2024 Google
12225 Olympic Blvd
eb 2022
Feb 2021
Apr 2019



Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Wed, Apr 24, 2024 at 11 16 AM Darin Palmer <darin.palmer@lacity.org> wrote

> Good morning,
>
> The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
> The Los Angeles Department of Transportation has signed off on the Signage and Striping as it relates to this project. I would recommend submitting a request through 311 for further concerns.
> Thank you,
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration

On Wed, Apr 24, 2024 at 10 46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote

> Good Morning
>
> Choking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.
>
> Best
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.408.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel Marina
> **Sent:** Wednesday April 17 2024 10:49 AM
> **To:** Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
> **Cc:** Jeff Khau <jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu Bryan <bwu@kilroyrealty.com>
> **Subject:** RE: Curbside Damage Recourse
>
> Good Morning -
>
> Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.
>
> Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged so we will look into the rebate program if we assume the responsibility of making the repairs ourselves unless there's a way to elevate it on the City's work agenda.
>
> We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?
>
> Thanks again for everyone's help – we are so grateful!
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.408.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Wednesday April 10 2024 2:45 PM
> **To:** Darin Palmer <darin.palmer@lacity.org>
> **Cc:** Jeff Khau <jeff.khau@lacity.org>; Martos Dabel Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Thank you so much for the update Darin!
>
> On Mon, Apr 8, 2024 at 10 06 AM Darin Palmer <darin.palmer@lacity.org> wrote
>
> > Hello Nikta,
> >
> > They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
> > Thanks
> >
> > Darin Palmer
> > (213) 949-3043
> > Construction Inspector
> > Department of Public Works
> > Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3 11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9 32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote

Hi Nikta

Do you have any updates on when Hines will be making the repairs or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.799.9821 **DIRECT**
310.406.6481 **MOBILE**

From: N ikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday March 19 2024 3:31 PM
To: Martos Dabel Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonal <michael.patonal@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1 36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote

Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we state these for City services to patch and/or paint the balance?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.799.9821 **DIRECT**
310.406.6481 **MOB LE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1 31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Ichael Patonal <michael.patonal@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.
Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12 38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote

Hi,

Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.799.9821 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11 22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonal <michael.patonal@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12 23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

Oscar Gutierrez, P.E.
West Los Angeles District | Civil Engineer
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd., 2nd 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 Wed, Feb 14, 2024 at 11 08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote

Hi Darin,

I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restora tion available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.799.9821 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12 27 PM
To: Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonal <michael.patonal@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.799.9821 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12 27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonal <michael.patonal@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St / Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 822 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5648 TEL

*PUBLIC NOTE: E mail co rr espondence with the Office of Council member T ar Pa k may be subject to public r d isclosu e under the Ca lifo r n ia Public Rec ords A ct. (e mail sig nature block) *

On Fri, Jan 26, 2024 at 12 17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 900
Los Angeles, CA, 90015
Mail Stop 480

C (213) 798-5967
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic B#40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE ONeil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 969-3063
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote

Hi Darin,

Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 900
Los Angeles, CA 90015
Mail Stop 480
C (213) 798-5967
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

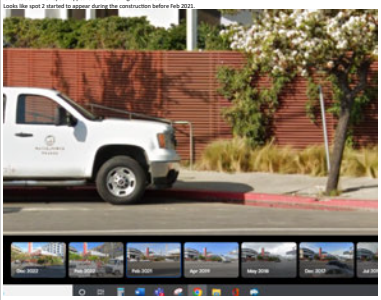
Hi Jeff,

That is unfortunate. There are two options
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

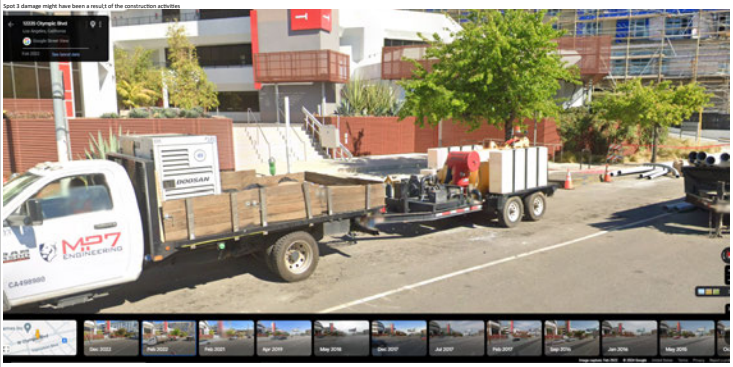
2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

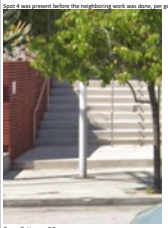
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a result of the construction activities



Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <jeff.khau@lacity.org> wrote

Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

"**HEARD NOW:** Every Los Angeles resident deserves to be heard. Your experience with the Office of Council Member Traci Park is important to us. We invite you to participate in a brief survey about your experience with our office. Your feedback will help us better serve you and our community. Please click here to take the survey. Thank you for your time and for helping us improve our services."

On Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

Oscar Gutierrez, P.E.
West Los Angeles District | Civil Engineer
Bureau of Engineering | Department of Public Works
1828 Sawtelle Blvd., 2nd 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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <jeff.khau@lacity.org> wrote

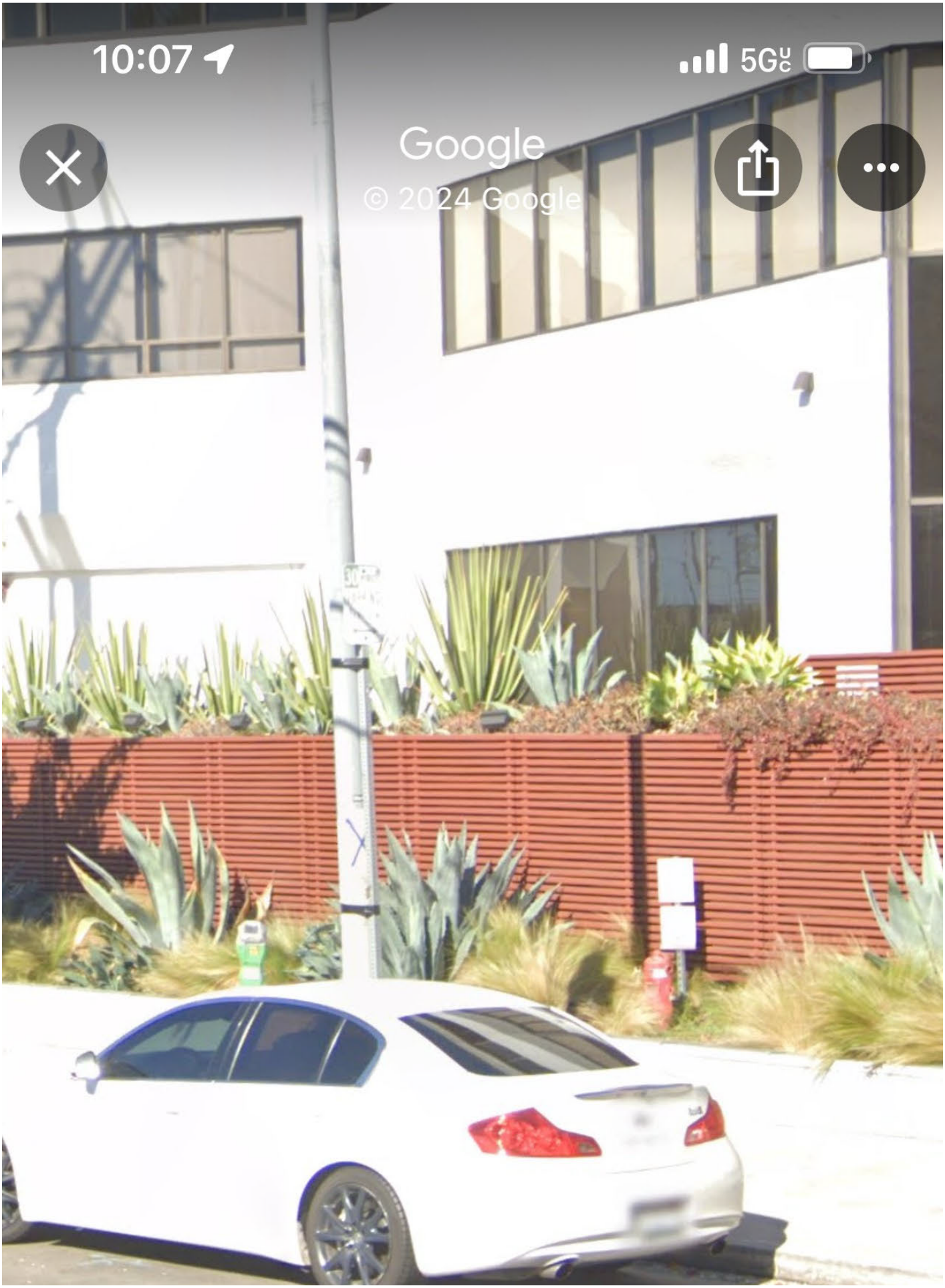
> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

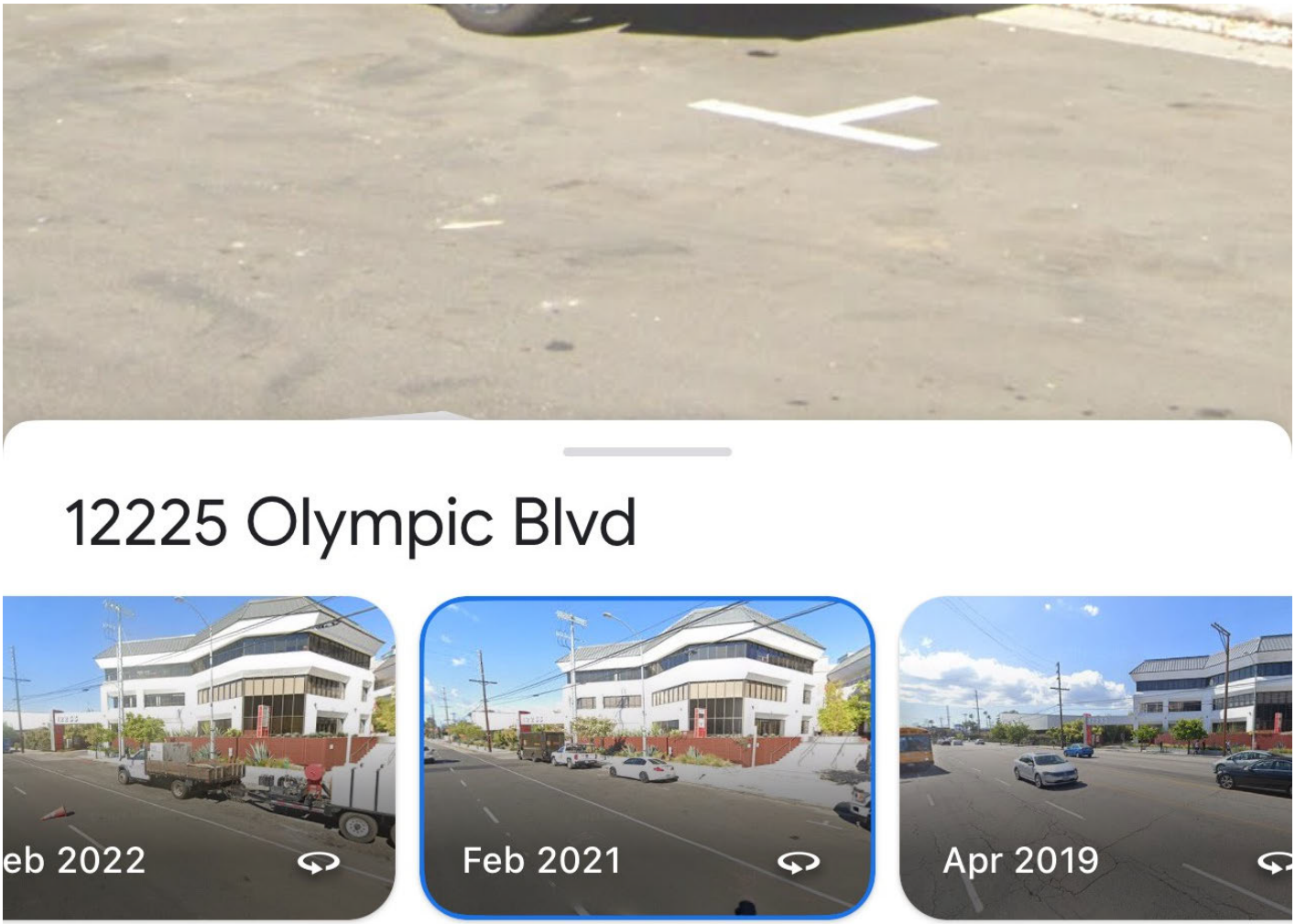
CONFIDENTIALITY NOTE: This email is intended only for the person to whom it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient, is prohibited. If you have received this email in error, please call the IT Department at 310.485.8888 and destroy the original message and all copies.

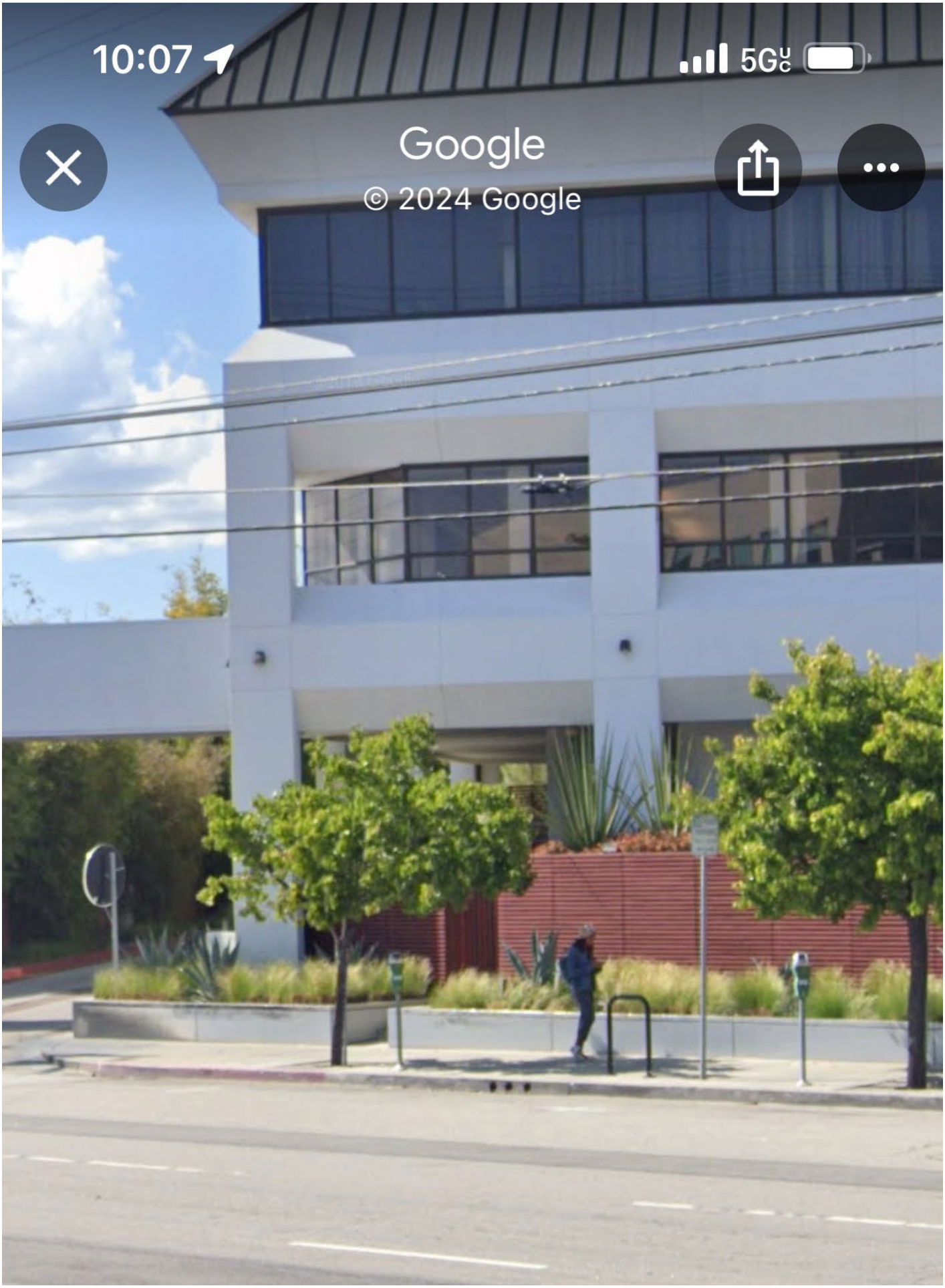
Subject: Re: Curbside Damage Recourse
From: Darin Palmer <darin.palmer@lacity.org>
Date: 4/25/2024, 10:38 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Jeff Khau <Jeff.khau@lacity.org>, Michael Patonai <michael.patonai@lacity.org>, Nikta Mousavi <nikta.mousavi@lacity.org>, Oscar Gutierrez <oscar.gutierrez@lacity.org>, Peter Rhyu <peter.rhyu@lacity.org>, "Wu, Bryan" <bwu@kilroyrealty.com>

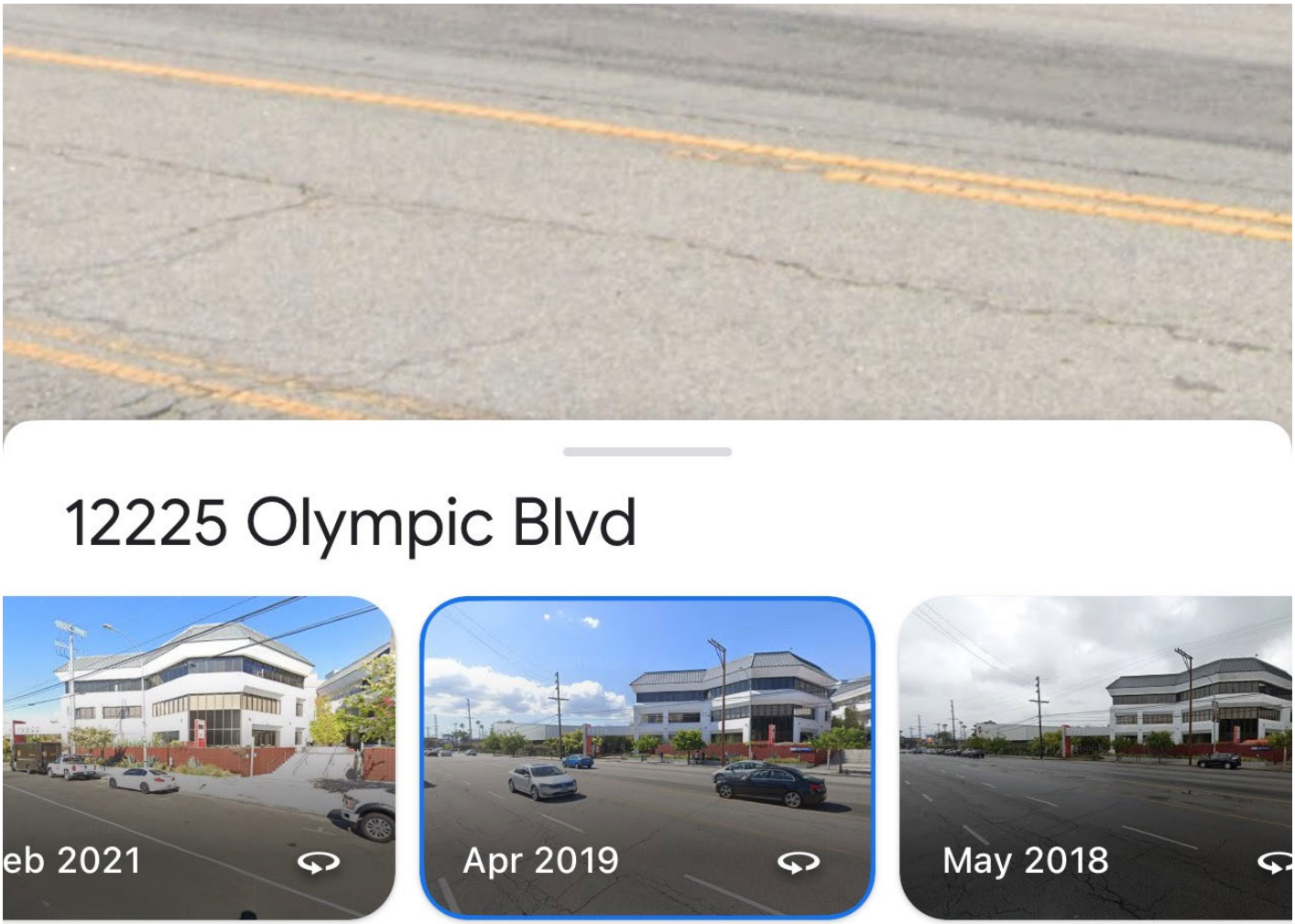
Good morning Marina,

Wanted to follow up from yesterday's phone call. I see the parking sign taped to the Street Light pole at 12233 W. Olympic Blvd. It is not within the scope of work performed at 12101 Olympic Blvd. Looking at google maps from February 2021 (prior to any public right of way construction) the sign can be seen taped to the pole (2nd pic). Looking at google maps from April 2019 (3rd pic) the sign can be seen installed where the current DWP power pole (1st pic) is installed. It appears DWP has moved the sign. Any 311 submission or Council involvement can be directed to DWP.
Thank you,


10:07
5G
Google
© 2024 Google


12225 Olympic Blvd
eb 2022
Feb 2021
Apr 2019


10:07
5G
Google
© 2024 Google



Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Wed, Apr 24, 2024 at 11:16 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Good morning,
>
> The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
> The Los Angeles Department of Transportation has signed off on the Signage and Striping as it

relates to this project. I would recommend submitting a request through 311 for further concerns. Thank you,

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Wed, Apr 24, 2024 at 10:46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Good Morning,
>
> Cheking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina
> **Sent:** Wednesday, April 17, 2024 10:49 AM
> **To:** Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
> **Cc:** Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** RE: Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Hello Nikta,
>
> They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
>
> Thanks
>
> Darin Palmer
>
> (213) 949-3043
>
> Construction Inspector
>
> Department of Public Works
>
> Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

> Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Nikta,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they've expressed some willingness to make repairs – that's something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Monday, March 11, 2024 1:31 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely resolution.
>
> Best,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org>

wrote:

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,
>
> I haven't heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I've attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I've attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn't require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the

Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I'm happy to include out property management team as well – they're much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos,

Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Jeff,
>
> Please see response from our field inspector for the referenced site damage.
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
>
> Metro West Division, Districts 3 & 5
>
> Bureau of Contract Administration
>
> Department of Public Works
>
> City of Los Angeles
>
> -

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would've been covered under U permits. I do not recall any additional damages in this area, but I wasn't on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I'm at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?
>
> **Regards,**
>
> Peter Rhyu
>
> Principal Construction Inspector
>
> Metro West Division, Districts 3 & 5

Bureau of Contract Administration

Department of Public Works

City of Los Angeles

-

1149 S. Broadway, Suite 300

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

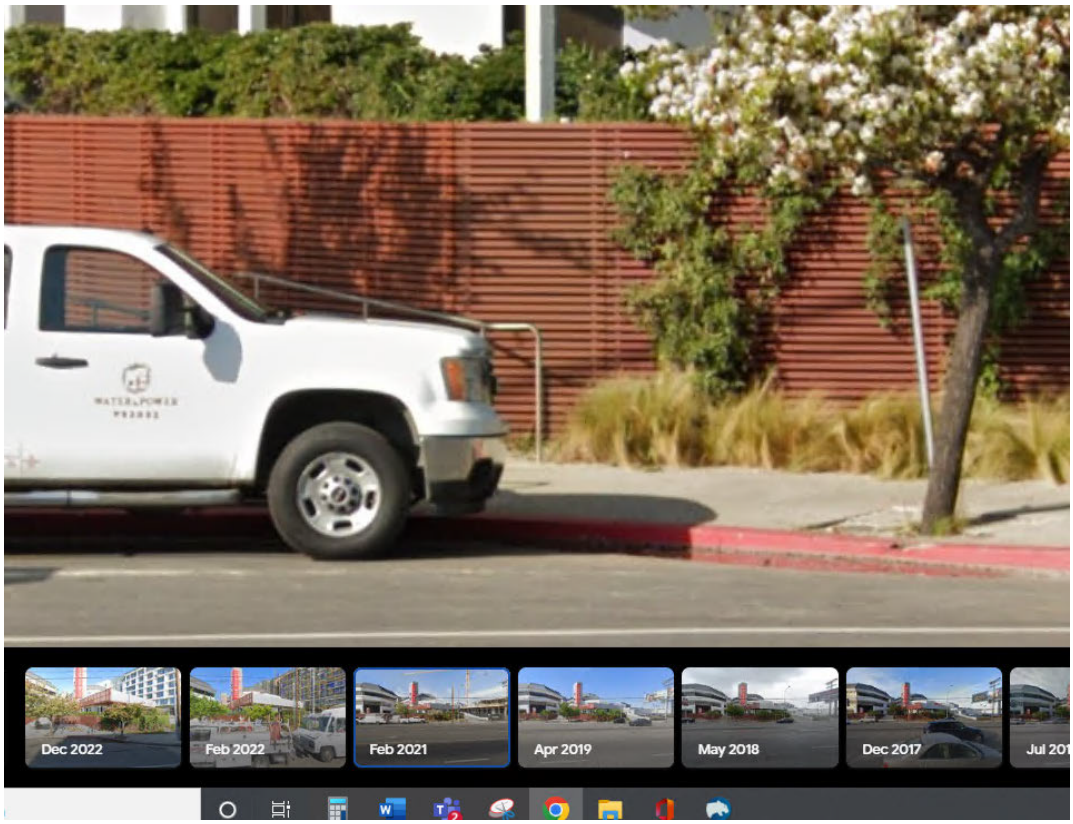
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

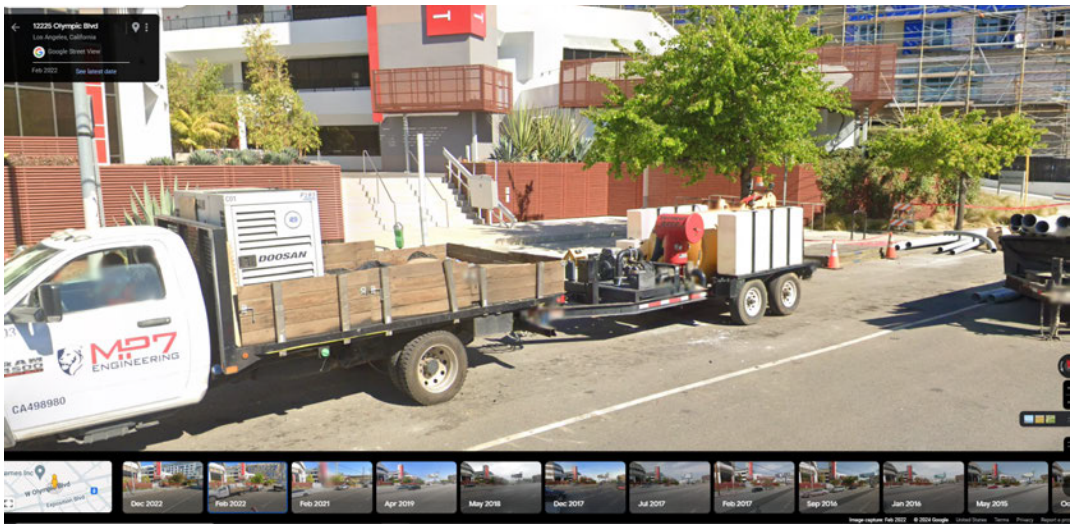
I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities



Spot 4 was present before the neighboring work was done, per google street view

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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

> Hi Jeff,
>
> I placed the following general comment to start the conversation with the development.
>
> "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."
>
> Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.
>
> Is there an email where the developer admitted fault or any other supporting documents?
>
> Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

Attachments:

image_67219457.JPG 0 bytes

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/26/2024, 3 09 PM
To: ""michael.amster@lacity.org"" <michael.amster@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>

Do either of you have a good contact at the DOT field office? I know DWP is going to say that they have nothing to do with setting parking signs, but I went ahead and reached out to someone I know there. In the meantime, is it possible to check with someone in Transportation to see if they can properly mount the sign into the sidewalk?

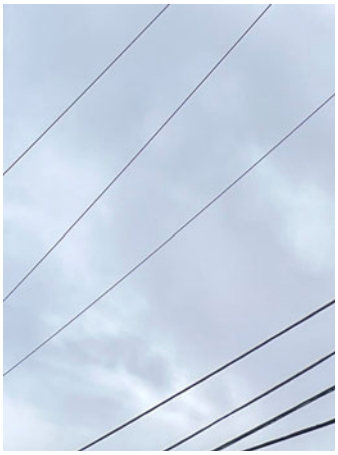
MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Darin Palmer <darin.palmer@lacity.org>
Sent: Thursday, April 25, 2024 10 38 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Nikta Mousavi <nikta.mousavi@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

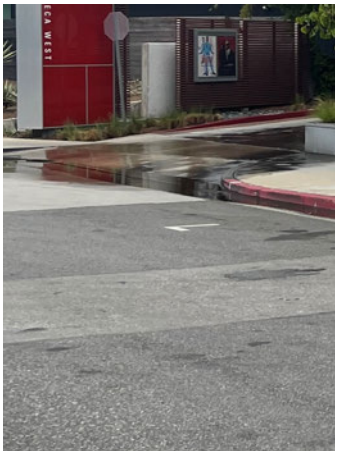
[EXTERNAL EMAIL**]**

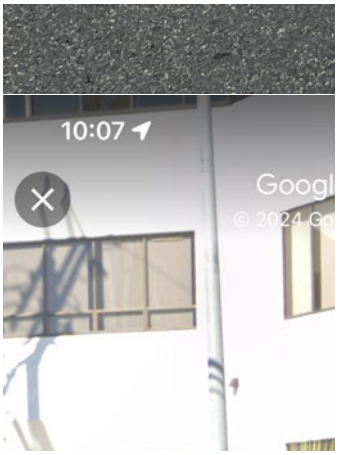
Good morning Marina,

Wanted to follow up from yesterday s phone call. I see the parking sign taped to the Street Light pole at 12233 W. Olympic Blvd. It is not within the scope of work performed at 12101 Olympic Blvd. Looking at google maps from Febraury 2021 (prior to any public right of way construction) the sign can be seen taped to the pole (2nd pic). Looking at google maps from April 2019 (3rd pic) the sign can be seen installed where the current DWP power pole (1st pic) is installed. It appears DWP has moved the sign. Any 311 submission or Council involvement can be directed to DWP.
Thank you,

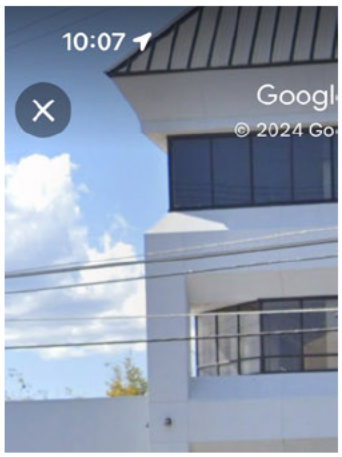


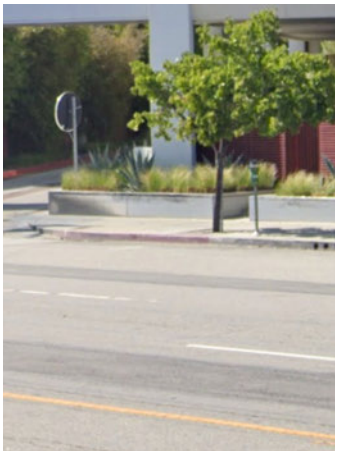
12233

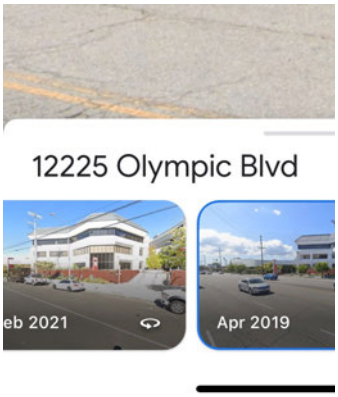



10:07

12225 Olympic Blvd
eb 2022
Feb 2021


10:07
Googl
© 2024 Go





Darin Palmer
(213) 949-3043

Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Wed, Apr 24, 2024 at 11:16 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Good morning,
>
> The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
> The Los Angeles Department of Transportation has signed off on the Signage and Striping as it relates to this project. I would recommend submitting a request through 311 for further concerns.
> Thank you,
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration
>
>
>

On Wed, Apr 24, 2024 at 10:46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> > Good Morning,
> >
> > Choking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.

Best,
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, April 17, 2024 10 49 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements — it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2 45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10 06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

Hello Nikta,

They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
Thanks

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Nikta,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3 31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Thank you for this update, I am glad they ve expressed some willingness to make repairs – that s something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we state these for City services to patch and/ or paint the balance?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.
Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi,

Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.799.9921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Hi Darin,

I haven t heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I ve attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5821 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.Khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I ve attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn t require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I m happy to include out property management team as well – they re much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the

damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA. 90015
Mail Stop 480
C: (213) 798-3697
peter.rhyu@lacity.org

---------- Forwarded message ----------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP?) and their work would ve been covered under U permits. I do not recall any additional damages in this area, but I wasn t on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I m at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Darin,

Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
,
1149 S. Broadway, Suite 500
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2 53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

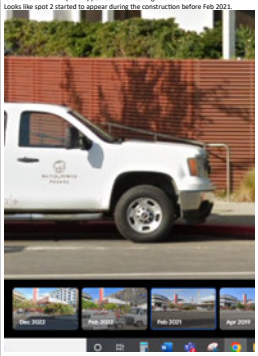
That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have

already been present.

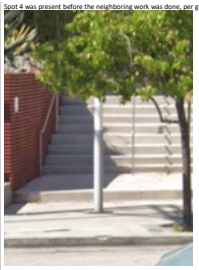
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a result of the construction activities

DOOSAN
MD7
ENGINEERING
CA498980

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail to/from anyone else in the Office of Council Member Traci Park may be subject to public disclosure under the California Public Records Act. (Including attachments)

On Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8888 and destroy the original message and all copies.

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/26/2024, 3 09 PM
To: ""michael.amster@lacity.org"" <michael.amster@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>

Do either of you have a good contact at the DOT field office? I know DWP is going to say that they have nothing to do with setting parking signs, but I went ahead and reached out to someone I know there. In the meantime, is it possible to check with someone in Transportation to see if they can properly mount the sign into the sidewalk?

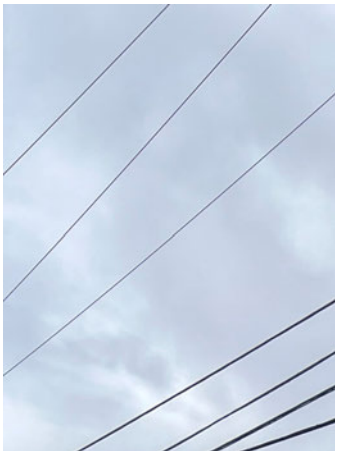
MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.789.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Darin Palmer <darin.palmer@lacity.org>
Sent: Thursday, April 25, 2024 10 38 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Nikta Mousavi <nikta.mousavi@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

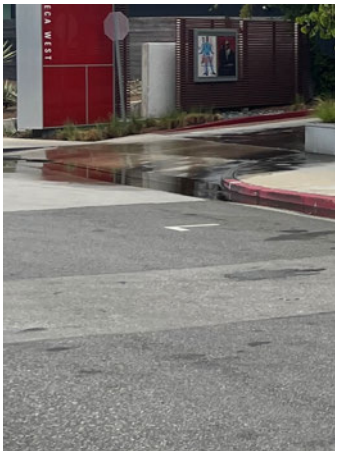
[EXTERNAL EMAIL**]**

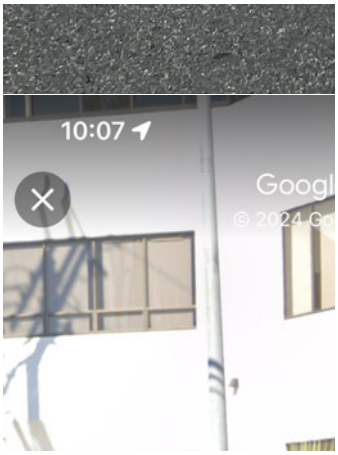
Good morning Marina,

Wanted to follow up from yesterday s phone call. I see the parking sign taped to the Street Light pole at 12233 W. Olympic Blvd. It is not within the scope of work performed at 12101 Olympic Blvd. Looking at google maps from Febraury 2021 (prior to any public right of way construction) the sign can be seen taped to the pole (2nd pic). Looking at google maps from April 2019 (3rd pic) the sign can be seen installed where the current DWP power pole (1st pic) is installed. It appears DWP has moved the sign. Any 311 submission or Council involvement can be directed to DWP.
Thank you,

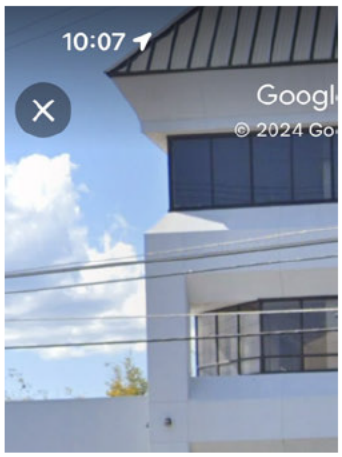


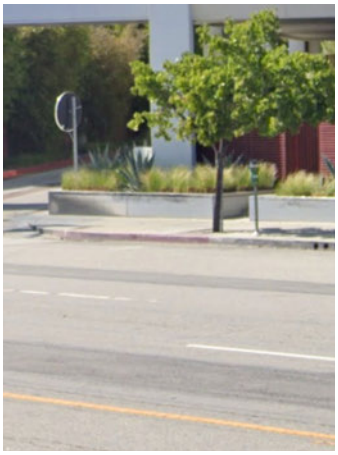
12233

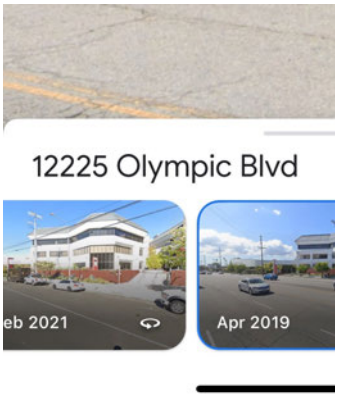



10:07
Googl
© 2024 Go

12225 Olympic Blvd
eb 2022
Feb 2021


10:07
Googl
© 2024 Go





Darin Palmer
(213) 949-3043

Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Wed, Apr 24, 2024 at 11:16 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Good morning,
>
> The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
> The Los Angeles Department of Transportation has signed off on the Signage and Striping as it relates to this project. I would recommend submitting a request through 311 for further concerns.
> Thank you,
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration
>
>
>
>
> On Wed, Apr 24, 2024 at 10:46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Good Morning,
> >
> > Chaking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.

Best,
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, April 17, 2024 10 49 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements — it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2 45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10 06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

Hello Nikta,

They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
Thanks

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Nikta,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3 31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Thank you for this update, I am glad they ve expressed some willingness to make repairs – that s something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we state these for City services to patch and/ or paint the balance?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.
Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi,

Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.799.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Hi Darin,

I haven t heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I ve attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5821 **DIRECT**
310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.Khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I ve attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn t require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I m happy to include out property management team as well – they re much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the

damage but also deemed it to be minor. His contact information is below:

Tom Bosley
Hines
444 S. Flower St | Suite 2100 | LA, CA 90071
P 213 245 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles

1149 S. Broadway, Suite 300
Los Angeles, CA. 90015
Mail Stop 480
C: (213) 798-3697
peter.rhyu@lacity.org

---------- Forwarded message ----------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP7) and their work would ve been covered under U permits. I do not recall any additional damages in this area, but I wasn t on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I m at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Darin,

Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
,
1149 S. Broadway, Suite 500
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.g.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2 53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.Khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

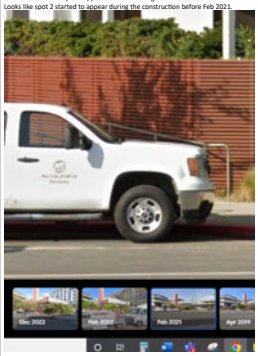
That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have

already been present.

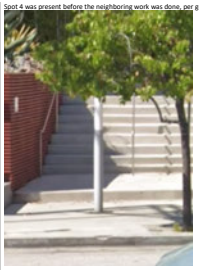
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a result of the construction activities

DOOSAN
MD7
ENGINEERING
CA498980

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street ,Room 410 ,LA ,CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail to/ from anyone else in the Office of Council Member 11 may be subject to public disclosure under the CA Public Records Act. (Including attachments)

On Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

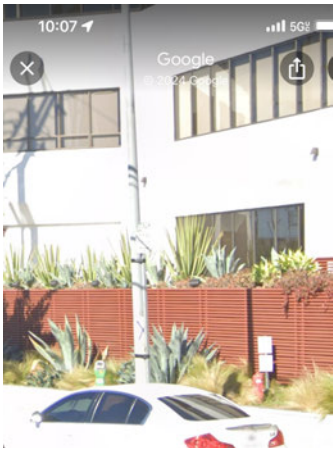
There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

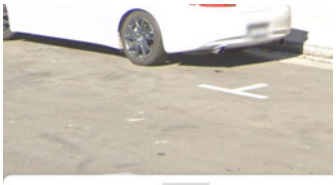
CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this e-mail or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this e-mail in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8000 and destroy the original message and all copies.

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/29/2024, 9:37 AM
To: Michael Amster <michael.amster@lacity.org>
CC: Jeff Khau <Jeff.khau@lacity.org>

Hi Michael,

We don't want to add anything, but just were hoping the City would plant this 30-minute parking sign properly instead of keeping it taped to the power pole. I reached out to a contact at DWP and they would not have touched a DOT/ parking sign. I know it's not a major item, it just doesn't look finished despite the right-of-way being brand new.


10:07
5GE
Google



MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, April 29, 2024 9:25 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hello Marina,

For adding signs, the proper way to request those is through 311. When such a request is made, we can ask our engineering contacts to elevate the service request number as quickly as possible. However, unfortunately, sign additions all tend to take time.

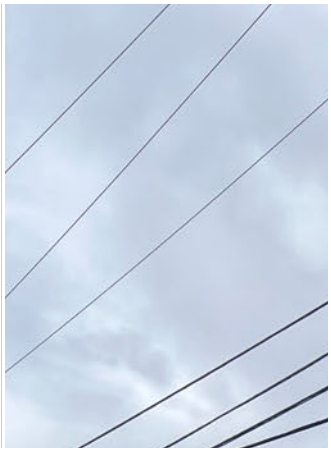
If you wish, if you could share the type of signs your looking for, we can help get things started.

Sincerely,

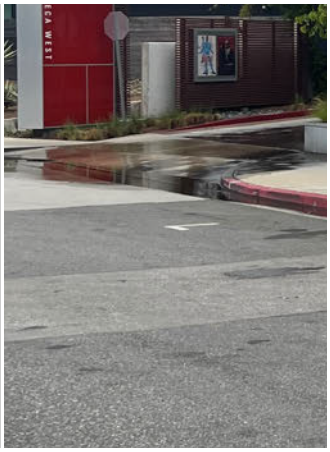
On Fri, Apr 26, 2024 at 3:10 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

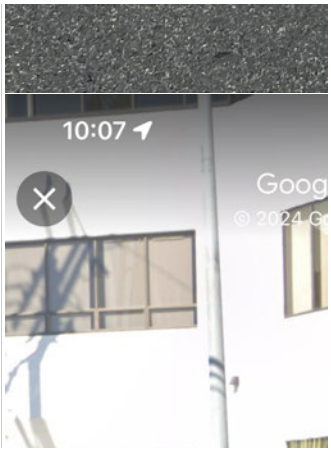
> Do either of you have a good contact at the DOT field office? I know DWP is going to say that they have nothing to do with setting parking signs, but I went ahead and reached out to someone I know there. In the meantime, is it possible to check with someone in Transportation to see if they can properly mount the sign into the sidewalk?
>
> **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
> 323.769.5921 **DIRECT**
> 310.406.8481 **MOBILE**
>
> **From:** Darin Palmer <darin.palmer@lacity.org>
> **Sent:** Thursday, April 25, 2024 10:38 AM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Jeff Khau <Jeff.Khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Nikta Mousavi <nikta.mousavi@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> Good morning Marina,
>
> Wanted to follow up from yesterday s phone call. I see the parking sign taped to the Street Light pole at 12233 W. Olympic Blvd. It is not within the scope of work performed at 12101 Olympic Blvd. Looking at google maps from February 2021 (prior to any public right of way construction) the sign can be seen taped to the pole (2nd pic). Looking at google maps from April 2019 (3rd pic) the sign can be seen installed where the current DWP power pole (1st pic) is installed. It appears DWP has moved the sign. Any 311 submission or Council involvement can be directed to DWP.

Thank you,

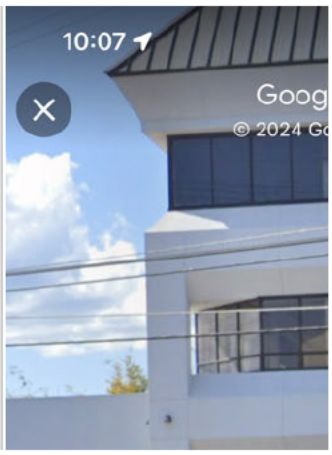


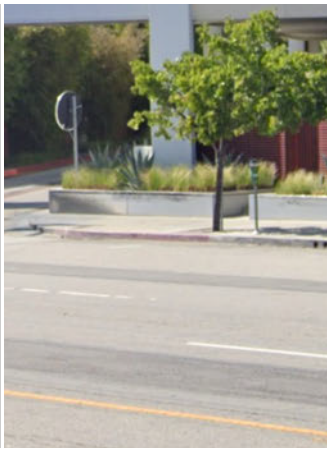
12233

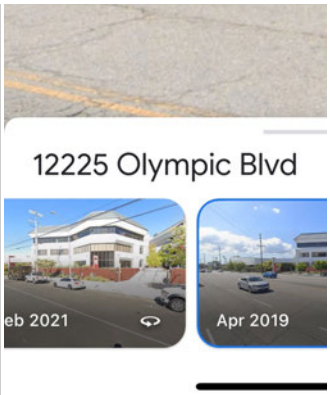



10:07

12225 Olympic Blvd
eb 2022
Feb 2021


10:07
Goog
© 2024 G





Darin Palmer
(213) 949-3043
Construction Inspector

Department of Public Works
Bureau of Contract Administration

On Wed, Apr 24, 2024 at 11:16 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Good morning,
>
> The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
> The Los Angeles Department of Transportation has signed off on the Signage and Striping as it relates to this project. I would recommend submitting a request through 311 for further concerns.
> Thank you,
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration
>
>

On Wed, Apr 24, 2024 at 10:46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Good Morning,
>
> Cheking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.
>
> Best,
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, April 17, 2024 10:49 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10 06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

Hello Nikta,

They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
Thanks

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Nikta,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.a.gutierrez@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer

<darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Thank you for this update, I am glad they ve expressed some willingness to make repairs – that s something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we state these for City services to patch and/or paint the balance?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.709.5621 **DIRECT**
310.408.6681 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.
Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon

their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent previously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely resolution.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Friday, February 16, 2024 11:22 AM
> **To:** Oscar Gutierrez <oscar.gutierrez@lacity.org>
> **Cc:** Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Oscar,
>
> I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 consituents 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Hi Darin,

I haven t heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I ve attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.799.3921 **DIRECT**
310.408.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.Khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I ve attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn t require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I m happy to include out property management team as well – they re much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.789.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

> **Tom Bosley**
> Hines
> 444 S. Flower St | Suite 2100 | LA, CA 90071
> P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a

solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail to or correspondence with the Office of Council member Traci Park is a matter subject to public disclosure under the California Public Records Act. (including attachments) **

On Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
.
1149 S. Broadway, Suite 300
Los Angeles, CA. 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM

Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic B840959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MPT) and their work would ve been covered under U permits. I do not recall any additional damages in this area, but I wasn t on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I m at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
,
1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

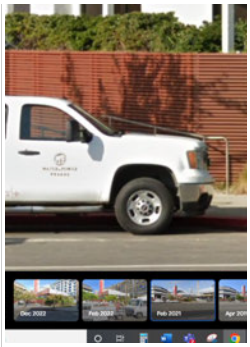
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

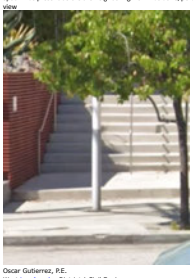
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a result of the construction activities

12225 Olympic Blvd
Los Angeles, California
Google Street View
MP7
ENGINEERING
CA498980
DOOSAN
Dec 2022
Feb 2022

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11 50 AM Jeff Khau <jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park - 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail co respondence w ith the Office of Counc lwoman T ac Pa k may be subject to publ c d sclosu e under the Ca lfo n a Publ c Reco ds Act. (nclud ng attachments) *

On Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development..
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <jeff.khau@lacity.org> wrote:

Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged confidential or otherwise protected from disclosure. Dissemination distribution or copying of this email or the information herein by anyone other than the intended recipient or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error please call the IT Department at Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · 11th District
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

PLEASE NOTE: Email communications with the Office of Councilmember Traci Park may be subject to public disclosure under the California Public Records Act. (Actual agreed statement)

Subject: Re: Curbside Damage Recourse
From: Michael Amster <michael.amster@lacity.org>
Date: 4/29/2024, 9:25 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Jeff Khau <Jeff.khau@lacity.org>

Hello Marina,

For adding signs, the proper way to request those is through 311. When such a request is made, we can ask our engineering contacts to elevate the service request number as quickly as possible. However, unfortunately, sign additions all tend to take time.

If you wish, if you could share the type of signs your looking for, we can help get things started.

Sincerely,

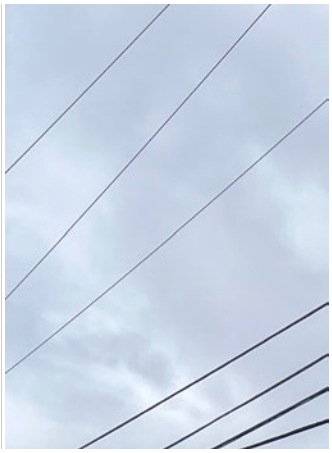
On Fri, Apr 26, 2024 at 3:10 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Do either of you have a good contact at the DOT field office? I know DWP is going to say that they have nothing to do with setting parking signs, but I went ahead and reached out to someone I know there. In the meantime, is it possible to check with someone in Transportation to see if they can properly mount the sign into the sidewalk?
>
> **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Darin Palmer <darin.palmer@lacity.org>
> **Sent:** Thursday, April 25, 2024 10:38 AM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Nikta Mousavi <nikta.mousavi@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---

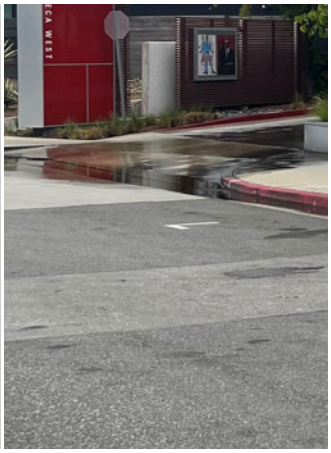
Good morning Marina,

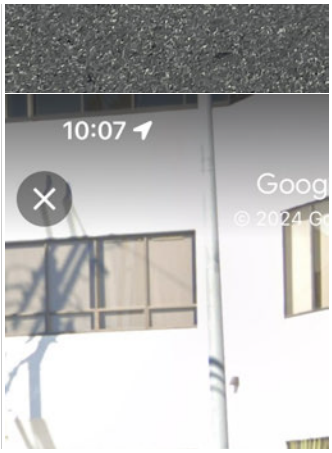
Wanted to follow up from yesterday s phone call. I see the parking sign taped to the Street Light pole at 12233 W. Olympic Blvd. It is not within the scope of work performed at 12101 Olympic Blvd. Looking at google maps from February 2021 (prior to any public right of way construction) the sign can be seen taped to the pole (2nd pic). Looking at google maps from April 2019 (3rd pic) the sign can be seen installed where the current DWP power pole (1st pic) is installed. It appears DWP has moved the sign. Any 311 submission or Council involvement can be directed to DWP.

Thank you,

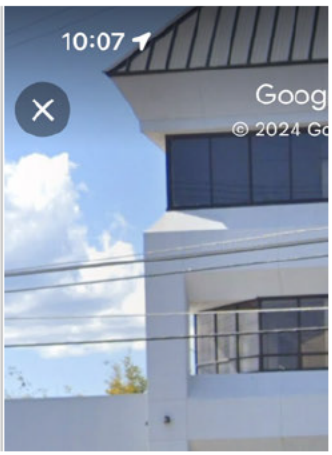


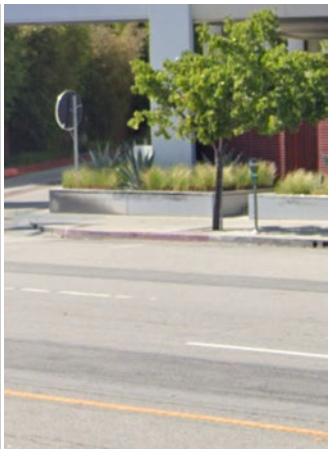
12233

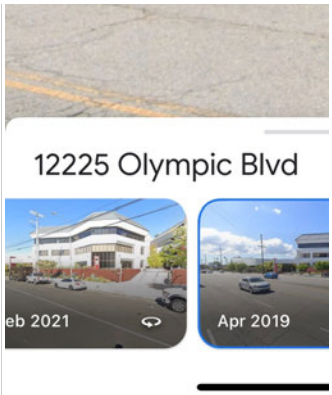



10:07
Goog
© 2024 Go

12225 Olympic Blvd
eb 2022
Feb 2021


10:07
Goog
© 2024 Go




12225 Olympic Blvd
eb 2021
Apr 2019

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Wed, Apr 24, 2024 at 11:16 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Good morning,
>
> The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
>
> The Los Angeles Department of Transportation has signed off on the Signage and Striping as it relates to this project. I would recommend submitting a request through 311 for further concerns.
>
> Thank you,
>
> Darin Palmer
>
> (213) 949-3043
>
> Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Wed, Apr 24, 2024 at 10:46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Good Morning,

Cheking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, April 17, 2024 10:49 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>

Cc: Jeff Khau <jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>

Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

Hello Nikta,

They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.

Thanks

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Nikta,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.408.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>

Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they ve expressed some willingness to make repairs – that s something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Monday, March 11, 2024 1:31 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan

<bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely

resolution.

Best,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Hi Darin,

I haven t heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I ve attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front

yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5901 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I ve attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn t require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I m happy to include out property management team as well – they re much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Marlos Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

**PLEASE NOTE: E-mail sent, expenditures or in the Office of County Assessor T ax. Re s may be sub ect to public d sclosure under the Cal fo r a Public Reco ds Act. (nclud ng attachments) **

On Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
.
1149 S. Broadway, Suite 900
Los Angeles, CA 90015
Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12 09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MPT) and their work would ve been covered under U permits. I do not recall any additional damages in this area, but I wasn t on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I m at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Darin,

Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works

City of Los Angeles

-

1149 S. Broadway, Suite 900

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ----------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

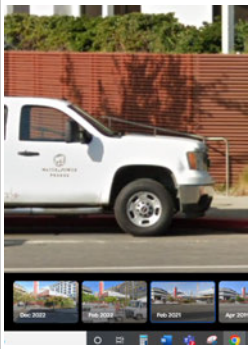
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

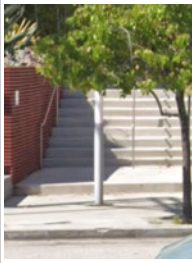
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities

MD7
ENGINEERING
CA498980

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <jeff.khau@lacity.org> wrote:

> Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

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

On Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.

"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other

supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12 05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged

confidential or otherwise protected from disclosure. Dissemination distribution or copying of this email or the information herein by anyone other than the intended recipient or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error please call the IT Department of Kilroy Realty Corporation at 310.481.8000 and destroy the original message and all copies.

--

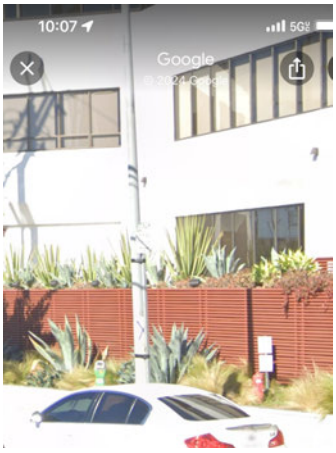
Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · **11th District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

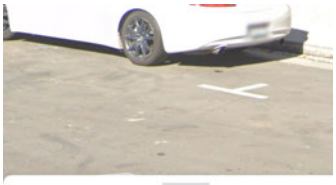
PLEASE NOTE: E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. [Include agency boilerplate]

Subject: RE: Curbside Damage Recourse
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/29/2024, 9:37 AM
To: Michael Amster <michael.amster@lacity.org>
CC: Jeff Khau <Jeff.khau@lacity.org>

Hi Michael,

We don't want to add anything, but just were hoping the City would plant this 30-minute parking sign properly instead of keeping it taped to the power pole. I reached out to a contact at DWP and they would not have touched a DOT/ parking sign. I know it's not a major item, it just doesn't look finished despite the right-of-way being brand new.


10:07
5GE
Google



MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, April 29, 2024 9:25 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hello Marina,

For adding signs, the proper way to request those is through 311. When such a request is made, we can ask our engineering contacts to elevate the service request number as quickly as possible. However, unfortunately, sign additions all tend to take time.

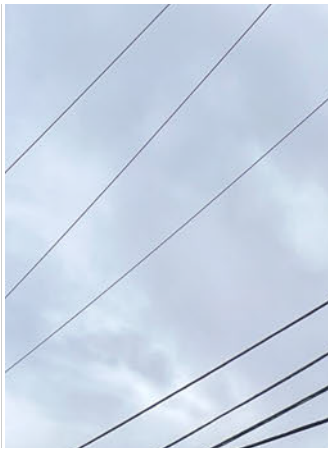
If you wish, if you could share the type of signs your looking for, we can help get things started.

Sincerely,

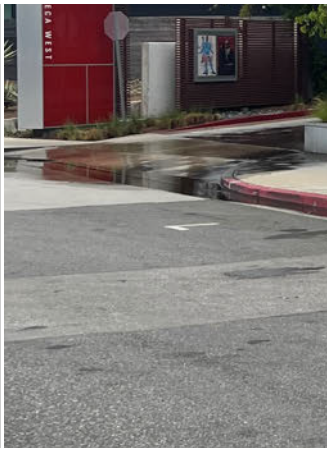
On Fri, Apr 26, 2024 at 3:10 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

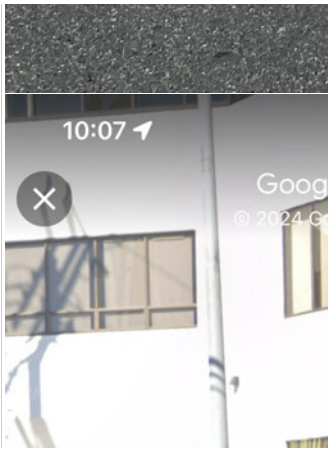
> Do either of you have a good contact at the DOT field office? I know DWP is going to say that they have nothing to do with setting parking signs, but I went ahead and reached out to someone I know there. In the meantime, is it possible to check with someone in Transportation to see if they can properly mount the sign into the sidewalk?
>
> **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
> 323.769.5921 **DIRECT**
> 310.406.8481 **MOBILE**
>
> **From:** Darin Palmer <darin.palmer@lacity.org>
> **Sent:** Thursday, April 25, 2024 10:38 AM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Jeff Khau <Jeff.Khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Nikta Mousavi <nikta.mousavi@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> Good morning Marina,
>
> Wanted to follow up from yesterday s phone call. I see the parking sign taped to the Street Light pole at 12233 W. Olympic Blvd. It is not within the scope of work performed at 12101 Olympic Blvd. Looking at google maps from February 2021 (prior to any public right of way construction) the sign can be seen taped to the pole (2nd pic). Looking at google maps from April 2019 (3rd pic) the sign can be seen installed where the current DWP power pole (1st pic) is installed. It appears DWP has moved the sign. Any 311 submission or Council involvement can be directed to DWP.

Thank you,

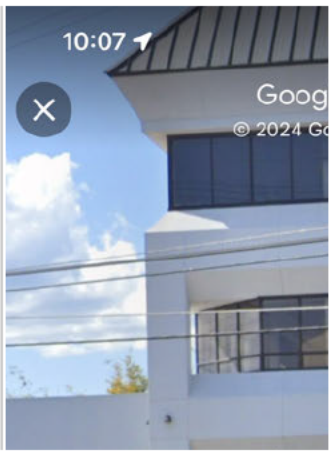


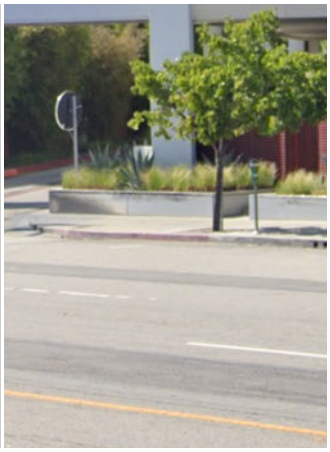
12233

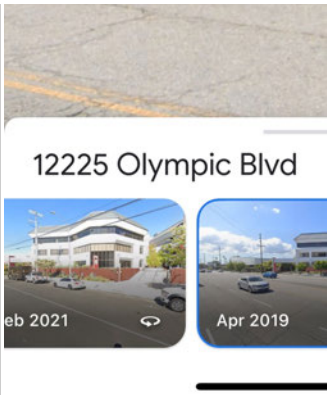



10:07

12225 Olympic Blvd
eb 2022
Feb 2021


10:07
Goog
© 2024 G





Darin Palmer
(213) 949-3043
Construction Inspector

Department of Public Works
Bureau of Contract Administration

On Wed, Apr 24, 2024 at 11:16 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Good morning,
>
> The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
> The Los Angeles Department of Transportation has signed off on the Signage and Striping as it relates to this project. I would recommend submitting a request through 311 for further concerns.
> Thank you,
>
> Darin Palmer
> (213) 949-3043
> Construction Inspector
> Department of Public Works
> Bureau of Contract Administration
>
>
>
>
> On Wed, Apr 24, 2024 at 10:46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Good Morning,
> >
> > Cheking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.
> >
> > Best,
> > Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, April 17, 2024 10:49 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10 06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

Hello Nikta,

They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
Thanks

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Nikta,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.a.gutierrez@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer

<darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Thank you for this update, I am glad they ve expressed some willingness to make repairs – that s something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we state these for City services to patch and/or paint the balance?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.709.5621 **DIRECT**
310.408.6681 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.
Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon

their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent previously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely resolution.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Friday, February 16, 2024 11:22 AM
> **To:** Oscar Gutierrez <oscar.gutierrez@lacity.org>
> **Cc:** Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Oscar,
>
> I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 consituents 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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Hi Darin,

I haven t heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I ve attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.799.3921 **DIRECT**
310.408.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.Khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I ve attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn t require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I m happy to include out property management team as well – they re much more familiar with the specifics.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.789.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

> **Tom Bosley**
> Hines
> 444 S. Flower St | Suite 2100 | LA, CA 90071
> P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a

solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail correspondence with the Office of Councilwoman T. Park may be subject to public disclosure under the California Public Records Act. [redacted ng attachments] *

On Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
.
1149 S. Broadway, Suite 300
Los Angeles, CA. 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12:09 PM

Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic B840959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MPT) and their work would ve been covered under U permits. I do not recall any additional damages in this area, but I wasn t on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I m at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

> Hi Darin,
>
> Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
,
1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

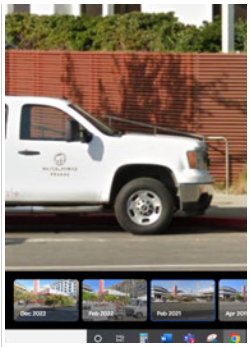
Hi Jeff,

That is unfortunate. There are two options:
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

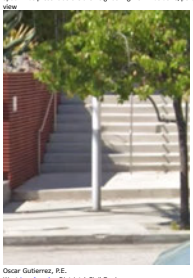
It is not clear when spot 1 appeared when looking at the street view.
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a result of the construction activities

12225 Olympic Blvd
Los Angeles, California
Google Street View
MP7
ENGINEERING
CA498980
DOOSAN
Dec 2022
Feb 2022

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11 50 AM Jeff Khau <jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park - 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail co respondence w ith the Office of Counc lwoman T ac Pa k may be subject to publ c d sclosu e under the Ca lfo n a Publ c Reco ds Act. (nclud ng attachments) *

On Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development..
"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12:05 PM Jeff Khau <jeff.khau@lacity.org> wrote:

Hi Oscar,

There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.

There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged confidential or otherwise protected from disclosure. Dissemination distribution or copying of this email or the information herein by anyone other than the intended recipient or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error please call the IT Department at Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · 11th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

PLEASE NOTE: Email communications with the Office of Councilmember Traci Park may be subject to public disclosure under the California Public Records Act. (Actual agreed statement)

Subject: Re: Curbside Damage Recourse
From: Michael Amster <michael.amster@lacity.org>
Date: 4/29/2024, 9:25 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Jeff Khau <Jeff.khau@lacity.org>

Hello Marina,

For adding signs, the proper way to request those is through 311. When such a request is made, we can ask our engineering contacts to elevate the service request number as quickly as possible. However, unfortunately, sign additions all tend to take time.

If you wish, if you could share the type of signs your looking for, we can help get things started.

Sincerely,

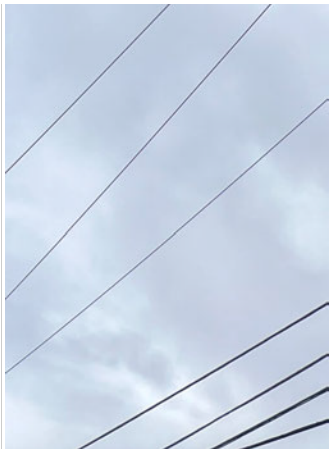
On Fri, Apr 26, 2024 at 3:10 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Do either of you have a good contact at the DOT field office? I know DWP is going to say that they have nothing to do with setting parking signs, but I went ahead and reached out to someone I know there. In the meantime, is it possible to check with someone in Transportation to see if they can properly mount the sign into the sidewalk?
>
> **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Darin Palmer <darin.palmer@lacity.org>
> **Sent:** Thursday, April 25, 2024 10:38 AM
> **To:** Martos Dabel, Marina <mmartos@Kilroyrealty.com>
> **Cc:** Jeff Khau <Jeff.Khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Nikta Mousavi <nikta.mousavi@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@Kilroyrealty.com>
> **Subject:** Re: Curbside Damage Recourse
>
> **[**EXTERNAL EMAIL**]**

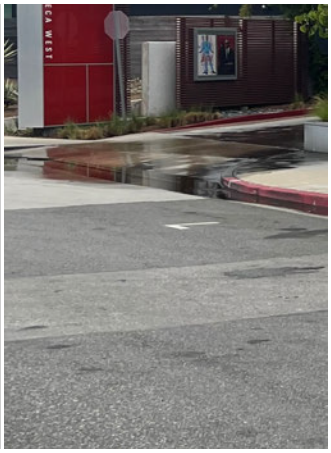
Good morning Marina,

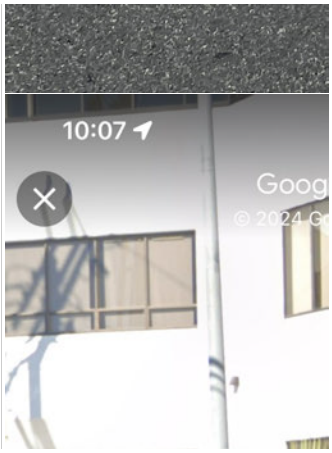
Wanted to follow up from yesterday s phone call. I see the parking sign taped to the Street Light pole at 12233 W. Olympic Blvd. It is not within the scope of work performed at 12101 Olympic Blvd. Looking at google maps from February 2021 (prior to any public right of way construction) the sign can be seen taped to the pole (2nd pic). Looking at google maps from April 2019 (3rd pic) the sign can be seen installed where the current DWP power pole (1st pic) is installed. It appears DWP has moved the sign. Any 311 submission or Council involvement can be directed to DWP.

Thank you,

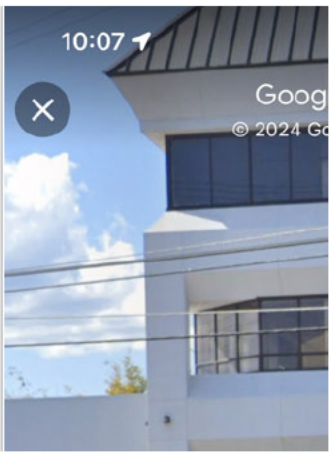


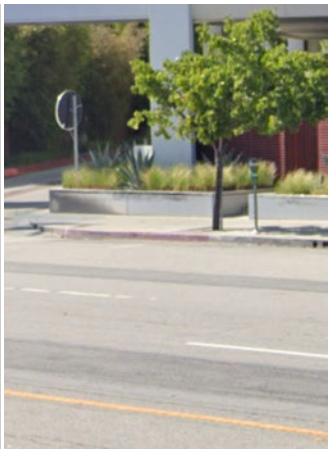
12233

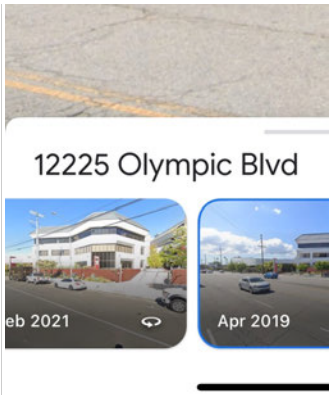



10:07
Goog
© 2024 G

12225 Olympic Blvd
eb 2022
Feb 2021


10:07
Goog
© 2024 Go




12225 Olympic Blvd
eb 2021
Apr 2019

Re: Curbside Damage Recourse

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Wed, Apr 24, 2024 at 11:16 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Good morning,
>
> The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
>
> The Los Angeles Department of Transportation has signed off on the Signage and Striping as it relates to this project. I would recommend submitting a request through 311 for further concerns.
>
> Thank you,
>
> Darin Palmer
>
> (213) 949-3043
>
> Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Wed, Apr 24, 2024 at 10:46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Good Morning,

Cheking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, April 17, 2024 10:49 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>

Cc: Jeff Khau <Jeff.khau@Seattle.gov>; Michael Patonai <michael.patonai@Seattle.gov>; Oscar Gutierrez <oscar.gutierrez@Seattle.gov>; Peter Rhyu <peter.rhyu@Seattle.gov>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@Seattle.gov>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@Seattle.gov>
Cc: Jeff Khau <Jeff.khau@Seattle.gov>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@Seattle.gov>; Oscar Gutierrez <oscar.gutierrez@Seattle.gov>; Peter Rhyu <peter.rhyu@Seattle.gov>; Wu, Bryan <bwu@kilroyrealty.com>

Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Hello Nikta,
>
> They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.
>
> Thanks
>
> Darin Palmer
>
> (213) 949-3043
>
> Construction Inspector
>
> Department of Public Works
>
> Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Nikta,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.408.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>

Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for this update, I am glad they ve expressed some willingness to make repairs – that s something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Nikta Mousavi <nikta.mousavi@lacity.org>
> **Sent:** Monday, March 11, 2024 1:31 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan

<bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi,
>
> Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.
>
> Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.
>
> We greatly appreciate any assistance you can provide and look forward to a timely

resolution.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Darin,
>
> I haven t heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I ve attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front

yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5901 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I ve attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn t require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I m happy to include out property management team as well – they re much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Marlos Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

**PLEASE NOTE E-mai l co n espondence w ith the Office of Counc lmember T ac Pa k may be sub ect to pub l c d sclosu e unde the Ca lfo n a Pub l c Reco ds Act. (nclud ng attachments) **

On Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
.
1149 S. Broadway, Suite 900
Los Angeles, CA 90015
Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12 09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MPT) and their work would ve been covered under U permits. I do not recall any additional damages in this area, but I wasn t on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I m at the subject site right now for Final corrections and I can always ask WE Oneil to at least sack and patch these areas.

Thank you

Darin Palmer
(213) 949-3043
Construction Inspector
Department of Public Works
Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Darin,

Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works

City of Los Angeles

-

1149 S. Broadway, Suite 900

Los Angeles, CA 90015

Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ----------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

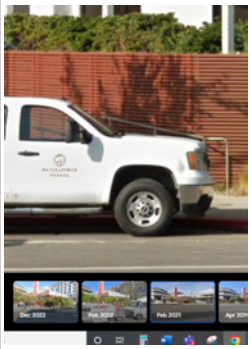
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

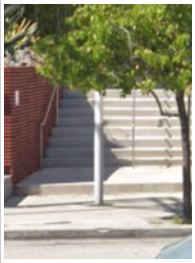
Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a resul;t of the construction activities

MD7
ENGINEERING
CA496980

Spot 4 was present before the neighboring work was done, per google street view



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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,

There is no documentation where the applicant assumes any fault. It seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

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

On Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.

"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other

supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12 05 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged

confidential or otherwise protected from disclosure. Dissemination distribution or copying of this email or the information herein by anyone other than the intended recipient or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error please call the IT Department of Kilroy Realty Corporation at 310.481.8000 and destroy the original message and all copies.

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · **11th District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

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]

Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 5/3/2024, 12:56 PM
To: Michael Amster <michael.amster@lacity.org>

Here are the ticket numbers, for reference:

12200 W. Olympic - 1-4704803631

12200 W. Olympic - 1-4736390371

12100 W. Olympic - 1-4704820551

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Friday, May 3, 2024 12:55:23 PM
To: Michael Amster <michael.amster@lacity.org>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Michael, any updates on the three ticket numbers? Still no response from BOE on any of them.

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Michael Amster <michael.amster@lacity.org>
Sent: Wednesday, April 24, 2024 1:01:34 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]

Helo Marina,

Thank you for letting me know; I'll reach out to the Bureau, and let me see what I can do.

Sincerely,

On Wed, Apr 24, 2024 at 10:47 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Michael,

Any magic you might be able to work on your end? No responses on any of our requests submitted well over 14 days ago.

Marina

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Monday, April 8, 2024 2:20 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Just wanted to check back in on these sidewalk rebate applications as well. We are coming up on 14 days tomorrow but still have not been contacted by the City.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 2:18 PM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Great, thanks I'll pass these on to make sure we get a timely response.

MARINA MARTOS DABEL

Kilroy Realty Corporation

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 2:17:01 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Here are the ticket numbers for the rebate request tickets:

12200 W. Olympic - 1-4704803631

12100 W. Olympic - 1-4704820551

Let me know if you need anything else.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Wu, Bryan
Sent: Tuesday, March 26, 2024 9:39 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Got it, we will submit requests for the sidewalk repair rebates first and hold off on the Hines work we've been going back and forth on for now.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:36 AM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

I didn't really ask about the curbs because we heard Hines would do some of it… I don't know which ones and when, though, so I'll look into that. I'd imagine the request would be the same and that rebate (rather than a repair request) would be our best bet.

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:35 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for looking into this Marina. Does this apply only to the sidewalk repair portion and not to the curb repairs that the City is trying to push Hines to complete?

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:28 AM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hey Bryan,

OK so I was told pretty candidly that the City is overwhelmed with requests for repair and does not have staff/crews to address the needs, hence why the rebate program is advised. I was told by Michael that our best bet is to submit the rebate request tickets, which I can then pass back to the Council Office to help track and elevate for a quicker response. He says that typically once a ticket is submitted for a rebate request, the City has 14 business days to respond (either to request additional information or schedule a site inspection).

Here's some additional information on the rebate process in the event you haven't seen this: https://sidewalks.lacity.gov/rebates

If you go ahead and submit a new 3-1-1 request for the rebate (instead of the repair requests), I can pass along our ticket numbers to the City to make sure they move it forward.

Hope this helps,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Monday, March 25, 2024 4:10 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for pushing this along Marina. Happy to offer someone from the AM team to join the walk if needed!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Monday, March 25, 2024 4:08 PM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

FYI, I'm supposed to talk with this Michael Amster guy tomorrow… sorry it has taken a few pings to the City to get a response (which is pretty typical for City employees). I'll let you know how it goes!

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Jeff Khau <Jeff.khau@lacity.org<mailto:Jeff.khau@lacity.org>>
Sent: Monday, March 25, 2024 2:42 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>; Michael Amster <michael.amster@lacity.org<mailto:michael.amster@lacity.org>>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]
_____

Hi Marina,

I'm including the field rep for West LA +Michael Amster<mailto:michael.amster@lacity.org>. He will reach out to the appropriate staff at BSS to relay your message/request.

[Image removed by sender.]

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park · 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL

[Image removed by sender.]<https://www.facebook.com/councilwomantracipark>[Image removed by sender.]<https://www.instagram.com/councilwomantracipark/>

*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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Jeff,

Checking in on the below, let me know if you have a minute to chat.

Thanks,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org<mailto:Jeff.khau@lacity.org>>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: 311@lacity.org<mailto:311@lacity.org> <311@lacity.org<mailto:311@lacity.org>>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com<mailto:JRobinson@kilroyrealty.com>>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]

[cid:ii_18f11b1ca825b006a2]

[cid:ii_18f11b1ca826917eb3]

[cid:ii_18f11b1ca82772f6c4]

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org<https://myla311.lacity.org/portal>
2. Using the mobile app from Google Play<https://play.google.com/store/apps/details?id=com.LA.MyLA311&hl=en> or the Apple Store<https://itunes.apple.com/us/app/myla311/id611079486>
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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

[https://lh4.googleusercontent.com/xOocm13-GnnU5xMnSJ3RPg7J462bavbHVKJBv2UaZ5pTIlnse0qmwV6nOlR1zqy1_Ovm1qazsYN6_UN4zz9haXAyOthJf6bINSwOA0TCFAc9ONpvqwymPVcwhr4sVegOFQcl8nGqHcceIHuaDSL0mqZ4Pf3DonzZiKjI9cGzdHRvLXkyYyB778ALE_1ItQ]

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park · 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

[https://lh3.googleusercontent.com/wmfKc402d9Uc6z2WwewsNh8y1Nl6xImkrBdFvVQ-c4bj-CviuLbOQ2byCsBgwAmPDbuKblHWptY8f6Df5coTkVczDHdQcNZDpTPVFB3D43QzCZbXm0co7Me6ys3Q5RgHEnPmbRRR077_YB9WwoPgENYHBIIwz_jZNnwTjr0vjNmRntVzJM_iJ6U7we3Q8A] [https://lh4.googleusercontent.com/_YsNYP5u4lg78fWa2cM-TqgECy2gfmFYPvt2VP8E3mlDpo6yLlAMTkEuPl__ORcAqXCbHdV-9IYwNPMLiZFSm0VyHHehFo9y8Ju5goBgfkRSLhqRjddkZaH12iUKBNmZCZsIpTEQF2J25OEVQ6uGbmXBUA3MCe216W3L_PPW5hfNalOSOtnZnX0gw7cZag] [https://lh5.googleusercontent.com/AWkgb6sea-DwUL7e97INnQsKgiOLbKws-K-7hfPF1KaTbk3O_ZTaiejgF261ExFEsK0riB6Fnsp7iUhlNRWjzd0l-RNRX6idsgPu9_YNQgptef_nInQLtKSKEndyCZuSu1-ChZkkJO8Tzgls6MOXGIvXi2TdfxOt51iek5AEXHxUnPjUBjBuwYECpc2CkA] [https://lh6.googleusercontent.com/6eaDbPIWl2HFQr6Jb0dE8u144sgETYIlPvJINV5TnYhqFEfG2xBe7HFkRgGF3COuFWv8KfllBblA5tLeT6Hy-Ci5PvKjFEhZA_NIZhTqfxQhuyfg-eFif0Pke0hE0CQiaWM10j2f-TbXpOzUHvkfR8OuCmHFKRnufvunk2jFDrDGaM-onIOX1V4jajYoQ]

*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) *

Attachments:

image001.jpg	0 bytes
image002.jpg	0 bytes
image003.jpg	0 bytes
image004.jpg	0 bytes
image001.jpg	0 bytes

Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 5/3/2024, 12:55 PM
To: Michael Amster <michael.amster@lacity.org>

Hi Michael, any updates on the three ticket numbers? Still no response from BOE on any of them.

MARINA MARTOS DABEL
Kilroy Realty Corporation

_____
From: Michael Amster <michael.amster@lacity.org>
Sent: Wednesday, April 24, 2024 1:01:34 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]
_____

Helo Marina,

Thank you for letting me know; I'll reach out to the Bureau, and let me see what I can do.

Sincerely,

On Wed, Apr 24, 2024 at 10:47 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Michael,

Any magic you might be able to work on your end? No responses on any of our requests submitted well over 14 days ago.

Marina

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Monday, April 8, 2024 2:20 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Just wanted to check back in on these sidewalk rebate applications as well. We are coming up on 14 days tomorrow but still have not been contacted by the City.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 2:18 PM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Great, thanks I'll pass these on to make sure we get a timely response.

MARINA MARTOS DABEL

Kilroy Realty Corporation

_____

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 2:17:01 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Here are the ticket numbers for the rebate request tickets:

12200 W. Olympic - 1-4704803631

12100 W. Olympic - 1-4704820551

Let me know if you need anything else.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Wu, Bryan
Sent: Tuesday, March 26, 2024 9:39 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Got it, we will submit requests for the sidewalk repair rebates first and hold off on the Hines work we've been going back and forth on for now.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:36 AM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

I didn't really ask about the curbs because we heard Hines would do some of it… I don't know which ones and when, though, so I'll look into that. I'd imagine the request would be the same and that rebate (rather than a repair request) would be our best bet.

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:35 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for looking into this Marina. Does this apply only to the sidewalk repair portion and not to the curb repairs that the City is trying to push Hines to complete?

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:28 AM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hey Bryan,

OK so I was told pretty candidly that the City is overwhelmed with requests for repair and does not have staff/crews to address the needs, hence why the rebate program is advised. I was told by Michael that our best bet is to submit the rebate request tickets, which I can then pass back to the Council Office to help track and elevate for a quicker response. He says that typically once a ticket is submitted for a rebate request, the City has 14 business days to respond (either to request additional information or schedule a site inspection).

Here's some additional information on the rebate process in the event you haven't seen this: https://sidewalks.lacity.gov/rebates

If you go ahead and submit a new 3-1-1 request for the rebate (instead of the repair requests), I can pass along our ticket numbers to the City to make sure they move it forward.

Hope this helps,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Monday, March 25, 2024 4:10 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for pushing this along Marina. Happy to offer someone from the AM team to join the walk if needed!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Monday, March 25, 2024 4:08 PM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

FYI, I'm supposed to talk with this Michael Amster guy tomorrow… sorry it has taken a few pings to the City to get a response (which is pretty typical for City employees). I'll let you know how it goes!

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Jeff Khau <Jeff.khau@lacity.org<mailto:Jeff.khau@lacity.org>>
Sent: Monday, March 25, 2024 2:42 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>; Michael Amster <michael.amster@lacity.org<mailto:michael.amster@lacity.org>>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]
_____

Hi Marina,

I'm including the field rep for West LA +Michael Amster<mailto:michael.amster@lacity.org>. He will reach out to the appropriate staff at BSS to relay your message/request.

[Image removed by sender.]

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park · 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL

[Image removed by sender.]<https://www.facebook.com/councilwomantracipark>[Image removed by sender.]<https://www.instagram.com/councilwomantracipark/>

*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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Jeff,

Checking in on the below, let me know if you have a minute to chat.

Thanks,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org<mailto:Jeff.khau@lacity.org>>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: 311@lacity.org<mailto:311@lacity.org> <311@lacity.org<mailto:311@lacity.org>>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com<mailto:JRobinson@kilroyrealty.com>>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]

[cid:ii_18f11b1ca825b006a2]

[cid:ii_18f11b1ca826917eb3]

[cid:ii_18f11b1ca82772f6c4]

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org<https://myla311.lacity.org/portal>
2. Using the mobile app from Google Play<https://play.google.com/store/apps/details?id=com.LA.MyLA311&hl=en> or the Apple Store<https://itunes.apple.com/us/app/myla311/id611079486>
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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

[https://lh4.googleusercontent.com/xOocm13-GnnU5xMnSJ3RPg7J462bavbHVKJBv2UaZ5pTIlnse0qmwV6nOlR1zqy1_Ovm1gazsYN6_UN4zz9haXAyOthJf6bINSwOA0TCFAc9ONpvgwymPVcwhr4sVegOFQcl8nGqHcceIHuaDSL0mqZ4Pf3DonzZiKjI9cGzdHRvLXkyYyB778ALE_1ItQ]

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park · 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

[https://lh3.googleusercontent.com/wmfKc402d9Uc6z2WwewsNh8y1Nl6xImkrBdFvVQ-c4bj-CviuLbOQ2byCsBgwAmPDbuKblHWptY8f6Df5coTkVczDHdQcNZDpTPVFB3D43QzCZbXm0co7Me6ys3Q5RqHEnPmbRRR077_YB9WwoPgENYHBIIwz_jZNnwTjr0vjNmRntVzJM_iJ6U7we3Q8A] [https://lh4.googleusercontent.com/_YsNYP5u4lg78fWa2cM-TqgECy2gfmFYPvt2VP8E3mlDpo6yLlAMTkEuPl__ORcAqXCbHdV-9IYwNPMLiZFSm0VyHHehFo9y8Ju5goBgfkRSLhqRjddkZaH12iUKBNmZCZsIpTEQF2J25OEVQ6uGbmXBUA3MCe216W3L_PPW5hfNalOSOtnZnX0gw7cZag] [https://lh5.googleusercontent.com/AWkgb6sea-DwUL7e97INnQsKgiOLbKws-K-7hfPF1KaTbk3O_ZTaiejgF261ExFEsK0riB6Fnsp7iUhlNRWjzd0l-RNRX6idsgPu9_YNQqptef_nInQLtKSKEndyCZuSu1-ChZkkJO8Tzgls6MOXGIvXi2TdfxOt51iek5AEXHxUnPjUBjBuwYECpc2CkA] [https://lh6.googleusercontent.com/6eaDbPIWl2HFQr6Jb0dE8ul144sgETYIlPvJINV5TnYhqFEfG2xBe7HFkRgGF3COuFWv8KflIBblA5tLeT6Hy-Ci5PvKjFEhZA_NIZhTqfxQhuyfg-eFif0Pke0hE0CQiaWM10j2f-TbXpOzUHvkfR8OuCmHFKRnufvunk2jFDrDGaM-onIOX1V4jajYoQ]

*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) *

Attachments:

image001.jpg	0 bytes
image002.jpg	0 bytes
image003.jpg	0 bytes
image004.jpg	0 bytes
image001.jpg	0 bytes

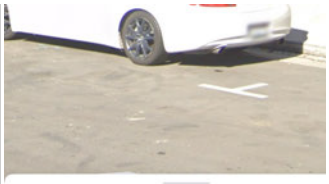
Subject: Re: Curbside Damage Recourse
From: Michael Amster <michael.amster@lacity.org>
Date: 5/6/2024, 4:18 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Jeff Khau <Jeff.khau@lacity.org>

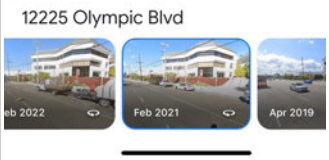
Got it. I've made a request for the work to be completed. Since the restrictiton is still posted, I would expect this to possibly take some time.

On Mon, Apr 29, 2024 at 9:38 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> We don't want to add anything, but just were hoping the City would plant this 30-minute parking sign properly instead of keeping it taped to the power pole. I reached out to a contact at DWP and they would not have touched a DOT/parking sign. I know it's not a major item, it just doesn't look finished despite the right-of-way being brand new.

10:07
5G
Google





MARINA MARTOS DABEL | KILROY REALTY CORPORATION
323.769.5621 DIRECT
310.406.6481 MOBILE

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, April 29, 2024 9:25 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <jeff.khau@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hello Marina,

For adding signs, the proper way to request those is through 311. When such a request is made, we can ask our engineering contacts to elevate the service request number as quickly as possible. However, unfortunately, sign additions all tend to take time.

If you wish, if you could share the type of signs your looking for, we can help get things started.

Sincerely,

On Fri, Apr 26, 2024 at 3:10 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Do either of you have a good contact at the DOT field office? I know DWP is going to say that they have nothing to do with setting parking signs, but I went ahead and reached out to someone I know there. In the meantime, is it possible to check with someone in Transportation to see if they can properly mount the sign into the sidewalk?
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.789.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**

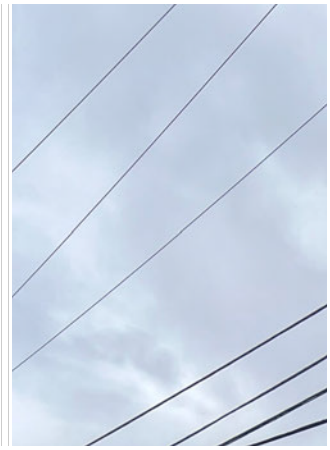
From: Darin Palmer <darin.palmer@lacity.org>
Sent: Thursday, April 25, 2024 10:38 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Nikta Mousavi <nikta.mousavi@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

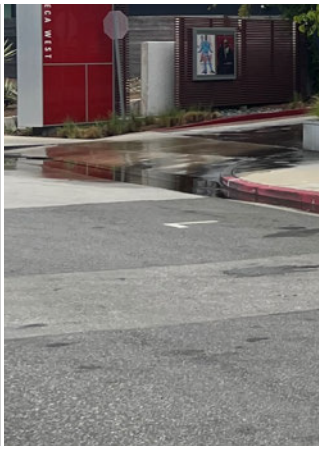
Good morning Marina,

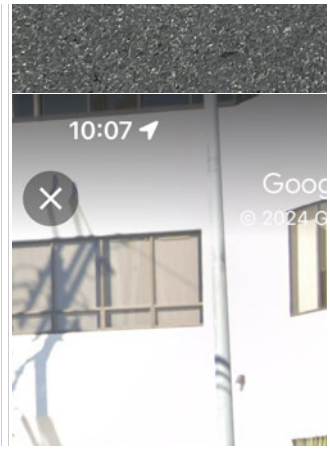
Wanted to follow up from yesterday s phone call. I see the parking sign taped to the Street Light pole at 12233 W. Olympic Blvd. It is not within the scope of work performed at 12101 Olympic Blvd. Looking at google maps from February 2021 (prior to any public right of way construction) the sign can be seen taped to the pole (2nd pic). Looking at google maps from April 2019 (3rd pic) the sign can be seen installed where the current DWP power pole (1st pic) is installed. It appears DWP has moved the sign. Any 311 submission or Council involvement can be directed to DWP.

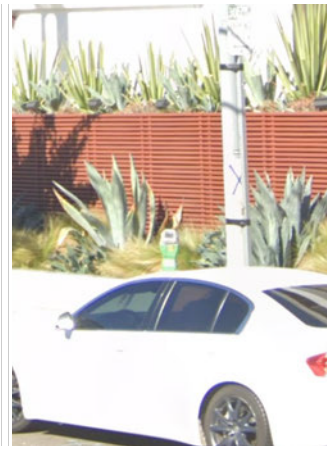
Thank you,

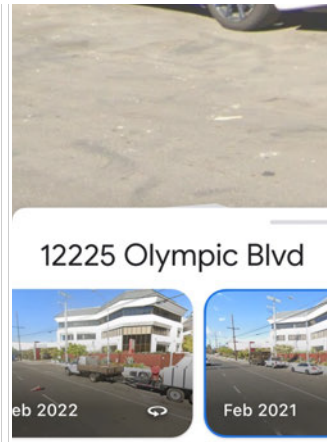


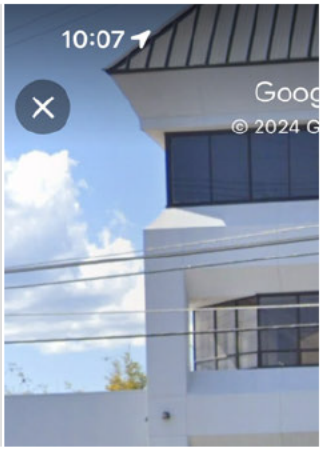
12233

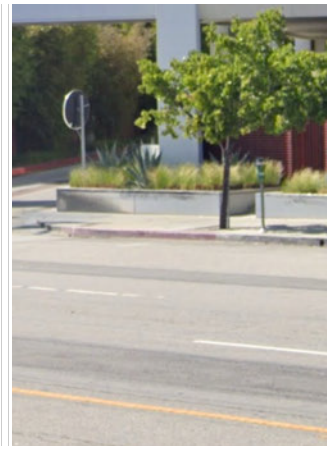


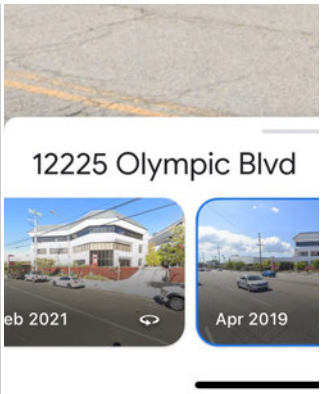

10:07




12225 Olympic Blvd
eb 2022
Feb 2021


10:07
Goog
© 2024 G





Darin Palmer
(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Wed, Apr 24, 2024 at 11:16 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Good morning,
>
> The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
>
> The Los Angeles Department of Transportation has signed off on the Signage and Striping as it relates to this project. I would recommend submitting a request through 311 for further concerns.
>
> Thank you,
>
> Darin Palmer
>
> (213) 949-3043
>
> Construction Inspector
>
> Department of Public Works
>
> Bureau of Contract Administration

On Wed, Apr 24, 2024 at 10:46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Good Morning,

Cheking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, April 17, 2024 10 49 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.Khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

Hello Nikta,

They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.

Thanks

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Nikta,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Thank you for this update, I am glad they ve expressed some willingness to make repairs -- that s something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi,

Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nilita Mousavi <nilita.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11 08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Hi Darin,

I haven t heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I ve attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I ve attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn t require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I m happy to include out property management team as well – they re much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonal <michael.patonal@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail co- respondence w- th the Office of Counc- lwoman T- ac- Pa- k may be subject to publ- c d- sclosu- e under the Cal Br- e- a Publ- c Reco- ds Act. [mclud ng attachments] *

On Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
.
1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12 09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP?) and their work would ve been covered under U permits. I do not recall any additional damages in this area, but I wasn t on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I m at the subject site right now for Final corrections and I can always ask WE ONeil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Darin,

Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
.
1149 S. Broadway, Suite 500
Los Angeles, CA 90015
Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

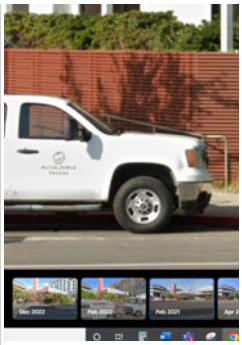
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a result of the construction activities

MP7
ENGINEERING
CA498980

Spot 4 was present before the neighboring work was done, per google street view

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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. I seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail communications with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act.
[Include signature/boilerplate]

On Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.

"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12 05 PM Jeff Khau <jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged confidential or otherwise protected from disclosure. Dissemination distribution or copying of this email or the information herein by anyone other than the intended recipient or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and a ll copies.

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · **11th District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***PLEASE NOTE:** E-mail cor respondence with the Office of Council woman Park may be subject to public d isclosu re under the Cal ifo r n ia Public Reco rds Act. (Including attachments) *

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · **11th District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***PLEASE NOTE:** E-mail cor respondence with the Office of Council woman Park may be subject to public d isclosu re under the Cal ifo r n ia Public Reco rds Act. (Including attachments) *

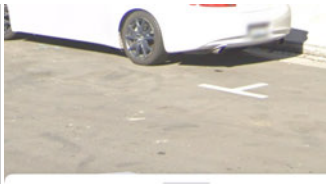
Subject: Re: Curbside Damage Recourse
From: Michael Amster <michael.amster@lacity.org>
Date: 5/6/2024, 4:18 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Jeff Khau <Jeff.khau@lacity.org>

Got it. I've made a request for the work to be completed. Since the restrictiton is still posted, I would expect this to possibly take some time.

On Mon, Apr 29, 2024 at 9:38 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> We don't want to add anything, but just were hoping the City would plant this 30-minute parking sign properly instead of keeping it taped to the power pole. I reached out to a contact at DWP and they would not have touched a DOT/parking sign. I know it's not a major item, it just doesn't look finished despite the right-of-way being brand new.

10:07
5G
Google



12225 Olympic Blvd

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5621 **DIRECT**

310.466.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, April 29, 2024 9:25 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <jeff.khau@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hello Marina,

For adding signs, the proper way to request those is through 311. When such a request is made, we can ask our engineering contacts to elevate the service request number as quickly as possible. However, unfortunately, sign additions all tend to take time.

If you wish, if you could share the type of signs your looking for, we can help get things started.

Sincerely,

On Fri, Apr 26, 2024 at 3:10 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Do either of you have a good contact at the DOT field office? I know DWP is going to say that they have nothing to do with setting parking signs, but I went ahead and reached out to someone I know there. In the meantime, is it possible to check with someone in Transportation to see if they can properly mount the sign into the sidewalk?
>
> **MARINA MARTOS DABEL** | KILROY REALTY CORPORATION
>
> 323.789.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**

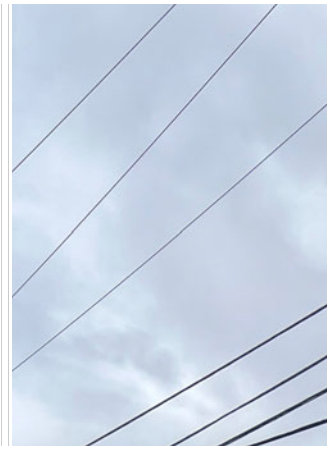
From: Darin Palmer <darin.palmer@lacity.org>
Sent: Thursday, April 25, 2024 10:38 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Nikta Mousavi <nikta.mousavi@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

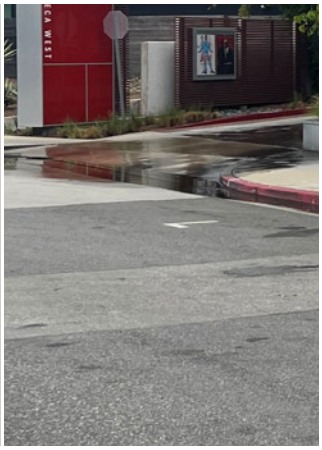
Good morning Marina,

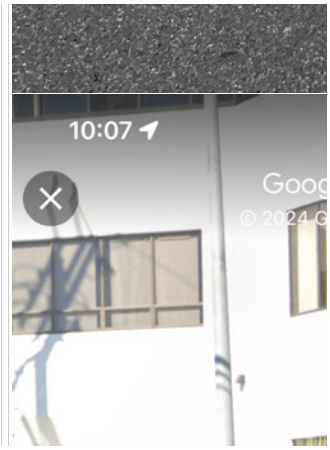
Wanted to follow up from yesterday s phone call. I see the parking sign taped to the Street Light pole at 12233 W. Olympic Blvd. It is not within the scope of work performed at 12101 Olympic Blvd. Looking at google maps from February 2021 (prior to any public right of way construction) the sign can be seen taped to the pole (2nd pic). Looking at google maps from April 2019 (3rd pic) the sign can be seen installed where the current DWP power pole (1st pic) is installed. It appears DWP has moved the sign. Any 311 submission or Council involvement can be directed to DWP.

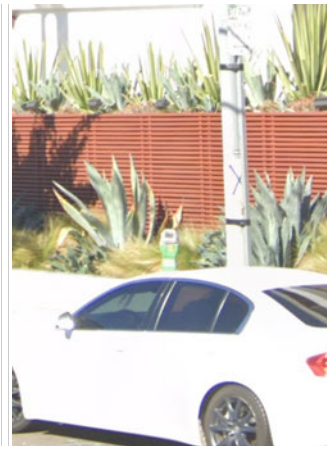
Thank you,

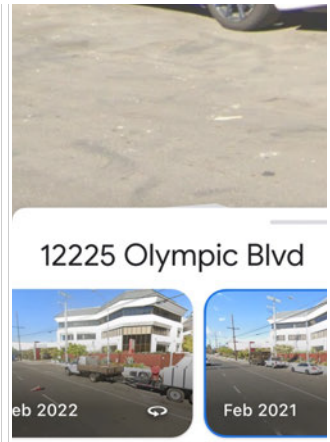


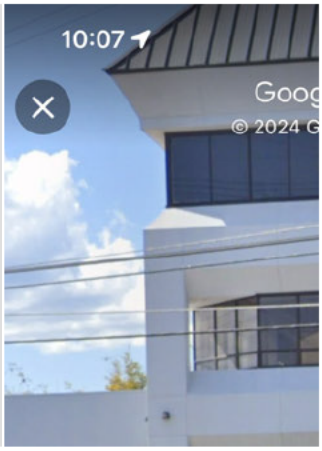
12233

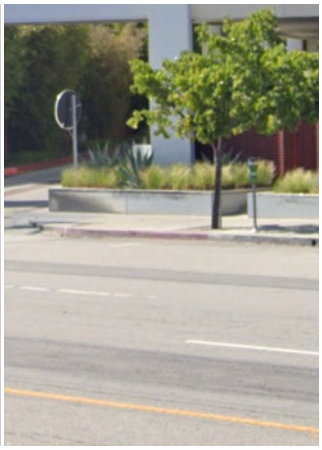


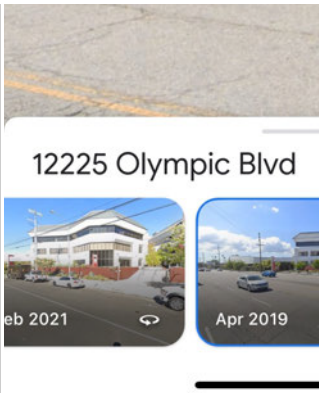

10:07




12225 Olympic Blvd
eb 2022
Feb 2021


10:07
Goog
© 2024 G





Darin Palmer
(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Wed, Apr 24, 2024 at 11:16 AM Darin Palmer <darin.palmer@lacity.org> wrote:

> Good morning,
>
> The project at 12101 Olympic Blvd. and improvements therein have been completed per the City approved plan.
>
> The Los Angeles Department of Transportation has signed off on the Signage and Striping as it relates to this project. I would recommend submitting a request through 311 for further concerns.
>
> Thank you,
>
> Darin Palmer
>
> (213) 949-3043
>
> Construction Inspector
>
> Department of Public Works
>
> Bureau of Contract Administration

Home

On Wed, Apr 24, 2024 at 10:46 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Good Morning,

Cheking in on the below – we'd like to confirm whether Hines' improvements are complete and also inquire as to the parking sign which still appears to be in a temporary condition.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos Dabel, Marina
Sent: Wednesday, April 17, 2024 10 49 AM
To: Nikta Mousavi <nikta.mousavi@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE Curbside Damage Recourse

Good Morning -

Thank you for your work in getting Hines to do the improvements in front of our property- it looks much better and we appreciate it wasn't easy to get them to do that.

Can you all confirm whether this concludes the improvements that they will do? There were other areas we pointed out that were damaged, so we will look into the rebate program if we assume the responsibility of making the repairs ourselves, unless there's a way to elevate it on the City's work agenda.

We did have a question related to one of the parking signs on Olympic right in the same area of the improvements – it still doesn't appear to have been set properly and is sort of propped-up along a light pole. Will this be done by Transportation or should it have been done by the project applicants when they improved the ROW?

Thanks again for everyone's help – we are so grateful!

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Wednesday, April 10, 2024 2:45 PM
To: Darin Palmer <darin.palmer@lacity.org>
Cc: Jeff Khau <Jeff.Khau@lacity.org>; Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Patonai <michael.patonai@lacity.org>; Oscar Gutierrez <oscar.gutierrez@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Thank you so much for the update Darin!

On Mon, Apr 8, 2024 at 10:06 AM Darin Palmer <darin.palmer@lacity.org> wrote:

Hello Nikta,

They patched some areas of the curb immediately adjacent to the driveway at the Westerly end of 12101 Olympic in front of Tribeca West. They will be restoring the red curb paint (possibly this week) at the reverse curb between driveway and Tribeca West.

Thanks

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Sat, Apr 6, 2024 at 3:11 PM Nikta Mousavi <nikta.mousavi@lacity.org> wrote:

Hello Marina,

I don't have an update as of yet.

Darin and Oscar,

Do you happen to have an update on this?

Best,

On Wed, Mar 27, 2024 at 9:32 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Nikka,

Do you have any updates on when Hines will be making the repairs, or maybe which specific areas they committed to fixing?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Tuesday, March 19, 2024 3:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I would suggest allowing them to complete the repairs and once done for anything left, you may contact 311 for BSS and DOT and explain the situation to them and explore the possibility of the City repairs with them.

Best,

On Mon, Mar 11, 2024 at 1:36 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Thank you for this update, I am glad they ve expressed some willingness to make repairs -- that s something! Would it be possible to share which areas they have agreed to fix? And with the remaining damaged areas, how might we slate these for City services to patch and/or paint the balance?

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nikta Mousavi <nikta.mousavi@lacity.org>
Sent: Monday, March 11, 2024 1:31 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; ichael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Marina,

I spoke with Oscar and he updated me regarding the status.

Per Oscar's conversation with the inspector, the field inspector was unable to identify the fault on the damage based on the limited information available to them. However upon their discussion with the project developer, the developer has agreed to do voluntary spot repairs for which they will coordinate with the inspector.

Best,

On Thu, Mar 7, 2024 at 12:38 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi,

Checking in on this one again. The B Permit was issued for the development at 12101 Olympic, but the damaged curbs from their truck and equipment staging (see pictures and attachments sent preciously) extended well beyond the perimeter of that property and primarily affect our frontage.

Please let us know if a meeting might be a better way to coordinate on this. We have provided ample photographic evidence of the deterioration of the curbs that occurred during construction, including photos of their trucks and equipment along our property in the affected areas.

We greatly appreciate any assistance you can provide and look forward to a timely resolution.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Nilita Mousavi <nilita.mousavi@lacity.org>
Sent: Friday, February 16, 2024 11:22 AM
To: Oscar Gutierrez <oscar.gutierrez@lacity.org>
Cc: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Oscar,

I can most definitely reach out. However before doing so I want to confirm that the B-permit is for BR402959 for 12101 Olympic Blvd? I read through the chain of emails and I was unable to find another B-permit for the addresses mentioned in the earlier emails (12100, 12200, 12312 and 12233 W. Olympic Blvd)

I just need confirmation regarding the B-permit number so I can contact the applicant?

Best,

On Wed, Feb 14, 2024 at 12:23 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Marina,

I spoke with Darin and it is very difficult to determine which specific party is responsible for the damage. I will see if we can reach out to the applicant and see if they would agree to the repair.

Nikki, can you reach out on your end and see if the curb issues to the neighboring lot can be repaired as a courtesy?

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 Wed, Feb 14, 2024 at 11 08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

Hi Darin,

I haven t heard anything back from you all but wanted to check in to see if you had a chance to look into this subject further. We are really hoping that there is something the City can do to help make this right- we were great neighbors during multiple years of construction activity and would just really appreciate if the City curbs could be restored to their prior state. I ve attached some google images I was able to find showing how the Hines contractors utilized these very same areas to stage not only large trucks, but also heavy-duty equipment and parts. We were vocal about our concerns for these curbs as they are our front yard, and understand that Hines had a note on their permit drawings that they would restore the curbs prior to CofO. Since that was not done, we would like to know what recourse there is – will the City be taking this on? Is the fund that Hines allegedly paid into for street restoration available to finance these improvements to be done by the City?

Any information you could provide would be greatly appreciated.

Warm Regards,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Martos, Marina
Sent: Tuesday, January 30, 2024 12:27 PM
To: Jeff Khau <jeff.khau@lacity.org>; Darin Palmer <darin.palmer@lacity.org>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonai <michael.patonai@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>; Wu, Bryan <bwu@kilroyrealty.com>
Subject: RE: Curbside Damage Recourse

Thank you for this, Jeff.

Nice to meet you, Darin. I ve attached the photo summary our team put together (with date stamps over the last many years and presented to the developers a while back. Most of the damage is fairly minor and shouldn t require much to repair, however some areas are a bit more compromised. You can see the damage was caused during the time of construction for the development.

We have been vocal about our concerns for quite some time, and unfortunately Hines has not been very responsive. Their large trucks all used these areas to stage, and were responsible for the damage. It was always explained to us that they would repair any damage done to our frontage. We would just like for the Hines team to be good neighbors, as we were during the duration of their construction.

Please let us know if you need anything else from us, I m happy to include out property management team as well – they re much more familiar with the specifics.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, January 29, 2024 12:27 PM
To: Darin Palmer <darin.palmer@lacity.org>; Martos, Marina <mmartos@kilroyrealty.com>
Cc: Oscar Gutierrez <oscar.gutierrez@lacity.org>; Michael Patonal <michael.patonal@lacity.org>; Peter Rhyu <peter.rhyu@lacity.org>
Subject: Re: Curbside Damage Recourse

[EXTERNAL EMAIL**]**

Hi Darin,

Thank you for looking into this. Councilwoman Park really appreciates you taking the time to troubleshoot this situation. I'm including @Martos, Marina who is the constituent/neighbor who reached out to our office to ask us to intervene. She may be able to provide some before and after pictures to show that the damage resulted from the Hines project (Martin Cadillac).

I've been trying to communicate with Tom Bosley but he hasn't responded to my recent calls. When I first contacted him, he seemed to be aware of the damage but also deemed it to be minor. His contact information is below:

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

It would be great if you could work with Marina and Tom to figure out a solution. I've attached my correspondence with Marina to provide some context on the situation.

I'm free this afternoon if you'd like to discuss over the phone. I'm also reachable via G-chat.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail co- respondence w- th the Office of Counc- lwoman T- ac- Pa- k may be subject to publ- c d- sclosu- e under the Cal Br- e- a Publ- c Reco- ds Act. [mclud ng attachments] *

On Fri, Jan 26, 2024 at 12:17 PM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Jeff,

Please see response from our field inspector for the referenced site damage.

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
.
1149 S. Broadway, Suite 300
Los Angeles, CA 90015
Mail Stop 480
C: (213) 798-5697
peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Darin Palmer** <darin.palmer@lacity.org>
Date: Fri, Jan 26, 2024 at 12 09 PM
Subject: Re: Curbside Damage Recourse
To: Peter Rhyu <peter.rhyu@lacity.org>

Hi Peter,

I am not aware of additional damages at the subject property (adjacent to the B permit listed as 12101 Olympic BR40959).

The area in the photos was open to public access during the majority of construction. If damages occurred from construction it would be hard to pinpoint unless somebody had photos of before and after. The vehicles in the photo are utility (DWP & MP?) and their work would ve been covered under U permits. I do not recall any additional damages in this area, but I wasn t on this job from the beginning (took over for Juan after transfer). I do recall there has been contention with this neighbor and the one across the street as this project has been going for at least 2 years.

If the concerned owner/constituent has more info on the damages purported I can certainly follow up (such as contact of persons they discussed with at WE Oneil or Hines Group, dates to determine permits, additional pictures, etc.). I m at the subject site right now for Final corrections and I can always ask WE ONeil to at least sack and patch these areas.

Thank you

Darin Palmer

(213) 949-3043

Construction Inspector

Department of Public Works

Bureau of Contract Administration

On Fri, Jan 26, 2024 at 11:23 AM Peter Rhyu <peter.rhyu@lacity.org> wrote:

Hi Darin,

Do you know anything about this damage?

Regards,

Peter Rhyu

Principal Construction Inspector
Metro West Division, Districts 3 & 5
Bureau of Contract Administration
Department of Public Works
City of Los Angeles
.
1149 S. Broadway, Suite 500
Los Angeles, CA 90015
Mail Stop 480

C: (213) 798-5697

peter.rhyu@lacity.org

---------- Forwarded message ---------
From: **Oscar Gutierrez** <oscar.gutierrez@lacity.org>
Date: Thu, Jan 25, 2024 at 2:53 PM
Subject: Re: Curbside Damage Recourse
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Peter Rhyu <peter.rhyu@lacity.org>, Michael Patonai <michael.patonai@lacity.org>

Hi Jeff,

That is unfortunate. There are two options:

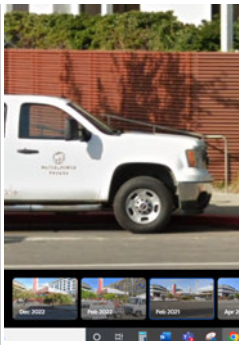
1. See if the B-permit inspector can determine if they were at fault and ask that they repair the area. (I added Peter Rhyu, the Con Ad supervisor to see if that can be looked into) Thanks Peter

2. You can also reach out to Street Services and see if they can send out a Street Use investigator to also look into it.

I would not push for the "spot 4" repair because I believe the damage might have already been present.

It is not clear when spot 1 appeared when looking at the street view.

Looks like spot 2 started to appear during the construction before Feb 2021.



Spot 3 damage might have been a result of the construction activities

MP7
ENGINEERING
CA498980

Spot 4 was present before the neighboring work was done, per google street view

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, Jan 25, 2024 at 11:50 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Oscar,

There is no documentation where the applicant assumes any fault. I seems like they are no longer responding to our office's calls and we feel compelled to take action to ensure that the curb and gutter are repaired. Can you advise on how we can proceed?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park · 11th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA CA 90012
(213) 887-5644 TEL

PLEASE NOTE: E-mail communications with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act.

On Mon, Dec 18, 2023 at 12:41 PM Oscar Gutierrez <oscar.gutierrez@lacity.org> wrote:

Hi Jeff,

I placed the following general comment to start the conversation with the development.

"Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Hopefully the developer follows through with what was discussed with the neighboring lot and fixed the locations in question.

Is there an email where the developer admitted fault or any other supporting documents?

Regards,

Oscar

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 Mon, Dec 18, 2023 at 12 05 PM Jeff Khau <jeff.khau@lacity.org> wrote:

> Hi Oscar,
>
> There is a project at 12100, 12200, 12312 and 12233 W. Olympic Blvd. I believe the permit number is 19010-10000-02627.
>
> There is curb damage resulting from the project that affects neighbors who work in the adjacent property. The developer has told the neighbors that they will replace the curb with a new one. I am wondering if PW is requiring this curb/gutter improvement in order to sign-off on the permit. We are looking for ways to compel the developer to deliver on those improvements.

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged confidential or otherwise protected from disclosure. Dissemination distribution or copying of this email or the information herein by anyone other than the intended recipient or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and a ll copies.

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · **11th District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

PLEASE NOTE : E mai l co rrespondence wi th the Office of Counc ilwoman T ar Pa k may be subject to publi c d isclosu re under the Cal ifo rn a Publi c Reco rds Act . (includ ng attachments) *

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · **11th District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

PLEASE NOTE : E mai l co rrespondence wi th the Office of Counc ilwoman T ar Pa k may be subj ect to publi c d isclosu re under the Cal ifo rn a Publi c Reco rds Act . (includ ng attachments) *

Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: Michael Amster <michael.amster@lacity.org>
Date: 5/6/2024, 10:55 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Hi Marina,

I've learned that you're in the wait list; I'm trying to figure out about how long it'll take for a reply.

Sincerely,

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · 11th District
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***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 Fri, May 3, 2024 at 12:55 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael, any updates on the three ticket numbers? Still no response from BOE on any of them.
>
> MARINA MARTOS DABEL
> Kilroy Realty Corporation
> _____
> From: Michael Amster <michael.amster@lacity.org>
> Sent: Wednesday, April 24, 2024 1:01:34 PM
> To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
> Subject: Re: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
>
> [**EXTERNAL EMAIL**]
> _____
>
> Helo Marina,

Thank you for letting me know; I'll reach out to the Bureau, and let me see what I can do.

Sincerely,

On Wed, Apr 24, 2024 at 10:47 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Michael,

Any magic you might be able to work on your end? No responses on any of our requests submitted well over 14 days ago.

Marina

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Monday, April 8, 2024 2:20 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Just wanted to check back in on these sidewalk rebate applications as well. We are coming up on 14 days tomorrow but still have not been contacted by the City.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 2:18 PM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Great, thanks I'll pass these on to make sure we get a timely response.

MARINA MARTOS DABEL

Kilroy Realty Corporation

_____

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 2:17:01 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Here are the ticket numbers for the rebate request tickets:

12200 W. Olympic - 1-4704803631

12100 W. Olympic - 1-4704820551

Let me know if you need anything else.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Wu, Bryan
Sent: Tuesday, March 26, 2024 9:39 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Got it, we will submit requests for the sidewalk repair rebates first and hold off on the Hines work we've been going back and forth on for now.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:36 AM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

I didn't really ask about the curbs because we heard Hines would do some of it… I don't know which ones and when, though, so I'll look into that. I'd imagine the request would be the same and

that rebate (rather than a repair request) would be our best bet.

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:35 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for looking into this Marina. Does this apply only to the sidewalk repair portion and not to the curb repairs that the City is trying to push Hines to complete?

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:28 AM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hey Bryan,

OK so I was told pretty candidly that the City is overwhelmed with requests for repair and does not have staff/crews to address the needs, hence why the rebate program is advised. I was told by Michael that our best bet is to submit the rebate request tickets, which I can then pass back to the

Council Office to help track and elevate for a quicker response. He says that typically once a ticket is submitted for a rebate request, the City has 14 business days to respond (either to request additional information or schedule a site inspection).

Here's some additional information on the rebate process in the event you haven't seen this: https://sidewalks.lacity.gov/rebates

If you go ahead and submit a new 3-1-1 request for the rebate (instead of the repair requests), I can pass along our ticket numbers to the City to make sure they move it forward.

Hope this helps,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Monday, March 25, 2024 4:10 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for pushing this along Marina. Happy to offer someone from the AM team to join the walk if needed!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Monday, March 25, 2024 4:08 PM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

FYI, I'm supposed to talk with this Michael Amster guy tomorrow… sorry it has taken a few pings to the City to get a response (which is pretty typical for City employees). I'll let you know how it goes!

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Jeff Khau <Jeff.khau@lacity.org<mailto:Jeff.khau@lacity.org>>
Sent: Monday, March 25, 2024 2:42 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>;
Michael Amster <michael.amster@lacity.org<mailto:michael.amster@lacity.org>>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]
_____

Hi Marina,

I'm including the field rep for West LA +Michael Amster<mailto:michael.amster@lacity.org>. He will reach out to the appropriate staff at BSS to relay your message/request.

[Image removed by sender.]

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL

[Image removed by sender.]<https://www.facebook.com/councilwomantracipark>[Image removed by sender.]<https://www.instagram.com/councilwomantracipark/>

*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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Jeff,

Checking in on the below, let me know if you have a minute to chat.

Thanks,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org<mailto:Jeff.khau@lacity.org>>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: 311@lacity.org<mailto:311@lacity.org> <311@lacity.org<mailto:311@lacity.org>>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com<mailto:JRobinson@kilroyrealty.com>>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]

_____

[cid:ii_18f11b1ca825b006a2]

[cid:ii_18f11b1ca826917eb3]

[cid:ii_18f11b1ca82772f6c4]

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org<https://myla311.lacity.org/portal>
2. Using the mobile app from Google Play<https://play.google.com/store/apps/details?id=com.LA.MyLA311&hl=en> or the Apple Store<https://itunes.apple.com/us/app/myla311/id611079486>
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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

[https://lh4.googleusercontent.com/xOocm13-GnnU5xMnSJ3RPg7J462bavbHVKJBv2UaZ5pTIlnse0qmwV6nOlR1zqy1_Ovm1qazsYN6_UN4zz9haXAyC

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park • 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

[https://lh3.googleusercontent.com/wmfKc402d9Uc6z2WwewsNh8y1NI6xImkrBdFvVQ-c4bj-CviuLbOQ2byCsBgwAmPDbuKblHWptY8f6Df5coTkVczDHdQcNZDpTPVFB3D43QzCZbXm0co7Me6ys3C
[https://lh4.googleusercontent.com/_YsNYP5u4lg78fWa2cM-TqgECy2gfmFYPvt2VP8E3mlDpo6yLlAMTkEuPl__ORcAqXCbHdV-9IYwNPMLiZFSm0VyHHehFo9y8Ju5goBgfkRSLhqRjddkZaH12iUKBNmZCZsIpTEQF2J25OEVQ6uGbmXBl
[https://lh5.googleusercontent.com/AWkgb6sea-DwUL7e97INnQsKgiOLbKws-K-7hfPF1KaTbk3O_ZTaiejgF261ExFEsK0riB6Fnsp7iUhlNRWjzd0l-RNRX6idsgPu9_YNQqptef_nInQLtKSKEndyCZuSu1-ChZkkJO8TzgIs6MOXGIvXi2TdfxOt51iek5AEXHxUnPjUBjBuwYECpc2CkA] [https://lh6.googleusercontent.com/6eaDbPIWI2HFQr6Jb0dE8ul144sgETYIlPvJINV5TnYhqFEfG2xBe7HFkRgGF3Ci5PvKjFEhZA_NIZhTqfxQhuyfg-eFif0Pke0hE0CQiaWM10j2f-TbXpOzUHvkfR8OuCmHFKRnufvunk2jFDrDGaM-onIOX1V4jajYoQ]

*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) *

Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 5/6/2024, 11:19 AM
To: Michael Amster <michael.amster@lacity.org>

Thanks, any info you have would be greatly appreciated.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, May 6, 2024 10:55 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[EXTERNAL EMAIL**]**

Hi Marina,

I've learned that you're in the wait list; I'm trying to figure out about how long it'll take for a reply.

Sincerely,

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***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 Fri, May 3, 2024 at 12:55 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Michael, any updates on the three ticket numbers? Still no response from BOE on any of them.

MARINA MARTOS DABEL
Kilroy Realty Corporation

_____
From: Michael Amster <michael.amster@lacity.org>
Sent: Wednesday, April 24, 2024 1:01:34 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]

_____

Helo Marina,

Thank you for letting me know; I'll reach out to the Bureau, and let me see what I can do.

Sincerely,

On Wed, Apr 24, 2024 at 10:47 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Michael,

Any magic you might be able to work on your end? No responses on any of our requests submitted well over 14 days ago.

Marina

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Monday, April 8, 2024 2:20 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Just wanted to check back in on these sidewalk rebate applications as well. We are coming up on 14 days tomorrow but still have not been contacted by the City.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 2:18 PM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Great, thanks I'll pass these on to make sure we get a timely response.

MARINA MARTOS DABEL

Kilroy Realty Corporation

_____

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 2:17:01 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Marina,

Here are the ticket numbers for the rebate request tickets:

12200 W. Olympic - 1-4704803631

12100 W. Olympic - 1-4704820551

Let me know if you need anything else.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Wu, Bryan
Sent: Tuesday, March 26, 2024 9:39 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Got it, we will submit requests for the sidewalk repair rebates first and hold off on the Hines work we've been going back and forth on for now.

Thanks!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:36 AM

To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

I didn't really ask about the curbs because we heard Hines would do some of it… I don't know which ones and when, though, so I'll look into that. I'd imagine the request would be the same and that rebate (rather than a repair request) would be our best bet.

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:35 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for looking into this Marina. Does this apply only to the sidewalk repair portion and not to the curb repairs that the City is trying to push Hines to complete?

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Tuesday, March 26, 2024 9:28 AM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hey Bryan,

OK so I was told pretty candidly that the City is overwhelmed with requests for repair and does not have staff/crews to address the needs, hence why the rebate program is advised. I was told by Michael that our best bet is to submit the rebate request tickets, which I can then pass back to the Council Office to help track and elevate for a quicker response. He says that typically once a ticket is submitted for a rebate request, the City has 14 business days to respond (either to request additional information or schedule a site inspection).

Here's some additional information on the rebate process in the event you haven't seen this: https://sidewalks.lacity.gov/rebates

If you go ahead and submit a new 3-1-1 request for the rebate (instead of the repair requests), I can pass along our ticket numbers to the City to make sure they move it forward.

Hope this helps,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Sent: Monday, March 25, 2024 4:10 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: RE: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Thanks for pushing this along Marina. Happy to offer someone from the AM team to join the walk if needed!

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 DIRECT

310.968.4037 MOBILE

From: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Sent: Monday, March 25, 2024 4:08 PM
To: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

FYI, I'm supposed to talk with this Michael Amster guy tomorrow… sorry it has taken a few pings to the City to get a response (which is pretty typical for City employees). I'll let you know how it goes!

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Jeff Khau <Jeff.khau@lacity.org<mailto:Jeff.khau@lacity.org>>
Sent: Monday, March 25, 2024 2:42 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>; Michael Amster <michael.amster@lacity.org<mailto:michael.amster@lacity.org>>
Subject: Re: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]
_____

Hi Marina,

I'm including the field rep for West LA +Michael Amster<mailto:michael.amster@lacity.org>. He will reach out to the appropriate staff at BSS to relay your message/request.

[Image removed by sender.]

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL

[Image removed by sender.]<https://www.facebook.com/councilwomantracipark>[Image removed by sender.]<https://www.instagram.com/councilwomantracipark/>

*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 Mon, Mar 25, 2024 at 10:52 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Jeff,

Checking in on the below, let me know if you have a minute to chat.

Thanks,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Martos Dabel, Marina
Sent: Wednesday, March 13, 2024 11:28 AM
To: Jeff Khau <Jeff.khau@lacity.org<mailto:Jeff.khau@lacity.org>>
Subject: FW: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

Hi Jeff,

I hope this email finds you well. Thanks again for your assistance with getting Hines to agree to do some of the curb repairs! We are making some needed upgrades to our buildings in order to make it more marketable for leasing opportunities and have found the state of the sidewalk to be rather unappealing. We submitted some requests for repairs to the sidewalk outside of our HQ building at Olympic & Bundy, and were hoping you might be able to assist us with getting some attention to the request? We are also curious about possibly just performing the necessary repairs ourselves and then submitting for reimbursement through the sidewalk rebate program. Do you have any intel on either the timing for the City to respond to such sidewalk repair requests, or the likelihood of a timely reimbursement if we were to make the repairs ourselves?

Any advice you could share would be greatly appreciated.

Best,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: 311@lacity.org<mailto:311@lacity.org> <311@lacity.org<mailto:311@lacity.org>>
Sent: Thursday, February 15, 2024 3:05 PM
To: Robinson, Jeannine <JRobinson@kilroyrealty.com<mailto:JRobinson@kilroyrealty.com>>
Subject: MyLA311: Open - Sidewalk Repair - 12100 W OLYMPIC BLVD, 90064

[**EXTERNAL EMAIL**]

_____

[cid:ii_18f11b1ca825b006a2]

[cid:ii_18f11b1ca826917eb3]

[cid:ii_18f11b1ca82772f6c4]

Thank you for contacting the City and for submitting your request through the Report a Sidewalk Problem. Please note that due to the large number of requests Safe Sidewalks LA is receiving, there could be a significant wait before work is completed. At this time, we are not able to estimate when your request will be addressed.

Temporary asphalt may be placed for missing and loose pieces of existing concrete sidewalks. Thank you for your understanding and we will update you when we have more information.

Please note the Service Request number for future reference.

Service Request # 1-4657014831

Location: 12100 W OLYMPIC BLVD, 90064

You can check the status of your request by

1. Visiting https://myla311.lacity.org<https://myla311.lacity.org/portal>
2. Using the mobile app from Google Play<https://play.google.com/store/apps/details?id=com.LA.MyLA311&hl=en> or the Apple Store<https://itunes.apple.com/us/app/myla311/id611079486>
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

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

[https://lh4.googleusercontent.com/xOocm13-GnnU5xMnSJ3RPg7J462bavbHVKJBv2UaZ5pTIlnse0qmwV6nOlR1zqy1_Ovm1qazsYN6_UN4zz9haXAyOthJf6bINSwOA0TCFAc9ONpvqwymPVcwhr4sVegOFQcl8nGqHcceIHuaDSL0mqZ4Pf3DonzZiKjI9cGzdHRvLXkyYyB778ALE_1ItQ]

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park ⋆ 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

[https://lh3.googleusercontent.com/wmfKc402d9Uc6z2WwewsNh8y1Nl6xImkrBdFvVQ-c4bj-CviuLbOQ2byCsBgwAmPDbuKblHWptY8f6Df5coTkVczDHdQcNZDpTPVFB3D43QzCZbXm0co7Me6ys3Q5RqHEnPmbRRR077_YB9WwoPgENYHBIIwz_jZNnwTjr0vjNmRntVzJM_iJ6U7we3Q8A] [https://lh4.googleusercontent.com/_YsNYP5u4lg78fWa2cM-TqgECy2gfmFYPvt2VP8E3mlDpo6yLlAMTkEuPl__ORcAqXCbHdV-9IYwNPMLiZFSm0VyHHehFo9y8Ju5goBgfkRSLhqRjddkZaH12iUKBNmZCZsIpTEQF2J25OEVQ6uGbmXBUA3MCe216W3L_PPW5hfNalOSOtnZnX0gw7cZag] [https://lh5.googleusercontent.com/AWkgb6sea-DwUL7e97INnQsKgiOLbKws-K-7hfPF1KaTbk3O_ZTaiejgF261ExFEsK0riB6Fnsp7iUhlNRWjzd0l-RNRX6idsgPu9_YNQqptef_nInQLtKSKEndyCZuSu1-ChZkkJO8Tzgls6MOXGIvXi2TdfxOt51iek5AEXHxUnPjUBjBuwYECpc2CkA] [https://lh6.googleusercontent.com/6eaDbPIWl2HFQr6Jb0dE8ul144sgETYIlPvJINV5TnYhqFEfG2xBe7HFkRgGF3COuFWv8KfllBblA5tLeT6Hy-Ci5PvKjFEhZA_NIZhTqfxQhuyfg-eFif0Pke0hE0CQiaWM10j2f-TbXpOzUHvkfR8OuCmHFKRnufvunk2jFDrDGaM-onIOX1V4jajYoQ]

*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) *

Subject: CD11 deputy, follow up
From: Michael Amster <michael.amster@lacity.org>
Date: 5/14/2024, 3:45 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

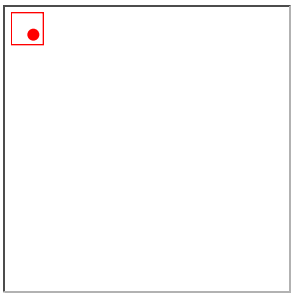
Hi Marina,

To follow up on at least some of your questions on the rebate program, BOE is apparently able to process about only 200 applications a year. Since your applications are about 150 into the wait list, this could take some time.

Further, please note that rebate applications cannot support work done in the past.

Sincerely,

--



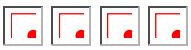
Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park * **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772



***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)* ***

Subject: RE: CD11 deputy RE: CD11 deputy, follow up
From: "Michael Amster" <michael.amster@lacity.org>
Date: 5/15/2024, 10:35 AM
To: mmartos@kilroyrealty.com

Hello,

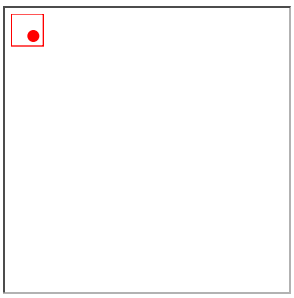
Thank you for reaching out. For the next few days, I am away from the office. I will be checking my email correspondence from time to time.

For immediate assistance, please call the Westchester Field Office at (310) 568-8772. Further, feel free to also reach out to the District Director Juan Fregoso at Juan.Fregoso@lacity.org or Constituent Caseworker Dellarose Santos at Dellarose.Santos@lacity.org.

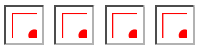
Subject: Re: CD11 deputy, follow up
From: Michael Amster <michael.amster@lacity.org>
Date: 5/15/2024, 12:38 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: "Wu, Bryan" <bwu@kilroyrealty.com>

Correct; in a follow up email, BOE projects that they'll get to at least some of your applications by sometime next year.

--



Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772



***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, May 15, 2024 at 10:34 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Thank you so much for this follow-up. So if BOE is able to process 200 applications/year and we are #150, does that mean that within the next year or so they would get to ours, or is there a separate list for applications that have received the green-light and we aren't even close to that? Do you have a sense for whether our requests meet their requirements or would be supported for a rebate program?
>
> Thanks again and noted on the subject of reimbursement following improvement – good to know.
>
> Best,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Tuesday, May 14, 2024 3:45 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: CD11 deputy, follow up

[EXTERNAL EMAIL**]**

Hi Marina,

To follow up on at least some of your questions on the rebate program, BOE is apparently able to process about only 200 applications a year. Since your applications are about 150 into the wait list, this could take some time.

Further, please note that rebate applications cannot support work done in the past.

Sincerely,

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park • **11th District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***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)* ***

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: RE: CD11 deputy, follow up
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 5/15/2024, 10:34 AM
To: Michael Amster <michael.amster@lacity.org>
CC: "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Michael,

Thank you so much for this follow-up. So if BOE is able to process 200 applications/year and we are #150, does that mean that within the next year or so they would get to ours, or is there a separate list for applications that have received the green-light and we aren't even close to that? Do you have a sense for whether our requests meet their requirements or would be supported for a rebate program?

Thanks again and noted on the subject of reimbursement following improvement – good to know.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Tuesday, May 14, 2024 3:45 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: CD11 deputy, follow up

[EXTERNAL EMAIL**]**

Hi Marina,

To follow up on at least some of your questions on the rebate program, BOE is apparently able to process about only 200 applications a year. Since your applications are about 150 into the wait list, this could take some time.

Further, please note that rebate applications cannot support work done in the past.

Sincerely,

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***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)* ***

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: RE: CD11 deputy, follow up
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 5/20/2024, 11:05 AM
To: Michael Amster <michael.amster@lacity.org>

Hi Michael,

Thanks for your time over the phone a moment ago. To confirm, the ticket number that corresponds with our highest priority for timely repair (as it relates to a sidewalk trip hazard) is **1-4704803631.**

If there's any way the Council Office can assist with expediting the review/processing of this particular rebate request, we would be tremendously grateful. We will sit tight on the other two requests, but this one is most concerning to us as it represents a daily hazard.

Warmly,
Marina

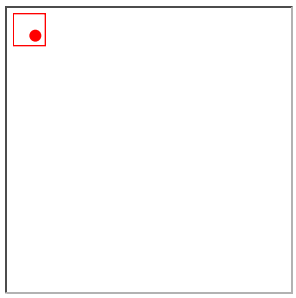
MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Wednesday, May 15, 2024 12:38 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: CD11 deputy, follow up

[EXTERNAL EMAIL**]**

Correct; in a follow up email, BOE projects that they'll get to at least some of your applications by sometime next year.

--



Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***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, May 15, 2024 at 10:34 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Thank you so much for this follow-up. So if BOE is able to process 200 applications/year and we are #150, does that mean that within the next year or so they would get to ours, or is there a separate list for applications that have received the green-light and we aren't even close to that? Do you have a sense for whether our requests meet their requirements or would be supported for a rebate program?
>
> Thanks again and noted on the subject of reimbursement following improvement – good to know.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Michael Amster <michael.amster@lacity.org>
> **Sent:** Tuesday, May 14, 2024 3:45 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Subject:** CD11 deputy, follow up
>
> **[**EXTERNAL EMAIL**]**
>
> ---
>
> Hi Marina,
>
> To follow up on at least some of your questions on the rebate program, BOE is apparently able to process about only 200 applications a year. Since your applications are about 150 into the wait list, this could take some time.
>
> Further, please note that rebate applications cannot support work done in the past.
>
> Sincerely,

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park • 11th District
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***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)* ***

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

Subject: Re: CD11 deputy, follow up
From: Michael Amster <michael.amster@lacity.org>
Date: 5/29/2024, 4:47 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

You're welcome, and I'm sorry there isn't more I can do on this one.

On Wed, May 29, 2024 at 3:37 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Thank you for checking, we greatly appreciate your effort!
>
> MARINA MARTOS DABEL
> Kilroy Realty Corporation
> _____
> From: Michael Amster <michael.amster@lacity.org>
> Sent: Wednesday, May 29, 2024 3:26:26 PM
> To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
> Subject: Re: CD11 deputy, follow up
>
> [**EXTERNAL EMAIL**]
> _____
>
> Hello Marina,
>
> I'm very sorry to share this, but unfortunately, there is no way to speed up this application.
>
> On Mon, May 20, 2024 at 11:05 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:
>
> Hi Michael,
>
> Thanks for your time over the phone a moment ago. To confirm, the ticket number that corresponds with our highest priority for timely repair (as it relates to a sidewalk trip hazard) is 1-4704803631.
>
> If there's any way the Council Office can assist with expediting the review/processing of this particular rebate request, we would be tremendously grateful. We will sit tight on the other two requests, but this one is most concerning to us as it represents a daily hazard.

Warmly,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Michael Amster <michael.amster@lacity.org<mailto:michael.amster@lacity.org>>
Sent: Wednesday, May 15, 2024 12:38 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Cc: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: Re: CD11 deputy, follow up

[**EXTERNAL EMAIL**]

Correct; in a follow up email, BOE projects that they'll get to at least some of your applications by sometime next year.

--

[https://lh4.googleusercontent.com/xOocm13-GnnU5xMnSJ3RPg7J462bavbHVKJBv2UaZ5pTllnse0qmwV6nOlR1zqy1_Ovm1qazsYN6_UN4zz9haXAyC

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park • 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

[https://lh3.googleusercontent.com/wmfKc402d9Uc6z2WwewsNh8y1Nl6xImkrBdFvVQ-c4bj-CviuLbOQ2byCsBgwAmPDbuKblHWptY8f6Df5coTkVczDHdQcNZDpTPVFB3D43QzCZbXm0co7Me6ys3C
[https://lh4.googleusercontent.com/_YsNYP5u4lg78fWa2cM-TqgECy2gfmFYPvt2VP8E3mlDpo6yLlAMTkEuPl__ORcAqXCbHdV-9IYwNPMLiZFSm0VyHHehFo9y8Ju5goBgfkRSLhgRjddkZaH12iUKBNmZCZsIpTEQF2J25OEVQ6uGbmXBl
[https://lh5.googleusercontent.com/AWkgb6sea-DwUL7e97INnQsKgiOLbKws-K-7hfPF1KaTbk3O_ZTaiejgF261ExFEsK0riB6Fnsp7iUhlNRWjzd0l-RNRX6idsgPu9_YNQqptef_nInQLtKSKEndyCZuSu1-ChZkkJO8Tzgls6MOXGIvXi2TdfxOt51iek5AEXHxUnPjUBjBuwYECpc2CkA][https://lh6.googleusercontent.com/6eaDbPIWl2HFQr6Jb0dE8ul144sgETYIlPvJINV5TnYhqFEfG2xBe7HFkRgGF3Ci5PvKjFEhZA_NIZhTgfxQhuyfg-eFif0Pke0hE0CQiaWM10j2f-TbXpOzUHvkfR8OuCmHFKRnufvunk2jFDrDGaM-onIOX1V4jajYoQ]

*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, May 15, 2024 at 10:34 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Michael,

Thank you so much for this follow-up. So if BOE is able to process 200 applications/year and we are #150, does that mean that within the next year or so they would get to ours, or is there a separate list for applications that have received the green-light and we aren't even close to that? Do you have a sense for whether our requests meet their requirements or would be supported for a rebate program?

Thanks again and noted on the subject of reimbursement following improvement – good to know.

Best,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Michael Amster <michael.amster@lacity.org<mailto:michael.amster@lacity.org>>
Sent: Tuesday, May 14, 2024 3:45 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: CD11 deputy, follow up

[**EXTERNAL EMAIL**]
_____

Hi Marina,

To follow up on at least some of your questions on the rebate program, BOE is apparently able to process about only 200 applications a year. Since your applications are about 150 into the wait list, this could take some time.

Further, please note that rebate applications cannot support work done in the past.

Sincerely,

--

[Image removed by sender.]

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park • 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045<https://www.google.com/maps/search/7166+W.+Manchester+Ave.,+Los+Angeles,+CA+90045?entry=gmail&source=g>

(310) 568-8772

[Image removed by sender.][Image removed by sender.][Image removed by sender.][Image removed by sender.]

*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) *

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

[https://lh4.googleusercontent.com/xOocm13-GnnU5xMnSJ3RPg7J462bavbHVKJBv2UaZ5pTIlnse0qmwV6nOlR1zqy1_Qvm1qazsYN6_UN4zz9haXAyC

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park • 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

[https://lh3.googleusercontent.com/wmfKc402d9Uc6z2WwewsNh8y1Nl6xImkrBdFvVQ-c4bj-CviuLbOQ2byCsBgwAmPDbuKblHWptY8f6Df5coTkVczDHdQcNZDpTPVFB3D43QzCZbXm0co7Me6ys3C
[https://lh4.googleusercontent.com/_YsNYP5u4lg78fWa2cM-TggECy2gfmFYPvt2VP8E3mlDpo6yLlAMTkEuPl__ORcAqXCbHdV-9IYwNPMLiZFSm0VyHHehFo9y8Ju5goBgfkRSLhgRjddkZaH12iUKBNmZCZsIpTEQF2J25OEVQ6uGbmXBl
[https://lh5.googleusercontent.com/AWkgb6sea-DwUL7e97INnQsKgiOLbKws-K-7hfPF1KaTbk3O_ZTaiejgF261ExFEsK0riB6Fnsp7iUhlNRWjzd0l-RNRX6idsgPu9_YNQqptef_nInQLtKSKEndyCZuSu1-ChZkkJO8TzgIs6MOXGIvXi2TdfxOt51iek5AEXHxUnPjUBjBuwYECpc2CkA] [https://lh6.googleusercontent.com/6eaDbPIWl2HFQr6Jb0dE8ul144sgETYIlPvJINV5TnYhqFEfG2xBe7HFkRgGF3Ci5PvKjFEhZA_NIZhTgfxQhuyfg-eFif0Pke0hE0CQiaWM10j2f-TbXpOzUHvkfR8OuCmHFKRnufvunk2jFDrDGaM-onIOX1V4jajYoQ]

*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) *

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park · 11th District
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***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)* **

Subject: Re: CD11 deputy, follow up
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 5/29/2024, 3:36 PM
To: Michael Amster <michael.amster@lacity.org>

Thank you for checking, we greatly appreciate your effort!

MARINA MARTOS DABEL
Kilroy Realty Corporation

From: Michael Amster <michael.amster@lacity.org>
Sent: Wednesday, May 29, 2024 3:26:26 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: CD11 deputy, follow up

[**EXTERNAL EMAIL**]

Hello Marina,

I'm very sorry to share this, but unfortunately, there is no way to speed up this application.

On Mon, May 20, 2024 at 11:05 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Michael,

Thanks for your time over the phone a moment ago. To confirm, the ticket number that corresponds with our highest priority for timely repair (as it relates to a sidewalk trip hazard) is 1-4704803631.

If there's any way the Council Office can assist with expediting the review/processing of this particular rebate request, we would be tremendously grateful. We will sit tight on the other two requests, but this one is most concerning to us as it represents a daily hazard.

Warmly,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Michael Amster <michael.amster@lacity.org<mailto:michael.amster@lacity.org>>
Sent: Wednesday, May 15, 2024 12:38 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Cc: Wu, Bryan <bwu@kilroyrealty.com<mailto:bwu@kilroyrealty.com>>
Subject: Re: CD11 deputy, follow up

[**EXTERNAL EMAIL**]

Correct; in a follow up email, BOE projects that they'll get to at least some of your applications by sometime next year.

--

[https://lh4.googleusercontent.com/xOocm13-GnnU5xMnSJ3RPg7J462bavbHVKJBv2UaZ5pTIlnse0qmwV6nOlR1zqy1_Ovm1qazsYN6_UN4zz9haXAyOthJf6bINSwOA0TCFAc9ONpvqwymPVcwhr4sVegOFQcl8nGqHcceIHuaDSL0mqZ4Pf3DonzZiKjI9cGzdHRvLXkyYyB778ALE_1ItQ]

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park · 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

[https://lh3.googleusercontent.com/wmfKc402d9Uc6z2WwewsNh8y1Nl6xImkrBdFvVQ-c4bj-CviuLbOQ2byCsBgwAmPDbuKblHWptY8f6Df5coTkVczDHdQcNZDpTPVFB3D43QzCZbXm0co7Me6ys3Q5RqHEnPmbRRR077_YB9WwoPgENYHBIIwz_jZNnwTjr0vjNmRntVzJM_iJ6U7we3Q8A][https://lh4.googleusercontent.com/_YsNYP5u4lg78fWa2cM-TqgECy2gfmFYPvt2VP8E3mlDpo6yLlAMTkEuPl__ORcAgXCbHdV-9IYwNPMLiZFSm0VyHHehFo9y8Ju5goBgfkRSLhqRjddkZaH12iUKBNmZCZsIpTEQF2J25OEVQ6uGbmXBUA3MCe216W3L_PPW5hfNalOSOtnZnX0gw7cZag][https://lh5.googleusercontent.com/AWkgb6sea-DwUL7e97INnQsKgiOLbKws-K-7hfPF1KaTbk3O_ZTaiejgF261ExFEsK0riB6Fnsp7iUhlNRWjzd0l-RNRX6idsgPu9_YNQqptef_nInQLtKSKEndyCZuSu1-ChZkkJO8Tzgls6MOXGIvXi2TdfxOt51iek5AEXHxUnPjUBjBuwYECpc2CkA][https://lh6.googleusercontent.com/6eaDbPIWl2HFQr6Jb0dE8u144sgETYIlPvJINV5TnYhqFEfG2xBe7HFkRgGF3COuFWv8Kf1lBblA5tLeT6Hy-Ci5PvKjFEhZA_NIZhTqfxQhuyfg-eFif0Pke0hE0CQiaWM10j2f-TbXpOzUHvkfR8OuCmHFKRnufvunk2jFDrDGaM-onIOX1V4jajYoQ]

*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, May 15, 2024 at 10:34 AM Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>> wrote:

Hi Michael,

Thank you so much for this follow-up. So if BOE is able to process 200 applications/year and we are #150, does that mean that within the next year or so they would get to ours, or is there a separate list for applications that have received the green-light and we aren't even close to that? Do you have a sense for whether our requests meet their requirements or would be supported for a rebate program?

Thanks again and noted on the subject of reimbursement following improvement – good to know.

Best,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921<tel:425.990.7107> DIRECT

310.406.6481 MOBILE

From: Michael Amster <michael.amster@lacity.org<mailto:michael.amster@lacity.org>>
Sent: Tuesday, May 14, 2024 3:45 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com<mailto:mmartos@kilroyrealty.com>>
Subject: CD11 deputy, follow up

[**EXTERNAL EMAIL**]

Hi Marina,

To follow up on at least some of your questions on the rebate program, BOE is apparently able to process about only 200 applications a year. Since your applications are about 150 into the wait list, this could take some time.

Further, please note that rebate applications cannot support work done in the past.

Sincerely,

--

[Image removed by sender.]

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park · 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045<https://www.google.com/maps/search/7166+W.+Manchester+Ave.,+Los+Angeles,+CA+90045?entry=gmail&source=g>

(310) 568-8772

[Image removed by sender.][Image removed by sender.][Image removed by sender.][Image removed by sender.]

*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) *

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

[https://lh4.googleusercontent.com/xOocm13-GnnU5xMnSJ3RPg7J462bavbHVKJBv2UaZ5pTIlnse0qmwV6nOlR1zqy1_Ovm1qazsYN6_UN4zz9haXAyOthJf6bINSwOA0TCFAc9ONpvqwymPVcwhr4sVegOFQcl8nGqHcceIHuaDSL0mqZ4Pf3DonzZiKjI9cGzdHRvLXkyYyB778ALE_1ItQ]

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles

he/him/his

Office of Councilwoman Traci Park · 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

[https://lh3.googleusercontent.com/wmfKc402d9Uc6z2WwewsNh8y1Nl6xImkrBdFvVQ-c4bj-CviuLbOQ2byCsBgwAmPDbuKblHWptY8f6Df5coTkVczDHdQcNZDpTPVFB3D43QzCZbXm0co7Me6ys3Q5RqHEnPmbRRR077_YB9WwoPgENYHBIIwz_jZNnwTjr0vjNmRntVzJM_iJ6U7we3Q8A] [https://lh4.googleusercontent.com/_YsNYP5u4lg78fWa2cM-TqgECy2gfmFYPvt2VP8E3mlDpo6yLlAMTkEuP1__QRcAqXCbHdV-9IYwNPMLiZFSm0VyHHehFo9y8Ju5goBgfkRSLhqRjddkZaH12iUKBNmZCZsIpTEQF2J25OEVQ6uGbmXBUA3MCe216W3L_PPW5hfNalOSOtnZnX0gw7cZag] [https://lh5.googleusercontent.com/AWkgb6sea-DwUL7e97INnQsKgiOLbKws-K-7hfPF1KaTbk3O_ZTaiejgF261ExFEsK0riB6Fnsp7iUhlNRWjzd0l-RNRX6idsgPu9_YNQgptef_nInQLtKSKEndyCZuSu1-ChZkkJO8Tzgls6MOXGIvXi2TdfxOt51iek5AEXHxUnPjUBjBuwYECpc2CkA] [https://lh6.googleusercontent.com/6eaDbPIWl2HFQr6Jb0dE8ul144sgETYIlPvJINV5TnYhqFEfG2xBe7HFkRgGF3COuFWv8KfllBblA5tLeT6Hy-Ci5PvKjFEhZA_NIZhTqfxQhuyfg-eFif0Pke0hE0CQiaWM10j2f-TbXpOzUHvkfR8OuCmHFKRnufvunk2jFDrDGaM-onIOX1V4jajYoQ]

*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) *

Attachments:

image001.jpg	0 bytes
image001.jpg	0 bytes

Subject: Re: CD11 deputy, follow up
From: Michael Amster <michael.amster@lacity.org>
Date: 5/29/2024, 3:26 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Hello Marina,

I'm very sorry to share this, but unfortunately, there is no way to speed up this application.

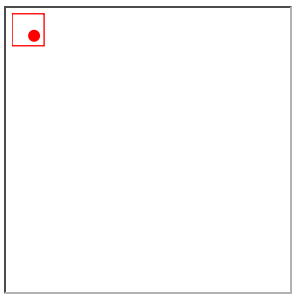
On Mon, May 20, 2024 at 11:05 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Thanks for your time over the phone a moment ago. To confirm, the ticket number that corresponds with our highest priority for timely repair (as it relates to a sidewalk trip hazard) is **1-4704803631.**
>
> **If there's any way the Council Office can assist with expediting the review/processing of this particular rebate request, we would be tremendously grateful.** We will sit tight on the other two requests, but this one is most concerning to us as it represents a daily hazard.
>
> Warmly,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Michael Amster <michael.amster@lacity.org>
> **Sent:** Wednesday, May 15, 2024 12:38 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Wu, Bryan <bwu@kilroyrealty.com>
> **Subject:** Re: CD11 deputy, follow up

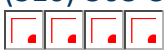
[EXTERNAL EMAIL**]**

Correct; in a follow up email, BOE projects that they'll get to at least some of your applications by sometime next year.

--



Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772



***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, May 15, 2024 at 10:34 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Thank you so much for this follow-up. So if BOE is able to process 200 applications/year and we are #150, does that mean that within the next year or so they would get to ours, or is there a separate list for applications that have received the green-light and we aren't even close to that? Do you have a sense for whether our requests meet their requirements or would be supported for a rebate program?
>
> Thanks again and noted on the subject of reimbursement following improvement – good to know.

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Tuesday, May 14, 2024 3:45 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: CD11 deputy, follow up

[EXTERNAL EMAIL**]**

Hi Marina,

To follow up on at least some of your questions on the rebate program, BOE is apparently able to process about only 200 applications a year. Since your applications are about 150 into the wait list, this could take some time.

Further, please note that rebate applications cannot support work done in the past.

Sincerely,

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park • 11th District
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***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)* ***

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

--

Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
he/him/his
Office of Councilwoman Traci Park • 11th District
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772

***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)* ***

Subject: Approve Convention Center Modernization!
From: "Phillips, Lauren" <lphillips@kilroyrealty.com>
Date: 6/18/2024, 5:21 AM
To: "ivette.serna@lacity.org" <ivette.serna@lacity.org>, "anna.hovasapian@lacity.org" <anna.hovasapian@lacity.org>, "karo.torossian@lacity.org" <karo.torossian@lacity.org>, "lisa.hansen@lacity.org" <lisa.hansen@lacity.org>, "john.popoch@lacity.org" <john.popoch@lacity.org>, "andrea.conant@lacity.org" <andrea.conant@lacity.org>, "gary.gero@lacity.org" <gary.gero@lacity.org>, "ackley.padilla@lacity.org" <ackley.padilla@lacity.org>, "marie.rumsey@lacity.org" <marie.rumsey@lacity.org>, "sean.starkey@lacity.org" <sean.starkey@lacity.org>, "joanne.kim@lacity.org" <joanne.kim@lacity.org>, "rachel.brashier@lacity.org" <rachel.brashier@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "kimani.black@lacity.org" <kimani.black@lacity.org>, "star.parsamyan@lacity.org" <star.parsamyan@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>, "hannah.lee@lacity.org" <hannah.lee@lacity.org>, "erich.king@lacity.org" <erich.king@lacity.org>, "patricia.castellanos@lacity.org" <patricia.castellanos@lacity.org>, "kate.pynoos@lacity.org" <kate.pynoos@lacity.org>, "marisa.alcarez@lacity.org" <marisa.alcarez@lacity.org>

Dear Council Staff,
I am writing to express my support for the modernization of our Convention Center. Investing in the modernization of our Convention Center is a crucial step towards ensuring our city remains competitive, vibrant, and economically thriving. We need to keep moving this project forward and urge you to schedule the project in the Budget & Finance and Trade, Travel & Tourism Committees IMMEDIATELY.

Sincerely,
Lauren Phillips

Sent from my iPhone

Subject: Approve Convention Center Modernization!
From: "Phillips, Lauren" <lphillips@kilroyrealty.com>
Date: 6/18/2024, 5:21 AM
To: "ivette.serna@lacity.org" <ivette.serna@lacity.org>, "anna.hovasapian@lacity.org" <anna.hovasapian@lacity.org>, "karo.torossian@lacity.org" <karo.torossian@lacity.org>, "lisa.hansen@lacity.org" <lisa.hansen@lacity.org>, "john.popoch@lacity.org" <john.popoch@lacity.org>, "andrea.conant@lacity.org" <andrea.conant@lacity.org>, "gary.gero@lacity.org" <gary.gero@lacity.org>, "ackley.padilla@lacity.org" <ackley.padilla@lacity.org>, "marie.rumsey@lacity.org" <marie.rumsey@lacity.org>, "sean.starkey@lacity.org" <sean.starkey@lacity.org>, "joanne.kim@lacity.org" <joanne.kim@lacity.org>, "rachel.brashier@lacity.org" <rachel.brashier@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "kimani.black@lacity.org" <kimani.black@lacity.org>, "star.parsamyan@lacity.org" <star.parsamyan@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>, "hannah.lee@lacity.org" <hannah.lee@lacity.org>, "erich.king@lacity.org" <erich.king@lacity.org>, "patricia.castellanos@lacity.org" <patricia.castellanos@lacity.org>, "kate.pynoos@lacity.org" <kate.pynoos@lacity.org>, "marisa.alcarez@lacity.org" <marisa.alcarez@lacity.org>

Dear Council Staff,
I am writing to express my support for the modernization of our Convention Center. Investing in the modernization of our Convention Center is a crucial step towards ensuring our city remains competitive, vibrant, and economically thriving. We need to keep moving this project forward and urge you to schedule the project in the Budget & Finance and Trade, Travel & Tourism Committees IMMEDIATELY.

Sincerely,
Lauren Phillips

Sent from my iPhone

Subject: Approve Convention Center Modernization!
From: "Phillips, Lauren" <lphillips@kilroyrealty.com>
Date: 6/18/2024, 5:21 AM
To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.raman@lacity.org" <councilmember.raman@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.hutt@lacity.org" <councilmember.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.deleon@lacity.org" <councilmember.deleon@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "solomon.rivera@lacity.org" <solomon.rivera@lacity.org>, "rachel.freeman@lacity.org" <rachel.freeman@lacity.org>, "randall.winston@lacity.org" <randall.winston@lacity.org>, "matt.hale@lacity.org" <matt.hale@lacity.org>, "john.wickham@lacity.org" <john.wickham@lacity.org>, "sharon.tso@lacity.org" <sharon.tso@lacity.org>, "matt.szabo@lacity.org" <matt.szabo@lacity.org>

Dear Councilmembers,
I am writing to express my support for the modernization of our Convention Center. Investing in the modernization of our Convention Center is a crucial step towards ensuring our city remains competitive, vibrant, and economically thriving. We need to keep moving this project forward and urge you to schedule the project in the Budget & Finance and Trade, Travel & Tourism Committees IMMEDIATELY.

Sincerely,
Lauren Phillips

Sent from my iPhone

Subject: Thank you for your email. Re: Approve Convention Center Modernization!
From: "Councilmember Park" <councilmember.park@lacity.org>
Date: 6/18/2024, 5:21 AM
To: lphillips@kilroyrealty.com

Greetings,

Thank you for contacting my office! It is my honor to represent the 11th District, and I appreciate your feedback. Due to a tremendous volume of emails, I cannot personally respond to every individual message, but your inquiry will be forwarded to the appropriate member of my team. I encourage you to sign up for my newsletter at **cd11.lacity.gov** to receive regular updates from my office.

Press Inquiries
If you are a member of the press and this is a media inquiry, please contact Communications Deputy Jonathan Davila at jonathan.davila@lacity.org to ensure a timely response.

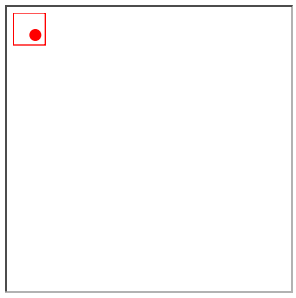
Resources:
Please take time and check out these useful links:
Los Angeles County Department of Public Health
Los Angeles Department of Water and Power
City of Los Angeles
Los Angeles Unified School District
Sign Up for NotifyLA
Los Angeles Homeless Services Authority

Please feel free to contact my **Westchester District Office** at any time at **(310) 568-8772.** We are at your service and here to help!

With kind regards,

TRACI PARK
Councilwoman, 11th District
City of Los Angeles

--



TRACI PARK
Councilwoman * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 473-7011 TEL | 11th District Website

***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)* *

Subject: Re: Approve Convention Center Modernization!
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 6/19/2024, 9:27 PM
To: "Phillips, Lauren" <lphillips@kilroyrealty.com>

Thanks Lauren. We unanimously approved this in TTT yesterday.

Kevin Brunke | Legislative Deputy

he/him/his

Office of Councilwoman Traci Park • **11**th **District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 TEL | (213) 887-5863 CELL

***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 Tue, Jun 18, 2024 at 5:21 AM Phillips, Lauren <lphillips@kilroyrealty.com> wrote:

> Dear Council Staff,
> I am writing to express my support for the modernization of our Convention Center. Investing in the modernization of our Convention Center is a crucial step towards ensuring our city remains competitive, vibrant, and economically thriving. We need to keep moving this project forward and urge you to schedule the project in the Budget & Finance and Trade, Travel & Tourism Committees IMMEDIATELY.
>
> Sincerely,
> Lauren Phillips
>
> Sent from my iPhone

Subject: Automatic reply: Your #Better11 Update: LAHSA Count, Grant's Pass, And More!
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 6/29/2024, 11:41 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Thank you for your email. I am currently out of the office on PTO returning July 8th and will be checking email intermittently. If this is an urgent matter requiring immediate attention, please contact Phillip Tate at ptate@kilroyrealty.com. Your patience is greatly appreciated.

Best,
Marina

MARINA MARTOS DABEL
Vice President, Planning

KILROY REALTY CORPORATION
mmartos@kilroyrealty.com
www.kilroyrealty.com

Fw: West Edge Water Runoff

Subject: Fw: West Edge Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/7/2025, 10:47 AM
To: Jeff Khau <Jeff.Khau@lacity.org>

Hi Jeff

I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines but they insist that since they have received a CofO and built to code that they are not responsible.

Are you aware of any provisions that would allow the City to look into this condition further and perhaps require the water be diverted to an actual drain? We hate to be pests but this is an actual safety hazard and not just an aesthetic concern.

We'll continue to try to make headway with Hines directly but if there are any tools you know of that could help make sure they fix this we'd really appreciate it. They haven't been the best neighbors but our concern here is really that no one gets hurt.

Warmly
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
[323.784.6267](tel:323.784.6267) **DIRECT**
[310.499.6491](tel:310.499.6491) **MOBILE**

From: Perez Rosio <RPerez@kilroyrealty.com>
Sent: Monday January 6 2025 3:04 PM
To: Martos Dabel Marina <mmartos@kilroyrealty.com>
Cc: Kasahara John <JKasahara@kilroyrealty.com>; Paquette Jenifer <jpaquette@kilroyrealty.com>; Waldhart Stephanie <SWaldhart@kilroyrealty.com>; Sargent Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Su te 200 | Los Angeles, CA 90064
562.569.6591 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

IMG_0224.jpg

IMG_0225.jpg

Attachments

IMG_0224.jpg	4.3 MB
IMG_0225.jpg	4.8 MB

Subject: Re: Fw: West Edge Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/7/2025, 12:14 PM
To: Jeff Khau <Jeff.khau@lacity.org>, Michael Amster <michael.amster@lacity.org>

Hi Jeff and Michael,

As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.

Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

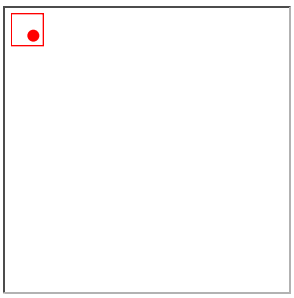
MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park ⋆ **11th District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Jeff,

I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.

Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.

We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.

Warmly,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level,

and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ
Senior Property Manager

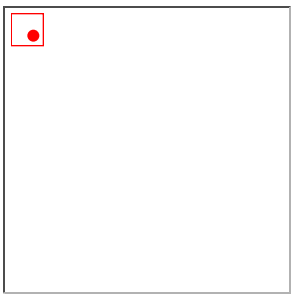
KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

Subject: Re: Fw: West Edge Water Runoff
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 1/7/2025, 12:06 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>, Michael Amster <michael.amster@lacity.org>

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park ⋆ **11th District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.
>
> Warmly,
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

Subject: Re: Fw: West Edge Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/7/2025, 12:14 PM
To: Jeff Khau <Jeff.khau@lacity.org>, Michael Amster <michael.amster@lacity.org>

Hi Jeff and Michael,

As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.

Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

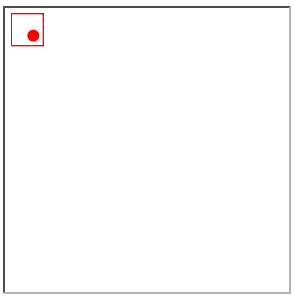
MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park ⋆ **11th District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

Hi Jeff,

I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.

Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.

We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.

Warmly,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level,

and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ
Senior Property Manager

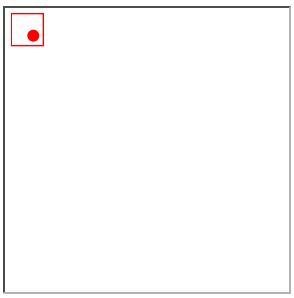
KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

Subject: Re: Fw: West Edge Water Runoff
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 1/7/2025, 12:06 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>, Michael Amster <michael.amster@lacity.org>

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park ⋆ **11th District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.
>
> Warmly,
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

Subject: RE: Fw: West Edge Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/15/2025, 3:45 PM
To: Jeff Khau <Jeff.khau@lacity.org>, Michael Amster <michael.amster@lacity.org>

Hi Michael,

Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, January 7, 2025 12:14 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Jeff and Michael,

As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.

Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

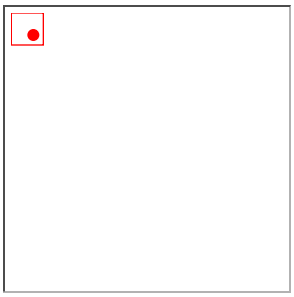
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy

Office of Councilwoman Traci Park * **11**th **District**

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

(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.

Warmly,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit

("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

Subject: RE: Fw: West Edge Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/15/2025, 3:45 PM
To: Jeff Khau <Jeff.khau@lacity.org>, Michael Amster <michael.amster@lacity.org>

Hi Michael,

Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, January 7, 2025 12:14 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Jeff and Michael,

As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.

Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

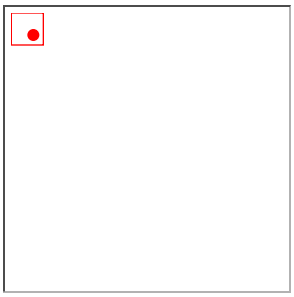
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy

Office of Councilwoman Traci Park * **11**th **District**

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

(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.

Warmly,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit

("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

Subject: Accepted: Sidewalk discussion
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/27/2025, 10:32 AM
To: Michael Amster <michael.amster@lacity.org>

► Martos Dabel, Marina <mmartos@kilroyrealty.com> has accepted your event invitation.

Subject: Invitation: Sidewalk discussion @ Tue Jan 28, 2025 9:30am - 10am (PST) (mmartos@kilroyrealty.com)
From: Michael Amster <michael.amster@lacity.org>
Date: 1/27/2025, 10:32 AM
To: mmartos@kilroyrealty.com

Join with Google Meet

Meeting link

meet.google.com/scq-hxdc-sya

Join by phone

(US) +1 407-720-4580
PIN: 242942987

More phone numbers

When

Tuesday Jan 28, 2025 · 9:30am – 10am (Pacific Time - Los Angeles)

Guests

Michael Amster - organizer
mmartos@kilroyrealty.com

View all guest info

Reply for mmartos@kilroyrealty.com

Yes | No | Maybe | More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the 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

► Michael Amster has invited you to Sidewalk discussion

Attachments:

invite.ics 1.9 KB

Subject: Re: Fw: West Edge Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/27/2025, 9:25 AM
To: Michael Amster <michael.amster@lacity.org>
CC: Jeff Khau <Jeff.khau@lacity.org>

Hi Michael,

Yes, please - let's chat as soon as you're able - tomorrow morning is flexible for me from 9am onward. Just a heads-up: last we were served with legal paperwork regarding a bicyclist who slipped on the algae in front of our property. Is there any recourse for fixing the water issue, even if the design was approved by the City? It's clearly creating a big issue as designed and warrants another look.

Thank you,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, January 27, 2025 8:55 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

I apologize for the delayed reply. Would you have time to connect this Tuesday morning, perhaps at or around 10am?

Sincerely,

On Wed, Jan 15, 2025 at 3:45 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Sent:** Tuesday, January 7, 2025 12:14 PM

To: Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Jeff and Michael,

As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.

Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

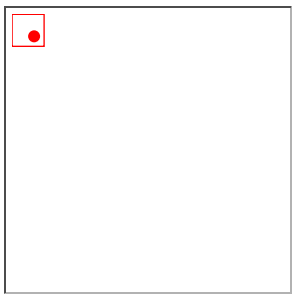
MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website
SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.
>
> Warmly,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

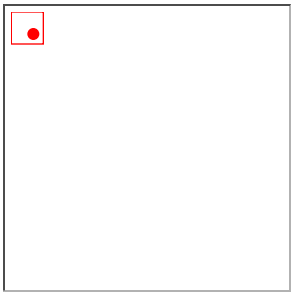
Thank you,

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com

www.kilroyrealty.com

--



Michael R. Amster |

Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park

*

11th

District

WESTCHESTER DISTRICT OFFICE:

7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter

here!

***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)

*

Subject: Re: Fw: West Edge Water Runoff
From: Michael Amster <michael.amster@lacity.org>
Date: 1/27/2025, 8:55 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Jeff Khau <Jeff.khau@lacity.org>

Hello Marina,

I apologize for the delayed reply. Would you have time to connect this Tuesday morning, perhaps at or around 10am?

Sincerely,

On Wed, Jan 15, 2025 at 3:45 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Sent:** Tuesday, January 7, 2025 12:14 PM
> **To:** Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hi Jeff and Michael,
>
> As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.

Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

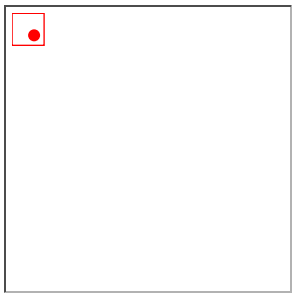
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy

Office of Councilwoman Traci Park * **11**th **District**

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

(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.

Warmly,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

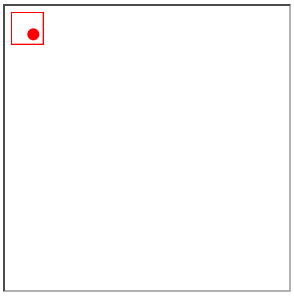
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

--



Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park ⋆ **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter here!

***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)* ***

Subject: Re: Fw: West Edge Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/27/2025, 9:25 AM
To: Michael Amster <michael.amster@lacity.org>
CC: Jeff Khau <Jeff.khau@lacity.org>

Hi Michael,

Yes, please - let's chat as soon as you're able - tomorrow morning is flexible for me from 9am onward. Just a heads-up: last we were served with legal paperwork regarding a bicyclist who slipped on the algae in front of our property. Is there any recourse for fixing the water issue, even if the design was approved by the City? It's clearly creating a big issue as designed and warrants another look.

Thank you,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, January 27, 2025 8:55 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

I apologize for the delayed reply. Would you have time to connect this Tuesday morning, perhaps at or around 10am?

Sincerely,

On Wed, Jan 15, 2025 at 3:45 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Sent:** Tuesday, January 7, 2025 12:14 PM

To: Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Jeff and Michael,

As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.

Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

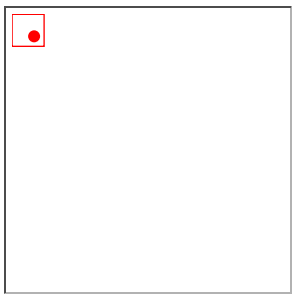
MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website
SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.
>
> Warmly,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

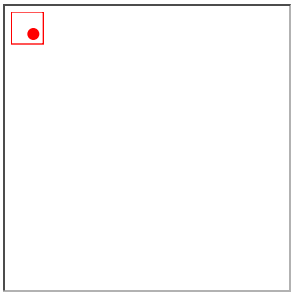
Thank you,

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com

www.kilroyrealty.com

--



Michael R. Amster |

Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park

*

11th

District

WESTCHESTER DISTRICT OFFICE:

7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter

here!

***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)

*

Subject: Re: Fw: West Edge Water Runoff
From: Michael Amster <michael.amster@lacity.org>
Date: 1/27/2025, 8:55 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
CC: Jeff Khau <Jeff.khau@lacity.org>

Hello Marina,

I apologize for the delayed reply. Would you have time to connect this Tuesday morning, perhaps at or around 10am?

Sincerely,

On Wed, Jan 15, 2025 at 3:45 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Sent:** Tuesday, January 7, 2025 12:14 PM
> **To:** Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hi Jeff and Michael,
>
> As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.

Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

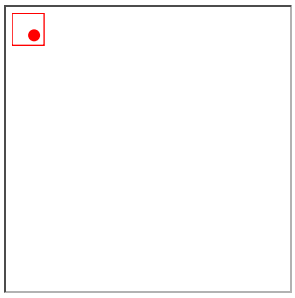
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy

Office of Councilwoman Traci Park ⋆ **11**th **District**

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

(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.

Warmly,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

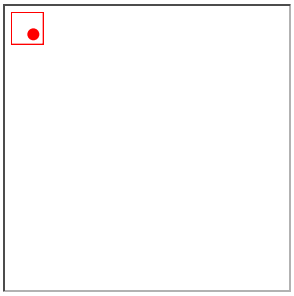
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

--



Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park ⋆ **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter here!

***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)* ***

Subject: FW: UPDATE: West Edge - Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/28/2025, 10:05 AM
To: Michael Amster <michael.amster@lacity.org>

Leslie Lagua is our point of contact with Hines, see thread of communication below.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, December 23, 2024 12:49 PM
To: Sargent, Cal <CSargent@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Thank you, Call. Hopefully they respond.

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Sargent, Cal <CSargent@kilroyrealty.com>
Sent: Monday, December 23, 2024 12:18 PM
To: Perez, Rosio <RPerez@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

FYI –

I found out you can submit 'work orders' to the city on the 311 page so I entered a request for them to sweep regularly. Not sure if it will work but I thought it was worth a try!

https://myla311.lacity.org

Thanks,
Cal

CAL SARGENT
Assistant Property Manager

KILROY REALTY CORPORATION

12233 West Olympic Blvd., Suite 165 | Los Angeles, CA 90064
424.442.2406 **DIRECT**
310.422.0910 **MOBILE**
csargent@tribecawest.kilroyrealty.com
www.kilroyrealty.com

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, December 9, 2024 10:40 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie – Glad you are better.

Invite accepted, talk to you then.

Thank you for sharing an invite.

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Monday, December 9, 2024 10:27 AM
To: Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hope you had a good weekend, Rosio. I'm not 100% but getting there. Thank you.

I sent out a meeting invite to those on this email distribution. See you at 3pm!

Leslie Lagua | **Hines**
D 310 689 5573

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, December 9, 2024 7:00 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>;

Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie – Hope you are feeling better.

Sure, please share a calendar invite for today at 3pm.

Thank you,
Rosio

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Friday, December 6, 2024 6:39 PM
To: Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: Re: UPDATE: West Edge - Water Runoff

Hi Rosio,

Nice to e-meet you as well. Apologies for the late response as I've been out sick. If you're still available on Monday, I'll send out a calendar invite.

Thanks,

Leslie Lagua
310.809.8038

> On Dec 5, 2024, at 12:30 PM, Perez, Rosio <RPerez@kilroyrealty.com> wrote:
>
> **[From an External Email System]**
>
> Hi Leslie –

Hope you are well. Nice to e-meet you. We believe the water on Olympic St. is as a result from West Edge's storm drains. Are you saying this is not the fact?

Please let us know if we can all jump on a call to discuss on Monday 12/9 at 3pm.

Thank you,

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, December 4, 2024 2:10 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Thank you for your follow up. I understand that the pressure washing scope may be beyond your day porter's tasks; however, I was curious if your porters were sweeping the area with a hard-tooth brush. Our porter has been doing this and it's helped slow down/lessen the algae growth. Also, I have put in several calls to the city regarding street sweeping this area; however, I have not received a response. Let me know if you've reached out, and maybe, we can band together to push the city for some action.

I want to reiterate, the water that is traveling down to the storm drains located near your property is from ground water. It is not being generated from the property through irrigation or water waste.

At this time, I'm struggling with the $2,000 service fee for power washing the driveway curb. Let me know if/when you'd like to discuss this further.

Thank you,

Leslie Lagua | **Hines**
D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, December 2, 2024 3:08 PM
To: Lagua, Leslie <Leslie.Lagua@hines.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie,

I'd like to start by looping in @Perez, Rosio, the new Senior Property Manager for West LA.

I wanted to follow up on this situation and inform you that we are scheduling another service with 20/20 for this week. This will be our second service, bringing the total expenses to $4,000 to date for maintaining the area due to water issues originating from West Edge.

I appreciate your attention to this matter and am happy to discuss it further at your convenience.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Waldhart, Stephanie
Sent: Tuesday, November 26, 2024 8:42 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie

The cost for 20/20's service is $2,000 per session. According to 20/20, the service should be performed twice a month to maintain the area and prevent buildup. This task is beyond the scope of our day porter, as it requires the use of a high-powered pressure washer. We recommend contracting directly with 20/20 or another vendor of your choice, subject to Kilroy's review and approval.

Additionally, could you provide an update on your progress toward implementing a permanent solution?

Thank you!

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Tuesday, November 19, 2024 3:54 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>
Subject: Re: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Apologies for the delay in response. Can you let me know what the cost is and if you are asking as a one-time service? Also, can you confirm what your janitorial team has modified in their scope to address this issue?

Thanks so much!

BTW, Amy totally remembers you!

Leslie Lagua
310.809.8038

> On Nov 19, 2024, at 10:25 AM, Waldhart, Stephanie <SWaldhart@kilroyrealty.com> wrote:
>
> **[From an External Email System]**
>
> Hi Leslie
>
> I wanted to follow up with you regarding the cost of power washing. I noticed that some cleaning was done yesterday, but the gutter is still quite slippery, particularly near the Tribeca end. Could you let me know what you've determined about this?
>
> **STEPHANIE WALDHART**
> Property Manager
>
> 424.442.2400 **DIRECT**
> 310.600.7370 **MOBILE**
> stephanie@tribeawestla.com
> www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Thursday, November 7, 2024 6:56 AM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: Re: UPDATE: West Edge - Water Runoff

Great! Same here! My cell phone is below if you need to get a hold of me.

Leslie Lagua
310.809.8038

On Nov 7, 2024, at 6:42 AM, Waldhart, Stephanie <SWaldhart@kilroyrealty.com> wrote:

[From an External Email System]

Hi Leslie. Let's do today at 3. Looking forward to meeting

Get Outlook for iOS

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, November 6, 2024 7:05:20 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Kasahara, John <JKasahara@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

My apologies as I missed this email. I have availability tomorrow at 3pm or Friday at 10am. If that doesn't work for you, let me know some dates/times next week.

Again, sincerest apologies for not getting back to you sooner.

Leslie Lagua | **Hines**
D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, November 4, 2024 10:24 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>; Kasahara, John

<JKasahara@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie,

Yes, I think that is a great idea. Always nice to put a face to the name. Are you available tomorrow at 10 am? If not, what time would work for you?

Thank you!

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, October 30, 2024 6:13 PM
To: Kasahara, John <JKasahara@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Good evening, Stephanie. My apologies for the delay in response. Would it be possible to set up an in-person meeting? I'd like to walk the area as well as discuss our plan to remedy the water discharge.

Let me know your availability for Friday through next week.

Thanks,

Leslie Lagua | **Hines**
D 310 689 5573

From: Kasahara, John <JKasahara@kilroyrealty.com>
Sent: Monday, October 28, 2024 2:55 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene

<dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Looping in Jenifer Paquette.

JOHN KASAHARA
Senior Asset Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
213.910.3974 **MOBILE**

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, October 28, 2024 2:35 PM
To: 'Lagua, Leslie' <Leslie.Lagua@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie,

I hope you are doing well!

I wanted to follow up on this issue as the curbs & driveway curb cutouts in front of our property haven't been cleaned as we previously discussed. Unfortunately, this poses a severe safety risk to Tribeca visitors and the general public. Kilroy Realty would like to request that your team clean the entire area being affected by the water runoff to mitigate the risk of any slip and falls.

We had the curbs & driveways in front of Tribeca West pressure washed last week to address the problem. The contractor who performed the cleaning believes that once every two weeks should keep it in acceptable condition. Could you please provide a schedule for pressure washing the affected curbs & driveways? Alternatively, we could have our vendor perform the bi-weekly cleaning and get reimbursed from the West Edge for the ongoing cost.

After cleaning is performed, we would like an opportunity to walk the area to make sure it is done to our satisfaction.

Additionally, since pressure washing is only a temporary fix, can you please let us know if progress has been made in diverting the water rather than having it pumped out into the street?

Thank you for any update you can provide, and I look forward to receiving a cleaning schedule.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, August 7, 2024 4:59 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Thank you for following up as I did not see your original email.

Our service teams have been working on maintaining the area near our Olympic driveway which includes broom sweeping and power washing. We've also contacted the City to assist with curb sweeping. Our team has had an internal discussion on how we can divert the ground water and can provide you with an update as soon as we have an approved plan in place.

Would love to get our teams together for a meet and greet soon. Let me know what your availability is over the next few weeks.

Leslie Lagua | **Hines**
D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Tuesday, August 6, 2024 9:06 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Good morning Leslie

I am just following up on the email I sent while you were out of the office.

Thank you.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Waldhart, Stephanie
Sent: Wednesday, July 24, 2024 9:06 AM
To: Leslie.Lagua@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Good morning Leslie,

I am the Property Manager next door at Tribeca West (we are a Kilroy owned property). I wanted to follow up with you on this issue because we have some safety concerns. The constant stream of water has caused an extremely slippery build-up of algae. One of our engineers from across the street came to our property and even with his work boots he slipped and nearly fell. I've also seen a couple of vehicles exit the property and their tires spin before they are able to gain traction. In your email below you noted that your service teams would be maintaining the area, can you confirm that the plan includes addressing the algae build-up, perhaps power washing, or something similar?

We sincerely appreciate your attention to this matter. Please let me know if you have any questions.

Thank you.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**

stephanie@tribeawestla.com
www.kilroyrealty.com

From: Sarra, Antonella <ASarra@kilroyrealty.com>
Sent: Wednesday, July 17, 2024 10:26 AM
To: Kasahara, John <JKasahara@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: Fwd: UPDATE: West Edge - Water Runoff

Here is the latest update on the water runoff.

Thanks,
Antonella

ANTONELLA SARRA | KILROY REALTY CORPORATION
310.481.8471 **DIRECT**
213.999.6431 **MOBILE**

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Thursday, July 11, 2024 6:15:23 PM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Subject: UPDATE: West Edge - Water Runoff

Good evening.

Thank you for your patience as LADWP completed their testing of the water runoff. We recently received the results, which confirmed the discharge is groundwater. We are working closely with our service teams to ensure the areas that may be impacted by the runoff are maintained on a continuous basis.

Should you have any questions, please do not hesitate to contact me.

Thank you,

Leslie Lagua | **Hines**
D 310 689 5573

From: Lagua, Leslie
Sent: Friday, May 31, 2024 1:18 PM
Subject: West Edge - Water Runoff

Good afternoon, West Edge neighbors,

We have fielded several inquiries regarding excess water runoff coming from West Edge's storm drains onto Olympic Blvd and Bundy Drive. We have been working closely with the Los Angeles Department of Water and Power's

Water Conservation Response Unit (“LADWP”) to confirm the source of this water. Testing of the water has begun and will continue next week. We hope to provide you with an update as soon as we receive more information from LADWP. In the meantime, if you have experienced a spike in your water bill, please let me know.

Please do not hesitate to reach out to me with any questions or concerns.

Thank you and have a wonderful weekend.

Leslie A. Lagua
General Property Manager
Hines
12101 W Olympic Blvd | Suite 200 | Los Angeles, CA 90064
D 310 689 5573
Intelligent Real Estate Investment, Development and Management

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility

for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

Subject: Question - Emergency Response
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/29/2025, 3:04 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

I don't know who best to contact in your office, but I figured I'd start with you and hopefully you can steer me in the right direction. We (Kilroy) have been struggling l to get connected with whomever is putting together the emergency response facilities in the wake of the fires. We have been hearing on the news and through the grapevine that the City/government agencies dedicated to the rebuilding efforts are looking for space. As you know, Kilroy owns many properties on the west side and we would like to see whether there is any synergy between our vacant (mostly office) space and those needs.

Do you know whom we might speak with regarding this? I've tried to ping the office of the Mayor (no response), FEMA, LAUSD, EMD, and LADBS but no one seems to know who we should be speaking with.

If you have a name or contact for me, I'd greatly appreciate making the connection.

Best,
Marina

MARINA MARTOS DABEL
Vice President, Planning

KILROY REALTY CORPORATION
6255 West Sunset Blvd., Suite 2210 | Los Angeles, CA 90028
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**
mmartos@kilroyrealty.com
www.kilroyrealty.com

Subject: Re: Question - Emergency Response
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 1/30/2025, 12:46 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Yes, we definitely have large meeting space available on the west side, though we might need some kind of special event permit if we're to use them for large assembly but I imagine that's something we can work through with a fire marshall and the assistance of your office. Before I list out available spaces, it would be nice to understand what capacity you're looking for and whether this would be for one-off meetings or a more recurring base for community engagement and/or permitting/staff.

Let me know and I can loop in our leasing folks to run through our available assets.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

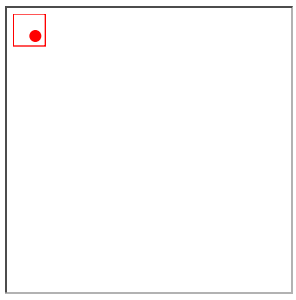
From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Thursday, January 30, 2025 12:39 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: Question - Emergency Response

Hi Marina,

Thanks for reaching out. We appreciate Kilroy's willingness to assist with emergency response efforts. Right now, we're primarily in need of larger spaces like conference rooms or banquet halls that can accommodate community meetings, resource distribution, and coordination efforts.

If Kilroy has any properties that fit those needs, we'd be happy to discuss further. Let me know what might be available, and we can connect with the appropriate teams to explore options.

Best,
Jeff



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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, Jan 29, 2025 at 3:04 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I don't know who best to contact in your office, but I figured I'd start with you and hopefully you can steer me in the right direction. We (Kilroy) have been struggling l to get connected with whomever is putting together the emergency response facilities in the wake of the fires. We have been hearing on the news and through the grapevine that the City/government agencies dedicated to the rebuilding efforts are looking for space. As you know, Kilroy owns many properties on the west side and we would like to see whether there is any synergy between our vacant (mostly office) space and those needs.
>
> Do you know whom we might speak with regarding this? I've tried to ping the office of the Mayor (no response), FEMA, LAUSD, EMD, and LADBS but no one seems to know who we should be speaking with.
>
> If you have a name or contact for me, I'd greatly appreciate making the connection.
>
> Best,
> Marina
>
> **MARINA MARTOS DABEL**
> Vice President, Planning
>
> **KILROY REALTY CORPORATION**
> 6255 West Sunset Blvd., Suite 2210 | Los Angeles, CA 90028
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
> mmartos@kilroyrealty.com
> www.kilroyrealty.com

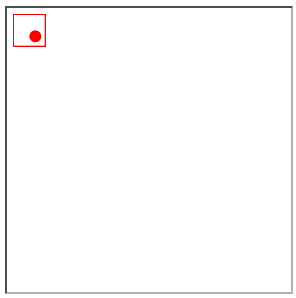
Subject: Re: Question - Emergency Response
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 1/30/2025, 12:39 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Hi Marina,

Thanks for reaching out. We appreciate Kilroy's willingness to assist with emergency response efforts. Right now, we're primarily in need of larger spaces like conference rooms or banquet halls that can accommodate community meetings, resource distribution, and coordination efforts.

If Kilroy has any properties that fit those needs, we'd be happy to discuss further. Let me know what might be available, and we can connect with the appropriate teams to explore options.

Best,
Jeff



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park * **11**th **District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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, Jan 29, 2025 at 3:04 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I don't know who best to contact in your office, but I figured I'd start with you and hopefully you can steer me in the right direction. We (Kilroy) have been struggling l to get connected with whomever is putting together the emergency response facilities in the wake of the fires. We have been hearing on the news and through the grapevine that the City/government agencies dedicated to the rebuilding efforts are looking for space. As you know, Kilroy owns many properties on the west side and we would like to see whether there is any synergy between our vacant (mostly office) space and those needs.
>
> Do you know whom we might speak with regarding this? I've tried to ping the office of the Mayor (no response), FEMA, LAUSD, EMD, and LADBS but no one seems to know who we should be speaking with.
>
> If you have a name or contact for me, I'd greatly appreciate making the connection.
>
> Best,
> Marina

MARINA MARTOS DABEL
Vice President, Planning

KILROY REALTY CORPORATION
6255 West Sunset Blvd., Suite 2210 | Los Angeles, CA 90028
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**
mmartos@kilroyrealty.com
www.kilroyrealty.com

Subject: Re: FW: UPDATE: West Edge - Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 2/3/2025, 9:25 AM
To: Michael Amster <michael.amster@lacity.org>

Thanks so much for the update, Michael - we appreciate any assistance you're able to provide.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, February 3, 2025 9:16 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: FW: UPDATE: West Edge - Water Runoff

Good morning Marina,

Thank you very much for sharing this contact. At this point, while I await Leslie's reply, I'm also communicating with Public Works on what a resolution would look like.

Sincerely,

On Tue, Jan 28, 2025 at 10:05 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Leslie Lagua is our point of contact with Hines, see thread of communication below.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Perez, Rosio <RPerez@kilroyrealty.com>
> **Sent:** Monday, December 23, 2024 12:49 PM
> **To:** Sargent, Cal <CSargent@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
> **Subject:** RE: UPDATE: West Edge - Water Runoff
>
> Thank you, Call. Hopefully they respond.
>
> **ROSIO PEREZ**
> Senior Property Manager
>
> **KILROY REALTY CORPORATION**
> 12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Sargent, Cal <CSargent@kilroyrealty.com>
Sent: Monday, December 23, 2024 12:18 PM
To: Perez, Rosio <RPerez@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

FYI –

I found out you can submit 'work orders' to the city on the 311 page so I entered a request for them to sweep regularly. Not sure if it will work but I thought it was worth a try!

https://myla311.lacity.org

Thanks,
Cal

CAL SARGENT
Assistant Property Manager

KILROY REALTY CORPORATION
12233 West Olympic Blvd., Suite 165 | Los Angeles, CA 90064
424.442.2406 **DIRECT**
310.422.0910 **MOBILE**
csargent@tribecawest.kilroyrealty.com
www.kilroyrealty.com

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, December 9, 2024 10:40 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie – Glad you are better.

Invite accepted, talk to you then.

Thank you for sharing an invite.

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Monday, December 9, 2024 10:27 AM
To: Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hope you had a good weekend, Rosio. I'm not 100% but getting there. Thank you.

I sent out a meeting invite to those on this email distribution. See you at 3pm!

Leslie Lagua | **Hines**
D 310 689 5573

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, December 9, 2024 7:00 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie – Hope you are feeling better.

Sure, please share a calendar invite for today at 3pm.

Thank you,
Rosio

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Friday, December 6, 2024 6:39 PM
To: Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: Re: UPDATE: West Edge - Water Runoff

Hi Rosio,

Nice to e-meet you as well. Apologies for the late response as I've been out sick. If you're still available on Monday, I'll send out a calendar invite.

Thanks,

Leslie Lagua
310.809.8038

> On Dec 5, 2024, at 12:30 PM, Perez, Rosio <RPerez@kilroyrealty.com> wrote:
>
> **[From an External Email System]**
>
> Hi Leslie –
>
> Hope you are well. Nice to e-meet you. We believe the water on Olympic St. is as a result from West Edge's storm drains. Are you saying this is not the fact?
>
> Please let us know if we can all jump on a call to discuss on Monday 12/9 at 3pm.
>
> Thank you,
>
> **ROSIO PEREZ**
> Senior Property Manager
>
> **KILROY REALTY CORPORATION**
> 12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
> 562.588.6581 **MOBILE**
> rperez@kilroyrealty.com
> www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, December 4, 2024 2:10 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Thank you for your follow up. I understand that the pressure washing scope may be beyond your day porter's tasks; however, I was curious if your porters were sweeping the area with a hard-tooth brush. Our porter has been doing this and it's helped slow down/lessen the algae growth. Also, I have put in several calls to the city regarding street sweeping this area; however, I have not received a response. Let me know if you've reached out, and maybe, we can band together to push the city for some action.

I want to reiterate, the water that is traveling down to the storm drains located near your property is from ground water. It is not being generated from the property through irrigation or water waste.

At this time, I'm struggling with the $2,000 service fee for power washing the driveway curb. Let me know if/when you'd like to discuss this further.

Thank you,

Leslie Lagua | **Hines**
D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, December 2, 2024 3:08 PM
To: Lagua, Leslie <Leslie.Lagua@hines.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie,
I'd like to start by looping in @Perez, Rosio, the new Senior Property Manager for West LA.
I wanted to follow up on this situation and inform you that we are scheduling another service with 20/20 for this week. This will be our second service, bringing the total expenses to $4,000 to date for maintaining the area due to water issues originating from West Edge.
I appreciate your attention to this matter and am happy to discuss it further at your convenience.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Waldhart, Stephanie
Sent: Tuesday, November 26, 2024 8:42 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie

The cost for 20/20's service is $2,000 per session. According to 20/20, the service should be performed twice a month to maintain the area and prevent buildup. This task is beyond the scope of our day porter, as it requires the use of a high-powered pressure washer. We recommend contracting directly with 20/20 or another vendor of your choice, subject to Kilroy's review and approval.

Additionally, could you provide an update on your progress toward implementing a permanent solution?

Thank you!

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Tuesday, November 19, 2024 3:54 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>
Subject: Re: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Apologies for the delay in response. Can you let me know what the cost is and if you are asking as a one-time service? Also, can you confirm what your janitorial team has modified in their scope to address this issue?

Thanks so much!

BTW, Amy totally remembers you!

Leslie Lagua
310.809.8038

On Nov 19, 2024, at 10:25 AM, Waldhart, Stephanie <SWaldhart@kilroyrealty.com> wrote:

[From an External Email System]

Hi Leslie

I wanted to follow up with you regarding the cost of power washing. I noticed that some cleaning was done yesterday, but the gutter is still quite slippery, particularly near the Tribeca end. Could you let me know what you've determined about this?

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Thursday, November 7, 2024 6:56 AM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: Re: UPDATE: West Edge - Water Runoff

Great! Same here! My cell phone is below if you need to get a hold of me.

Leslie Lagua
310.809.8038

On Nov 7, 2024, at 6:42 AM, Waldhart, Stephanie <SWaldhart@kilroyrealty.com> wrote:

[From an External Email System]

Hi Leslie. Let's do today at 3. Looking forward to meeting

Get Outlook for iOS

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, November 6, 2024 7:05:20 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Kasahara, John <JKasahara@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

My apologies as I missed this email. I have availability tomorrow at 3pm or Friday at 10am. If that doesn't work for you, let me know some dates/times next week.

Again, sincerest apologies for not getting back to you sooner.

Leslie Lagua | **Hines**
D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, November 4, 2024 10:24 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>; Kasahara, John <JKasahara@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie,

Yes, I think that is a great idea. Always nice to put a face to the name. Are you available tomorrow at 10 am? If not, what time would work for you?

Thank you!

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, October 30, 2024 6:13 PM
To: Kasahara, John <JKasahara@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Good evening, Stephanie. My apologies for the delay in response. Would it be possible to set up an in-person meeting? I'd like to walk the area as well as discuss our plan to remedy the water discharge.

Let me know your availability for Friday through next week.

Thanks,

Leslie Lagua | **Hines**
D 310 689 5573

From: Kasahara, John <JKasahara@kilroyrealty.com>
Sent: Monday, October 28, 2024 2:55 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Looping in Jenifer Paquette.

JOHN KASAHARA
Senior Asset Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
213.910.3974 **MOBILE**

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, October 28, 2024 2:35 PM
To: 'Lagua, Leslie' <Leslie.Lagua@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie,

I hope you are doing well!

I wanted to follow up on this issue as the curbs & driveway curb cutouts in front of our property haven't been cleaned as we previously discussed. Unfortunately, this poses a severe safety risk to Tribeca visitors and the general public. Kilroy Realty would like to request that your team clean the entire area being affected by the water runoff to mitigate the risk of any slip and falls.

We had the curbs & driveways in front of Tribeca West pressure washed last week to address the problem. The contractor who performed the cleaning believes that once every two weeks should keep it in acceptable condition. Could you please provide a schedule for pressure washing the affected curbs & driveways? Alternatively, we could have our vendor perform the bi-weekly cleaning and get reimbursed from the West Edge for the ongoing cost.

After cleaning is performed, we would like an opportunity to walk the area to make sure it is done to our satisfaction.

Additionally, since pressure washing is only a temporary fix, can you please let us know if progress

has been made in diverting the water rather than having it pumped out into the street?

Thank you for any update you can provide, and I look forward to receiving a cleaning schedule.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, August 7, 2024 4:59 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Thank you for following up as I did not see your original email.

Our service teams have been working on maintaining the area near our Olympic driveway which includes broom sweeping and power washing. We've also contacted the City to assist with curb sweeping. Our team has had an internal discussion on how we can divert the ground water and can provide you with an update as soon as we have an approved plan in place.

Would love to get our teams together for a meet and greet soon. Let me know what your availability is over the next few weeks.

Leslie Lagua | **Hines**
D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Tuesday, August 6, 2024 9:06 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene

<dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Good morning Leslie

I am just following up on the email I sent while you were out of the office.

Thank you.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Waldhart, Stephanie
Sent: Wednesday, July 24, 2024 9:06 AM
To: Leslie.Lagua@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Good morning Leslie,

I am the Property Manager next door at Tribeca West (we are a Kilroy owned property). I wanted to follow up with you on this issue because we have some safety concerns. The constant stream of water has caused an extremely slippery build-up of algae. One of our engineers from across the street came to our property and even with his work boots he slipped and nearly fell. I've also seen a couple of vehicles exit the property and their tires spin before they are able to gain traction. In your email below you noted that your service teams would be maintaining the area, can you confirm that the plan includes addressing the algae build-up, perhaps power washing, or something similar?

We sincerely appreciate your attention to this matter. Please let me know if you have any questions.

Thank you.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Sarra, Antonella <ASarra@kilroyrealty.com>
Sent: Wednesday, July 17, 2024 10:26 AM
To: Kasahara, John <JKasahara@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: Fwd: UPDATE: West Edge - Water Runoff

Here is the latest update on the water runoff.

Thanks,
Antonella

ANTONELLA SARRA | KILROY REALTY CORPORATION
310.481.8471 **DIRECT**
213.999.6431 **MOBILE**

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Thursday, July 11, 2024 6:15:23 PM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Subject: UPDATE: West Edge - Water Runoff

Good evening.

Thank you for your patience as LADWP completed their testing of the water runoff. We recently received the results, which confirmed the discharge is groundwater. We are working closely with our service teams to ensure the areas that may be impacted by the runoff are maintained on a continuous basis.

Should you have any questions, please do not hesitate to contact me.

Thank you,

Leslie Lagua | Hines
D 310 689 5573

From: Lagua, Leslie
Sent: Friday, May 31, 2024 1:18 PM
Subject: West Edge - Water Runoff

Good afternoon, West Edge neighbors,

We have fielded several inquiries regarding excess water runoff coming from West Edge's storm drains onto Olympic Blvd and Bundy Drive. We have been working closely with the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") to confirm the source of this water. Testing of the water has begun and will continue next week. We hope to provide you with an update as soon as we receive more information from LADWP. In the meantime, if you have experienced a spike in your water bill, please let me know.

Please do not hesitate to reach out to me with any questions or concerns.

Thank you and have a wonderful weekend.

Leslie A. Lagua
General Property Manager
Hines
12101 W Olympic Blvd | Suite 200 | Los Angeles, CA 90064
D 310 689 5573
Intelligent Real Estate Investment, Development and Management

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us

> the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.
>
> This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

> This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.
>
> This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

> This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.
>
> This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

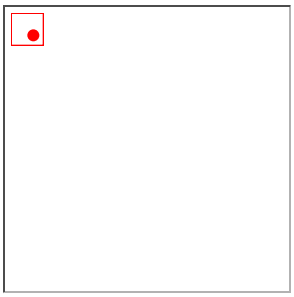
This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

--



Michael R. Amster |

Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park

*

11th

District

WESTCHESTER DISTRICT OFFICE:

7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter

here!

***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)

*

Subject: Re: FW: UPDATE: West Edge - Water Runoff
From: Michael Amster <michael.amster@lacity.org>
Date: 2/3/2025, 9:16 AM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Good morning Marina,

Thank you very much for sharing this contact. At this point, while I await Leslie's reply, I'm also communicating with Public Works on what a resolution would look like.

Sincerely,

On Tue, Jan 28, 2025 at 10:05 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Leslie Lagua is our point of contact with Hines, see thread of communication below.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Perez, Rosio <RPerez@kilroyrealty.com>
> **Sent:** Monday, December 23, 2024 12:49 PM
> **To:** Sargent, Cal <CSargent@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
> **Subject:** RE: UPDATE: West Edge - Water Runoff
>
> Thank you, Call. Hopefully they respond.
>
> **ROSIO PEREZ**
>
> Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

From: Sargent, Cal <CSargent@kilroyrealty.com>
Sent: Monday, December 23, 2024 12:18 PM
To: Perez, Rosio <RPerez@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

FYI –

I found out you can submit 'work orders' to the city on the 311 page so I entered a request for them to sweep regularly. Not sure if it will work but I thought it was worth a try!

https://myla311.lacity.org

Thanks,

Cal

CAL SARGENT

Assistant Property Manager

KILROY REALTY CORPORATION

12233 West Olympic Blvd., Suite 165 | Los Angeles, CA 90064

424.442.2406 **DIRECT**

310.422.0910 **MOBILE**

csargent@tribecawest.kilroyrealty.com

www.kilroyrealty.com

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, December 9, 2024 10:40 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie – Glad you are better.

Invite accepted, talk to you then.

Thank you for sharing an invite.

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Monday, December 9, 2024 10:27 AM
To: Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hope you had a good weekend, Rosio. I'm not 100% but getting there. Thank you.

I sent out a meeting invite to those on this email distribution. See you at 3pm!

Leslie Lagua | **Hines**

D 310 689 5573

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, December 9, 2024 7:00 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie – Hope you are feeling better.

Sure, please share a calendar invite for today at 3pm.

Thank you,

Rosio

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Friday, December 6, 2024 6:39 PM
To: Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: Re: UPDATE: West Edge - Water Runoff

Hi Rosio,

Nice to e-meet you as well. Apologies for the late response as I've been out sick. If you're still available on Monday, I'll send out a calendar invite.

Thanks,

Leslie Lagua

310.809.8038

On Dec 5, 2024, at 12:30 PM, Perez, Rosio <RPerez@kilroyrealty.com> wrote:

[From an External Email System]

Hi Leslie –

Hope you are well. Nice to e-meet you. We believe the water on Olympic St. is as a result from West Edge's storm drains. Are you saying this is not the fact?

Please let us know if we can all jump on a call to discuss on Monday 12/9 at 3pm.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, December 4, 2024 2:10 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Thank you for your follow up. I understand that the pressure washing scope may be beyond your day porter's tasks; however, I was curious if your porters were sweeping the area with a hard-tooth brush. Our porter has been doing this and it's helped slow down/lessen the algae growth. Also, I have put in several calls to the city regarding street sweeping this area; however, I have not received a response. Let me know if you've reached out, and maybe, we can band together to push the city for some action.

I want to reiterate, the water that is traveling down to the storm drains located near your property is from ground water. It is not being generated from the property through irrigation or water waste.

At this time, I'm struggling with the $2,000 service fee for power washing the driveway curb. Let me know if/when you'd like to discuss this further.

Thank you,

Leslie Lagua | **Hines**

D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, December 2, 2024 3:08 PM
To: Lagua, Leslie <Leslie.Lagua@hines.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie,

I'd like to start by looping in @Perez, Rosio, the new Senior Property Manager for West LA.

I wanted to follow up on this situation and inform you that we are scheduling another service with 20/20 for this week. This will be our second service, bringing the total expenses to $4,000 to date for maintaining the area due to water issues originating from West Edge.

I appreciate your attention to this matter and am happy to discuss it further at your convenience.

STEPHANIE WALDHART

Property Manager

424.442.2400 **DIRECT**

310.600.7370 **MOBILE**

stephanie@tribeawestla.com

www.kilroyrealty.com

From: Waldhart, Stephanie

Sent: Tuesday, November 26, 2024 8:42 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie

The cost for 20/20's service is $2,000 per session. According to 20/20, the service should be performed twice a month to maintain the area and prevent buildup. This task is beyond the scope of our day porter, as it requires the use of a high-powered pressure washer. We recommend contracting directly with 20/20 or another vendor of your choice, subject to Kilroy's review and approval.

Additionally, could you provide an update on your progress toward implementing a permanent solution?

Thank you!

STEPHANIE WALDHART

Property Manager

424.442.2400 **DIRECT**

310.600.7370 **MOBILE**

stephanie@tribeawestla.com

www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Tuesday, November 19, 2024 3:54 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>
Subject: Re: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Apologies for the delay in response. Can you let me know what the cost is and if you are asking as a one-time service? Also, can you confirm what your janitorial team has modified in their scope to address this issue?

Thanks so much!

BTW, Amy totally remembers you!

Leslie Lagua

310.809.8038

> On Nov 19, 2024, at 10:25 AM, Waldhart, Stephanie <SWaldhart@kilroyrealty.com> wrote:
>
> **[From an External Email System]**
>
> Hi Leslie
>
> I wanted to follow up with you regarding the cost of power washing. I noticed that some cleaning was done yesterday, but the gutter is still quite slippery, particularly near the Tribeca end. Could you let me know what you've determined about this?

STEPHANIE WALDHART

Property Manager

424.442.2400 **DIRECT**

310.600.7370 **MOBILE**

stephanie@tribeawestla.com

www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Thursday, November 7, 2024 6:56 AM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: Re: UPDATE: West Edge - Water Runoff

Great! Same here! My cell phone is below if you need to get a hold of me.

Leslie Lagua

310.809.8038

> On Nov 7, 2024, at 6:42 AM, Waldhart, Stephanie <SWaldhart@kilroyrealty.com> wrote:

[From an External Email System]

Hi Leslie. Let’s do today at 3. Looking forward to meeting

Get Outlook for iOS

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, November 6, 2024 7:05:20 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Kasahara, John <JKasahara@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

My apologies as I missed this email. I have availability tomorrow at 3pm or Friday at 10am. If that doesn’t work for you, let me know some dates/times next week.

Again, sincerest apologies for not getting back to you sooner.

Leslie Lagua | **Hines**

D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, November 4, 2024 10:24 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>; Kasahara, John

<JKasahara@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie,

Yes, I think that is a great idea. Always nice to put a face to the name. Are you available tomorrow at 10 am? If not, what time would work for you?

Thank you!

STEPHANIE WALDHART

Property Manager

424.442.2400 **DIRECT**

310.600.7370 **MOBILE**

stephanie@tribeawestla.com

www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, October 30, 2024 6:13 PM
To: Kasahara, John <JKasahara@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene

<dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Good evening, Stephanie. My apologies for the delay in response. Would it be possible to set up an in-person meeting? I'd like to walk the area as well as discuss our plan to remedy the water discharge.

Let me know your availability for Friday through next week.

Thanks,

Leslie Lagua | **Hines**

D 310 689 5573

From: Kasahara, John <JKasahara@kilroyrealty.com>
Sent: Monday, October 28, 2024 2:55 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Looping in Jenifer Paquette.

JOHN KASAHARA

Senior Asset Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

213.910.3974 **MOBILE**

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, October 28, 2024 2:35 PM
To: 'Lagua, Leslie' <Leslie.Lagua@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie,

I hope you are doing well!

I wanted to follow up on this issue as the curbs & driveway curb cutouts in front of our property haven't been cleaned as we previously discussed. Unfortunately, this poses a severe safety risk to Tribeca visitors and the general public. Kilroy Realty would like to request that your team clean the entire area being affected by the water runoff to mitigate the risk of any slip and falls.

We had the curbs & driveways in front of Tribeca West pressure washed last week to address the problem. The contractor who performed the cleaning

believes that once every two weeks should keep it in acceptable condition. Could you please provide a schedule for pressure washing the affected curbs & driveways? Alternatively, we could have our vendor perform the bi-weekly cleaning and get reimbursed from the West Edge for the ongoing cost.

After cleaning is performed, we would like an opportunity to walk the area to make sure it is done to our satisfaction.

Additionally, since pressure washing is only a temporary fix, can you please let us know if progress has been made in diverting the water rather than having it pumped out into the street?

Thank you for any update you can provide, and I look forward to receiving a cleaning schedule.

STEPHANIE WALDHART

Property Manager

424.442.2400 **DIRECT**

310.600.7370 **MOBILE**

stephanie@tribeawestla.com

www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, August 7, 2024 4:59 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>

Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Thank you for following up as I did not see your original email.

Our service teams have been working on maintaining the area near our Olympic driveway which includes broom sweeping and power washing. We've also contacted the City to assist with curb sweeping. Our team has had an internal discussion on how we can divert the ground water and can provide you with an update as soon as we have an approved plan in place.

Would love to get our teams together for a meet and greet soon. Let me know what your availability is over the next few weeks.

Leslie Lagua | **Hines**

D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Tuesday, August 6, 2024 9:06 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Good morning Leslie

I am just following up on the email I sent while you were out of the office.

Thank you.

STEPHANIE WALDHART

Property Manager

424.442.2400 **DIRECT**

310.600.7370 **MOBILE**

stephanie@tribeawestla.com

www.kilroyrealty.com

From: Waldhart, Stephanie
Sent: Wednesday, July 24, 2024 9:06 AM
To: Leslie.Lagua@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Good morning Leslie,

I am the Property Manager next door at Tribeca West (we are a Kilroy owned property). I wanted to follow up with you on this issue because we have some safety concerns. The constant stream of water has caused an extremely slippery build-up of algae. One of our engineers from across the street came to our property and even with his work boots he slipped and nearly fell. I've also seen a couple of vehicles exit the property and their tires spin before they are able to gain traction. In your email below you noted that your service teams would be maintaining the area, can you confirm that the plan includes addressing the algae build-up, perhaps power washing, or something similar?

We sincerely appreciate your attention to this matter. Please let me know if you have any questions.

Thank you.

STEPHANIE WALDHART

Property Manager

424.442.2400 **DIRECT**

310.600.7370 **MOBILE**

stephanie@tribeawestla.com

www.kilroyrealty.com

From: Sarra, Antonella <ASarra@kilroyrealty.com>
Sent: Wednesday, July 17, 2024 10:26 AM
To: Kasahara, John <JKasahara@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: Fwd: UPDATE: West Edge - Water Runoff

Here is the latest update on the water runoff.

Thanks,
Antonella

ANTONELLA SARRA | KILROY REALTY CORPORATION
310.481.8471 **DIRECT**
213.999.6431 **MOBILE**

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Thursday, July 11, 2024 6:15:23 PM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Subject: UPDATE: West Edge - Water Runoff

Good evening.

Thank you for your patience as LADWP completed their testing of the water runoff. We recently received the results, which confirmed the discharge is groundwater. We are working closely with our service teams to ensure the areas that may be impacted by the runoff are maintained on a continuous basis.

Should you have any questions, please do not hesitate to contact me.

Thank you,

Leslie Lagua | Hines

D 310 689 5573

From: Lagua, Leslie
Sent: Friday, May 31, 2024 1:18 PM
Subject: West Edge - Water Runoff

Good afternoon, West Edge neighbors,

We have fielded several inquiries regarding excess water runoff coming from West Edge's storm drains onto Olympic Blvd and Bundy Drive. We have been working closely with the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") to confirm the source of this water. Testing of the water has begun and will continue next week. We hope to provide you with an update as soon as we receive more information from LADWP. In the meantime, if you have experienced a spike in your water bill, please let me know.

Please do not hesitate to reach out to me with any questions or concerns.

Thank you and have a wonderful weekend.

Leslie A. Lagua

General Property Manager

Hines

12101 W Olympic Blvd | Suite 200 | Los Angeles, CA 90064

D 310 689 5573

Intelligent Real Estate Investment, Development and Management

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal

policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

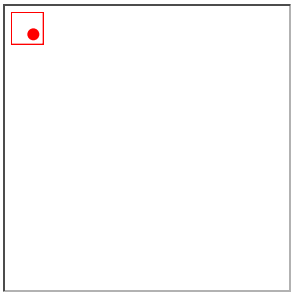
This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

--



Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park ⋆ **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter here!

***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)* ***

Subject: Re: FW: UPDATE: West Edge - Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 2/18/2025, 1:52 PM
To: Michael Amster <michael.amster@lacity.org>
CC: "Schmitt, Michael" <mschmitt@kilroyrealty.com>

Hi Michael,

I hope all is well with you. I just wanted to check-in again briefly to see if you've heard any updates from either Hines or Public Works. I'm going to be out of office beginning tomorrow through the 27th, so I'm copying my colleague Michael Schmitt in case anything of note happens while I'm away.

Best,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, February 3, 2025 9:16 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: FW: UPDATE: West Edge - Water Runoff

Good morning Marina,

Thank you very much for sharing this contact. At this point, while I await Leslie's reply, I'm also communicating with Public Works on what a resolution would look like.

Sincerely,

On Tue, Jan 28, 2025 at 10:05 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Leslie Lagua is our point of contact with Hines, see thread of communication below.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Perez, Rosio <RPerez@kilroyrealty.com>
> **Sent:** Monday, December 23, 2024 12:49 PM
> **To:** Sargent, Cal <CSargent@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
> **Subject:** RE: UPDATE: West Edge - Water Runoff
>
> Thank you, Call. Hopefully they respond.

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Sargent, Cal <CSargent@kilroyrealty.com>
Sent: Monday, December 23, 2024 12:18 PM
To: Perez, Rosio <RPerez@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

FYI –

I found out you can submit 'work orders' to the city on the 311 page so I entered a request for them to sweep regularly. Not sure if it will work but I thought it was worth a try!

https://myla311.lacity.org

Thanks,
Cal

CAL SARGENT
Assistant Property Manager

KILROY REALTY CORPORATION
12233 West Olympic Blvd., Suite 165 | Los Angeles, CA 90064
424.442.2406 **DIRECT**
310.422.0910 **MOBILE**
csargent@tribecawest.kilroyrealty.com
www.kilroyrealty.com

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, December 9, 2024 10:40 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie – Glad you are better.

Invite accepted, talk to you then.

Thank you for sharing an invite.

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Monday, December 9, 2024 10:27 AM
To: Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hope you had a good weekend, Rosio. I'm not 100% but getting there. Thank you.

I sent out a meeting invite to those on this email distribution. See you at 3pm!

Leslie Lagua | **Hines**
D 310 689 5573

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, December 9, 2024 7:00 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie – Hope you are feeling better.

Sure, please share a calendar invite for today at 3pm.

Thank you,
Rosio

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Friday, December 6, 2024 6:39 PM
To: Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Tessensohn, Mike <mike.tessensohn@hines.com>
Subject: Re: UPDATE: West Edge - Water Runoff

Hi Rosio,

Nice to e-meet you as well. Apologies for the late response as I've been out sick. If you're still available on Monday, I'll send out a calendar invite.

Thanks,

Leslie Lagua
310.809.8038

> On Dec 5, 2024, at 12:30 PM, Perez, Rosio <RPerez@kilroyrealty.com> wrote:
>
> **[From an External Email System]**
>
> Hi Leslie –
>
> Hope you are well. Nice to e-meet you. We believe the water on Olympic St. is as a result from West Edge's storm drains. Are you saying this is not the fact?
>
> Please let us know if we can all jump on a call to discuss on Monday 12/9 at 3pm.
>
> Thank you,
>
> **ROSIO PEREZ**

Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, December 4, 2024 2:10 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Thank you for your follow up. I understand that the pressure washing scope may be beyond your day porter's tasks; however, I was curious if your porters were sweeping the area with a hard-tooth brush. Our porter has been doing this and it's helped slow down/lessen the algae growth. Also, I have put in several calls to the city regarding street sweeping this area; however, I have not received a response. Let me know if you've reached out, and maybe, we can band together to push the city for some action.

I want to reiterate, the water that is traveling down to the storm drains located near your property is from ground water. It is not being generated from the property through irrigation or water waste.

At this time, I'm struggling with the $2,000 service fee for power washing the driveway curb. Let me know if/when you'd like to discuss this further.

Thank you,

Leslie Lagua | **Hines**
D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, December 2, 2024 3:08 PM
To: Lagua, Leslie <Leslie.Lagua@hines.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie,
I'd like to start by looping in @Perez, Rosio, the new Senior Property Manager for West LA.
I wanted to follow up on this situation and inform you that we are scheduling another

service with 20/20 for this week. This will be our second service, bringing the total expenses to $4,000 to date for maintaining the area due to water issues originating from West Edge.
I appreciate your attention to this matter and am happy to discuss it further at your convenience.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Waldhart, Stephanie
Sent: Tuesday, November 26, 2024 8:42 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie

The cost for 20/20's service is $2,000 per session. According to 20/20, the service should be performed twice a month to maintain the area and prevent buildup. This task is beyond the scope of our day porter, as it requires the use of a high-powered pressure washer. We recommend contracting directly with 20/20 or another vendor of your choice, subject to Kilroy's review and approval.

Additionally, could you provide an update on your progress toward implementing a permanent solution?

Thank you!

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Tuesday, November 19, 2024 3:54 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Rasmussen, Daniel <Daniel.Rasmussen@hines.com>

Subject: Re: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Apologies for the delay in response. Can you let me know what the cost is and if you are asking as a one-time service? Also, can you confirm what your janitorial team has modified in their scope to address this issue?

Thanks so much!

BTW, Amy totally remembers you!

Leslie Lagua
310.809.8038

On Nov 19, 2024, at 10:25 AM, Waldhart, Stephanie <SWaldhart@kilroyrealty.com> wrote:

[From an External Email System]

Hi Leslie

I wanted to follow up with you regarding the cost of power washing. I noticed that some cleaning was done yesterday, but the gutter is still quite slippery, particularly near the Tribeca end. Could you let me know what you've determined about this?

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Thursday, November 7, 2024 6:56 AM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>

Subject: Re: UPDATE: West Edge - Water Runoff

Great! Same here! My cell phone is below if you need to get a hold of me.

Leslie Lagua
310.809.8038

On Nov 7, 2024, at 6:42 AM, Waldhart, Stephanie <SWaldhart@kilroyrealty.com> wrote:

[From an External Email System]

Hi Leslie. Let's do today at 3. Looking forward to meeting

Get Outlook for iOS

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, November 6, 2024 7:05:20 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Kasahara, John <JKasahara@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

My apologies as I missed this email. I have availability tomorrow at 3pm or Friday at 10am. If that doesn't work for you, let me know some dates/times next week.

Again, sincerest apologies for not getting back to you sooner.

Leslie Lagua | **Hines**
D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, November 4, 2024 10:24 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>; Kasahara, John <JKasahara@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>;

Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Hi Leslie,

Yes, I think that is a great idea. Always nice to put a face to the name. Are you available tomorrow at 10 am? If not, what time would work for you?

Thank you!

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, October 30, 2024 6:13 PM
To: Kasahara, John <JKasahara@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Good evening, Stephanie. My apologies for the delay in response. Would it be possible to set up an in-person meeting? I'd like to walk the area as well as discuss our plan to remedy the water discharge.

Let me know your availability for Friday through next week.

Thanks,

Leslie Lagua | **Hines**
D 310 689 5573

From: Kasahara, John <JKasahara@kilroyrealty.com>
Sent: Monday, October 28, 2024 2:55 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene

<dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Looping in Jenifer Paquette.

JOHN KASAHARA
Senior Asset Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
213.910.3974 **MOBILE**

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Monday, October 28, 2024 2:35 PM
To: 'Lagua, Leslie' <Leslie.Lagua@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Perez, Rosio <RPerez@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Leslie,

I hope you are doing well!

I wanted to follow up on this issue as the curbs & driveway curb cutouts in front of our property haven't been cleaned as we previously discussed. Unfortunately, this poses a severe safety risk to Tribeca visitors and the general public. Kilroy Realty would like to request that your team clean the entire area being affected by the water runoff to mitigate the risk of any slip and falls.

We had the curbs & driveways in front of Tribeca West pressure washed last week to address the problem. The contractor who performed the cleaning believes that once every two weeks should keep it in acceptable condition. Could you please provide a schedule for pressure washing the affected curbs & driveways? Alternatively, we could have our vendor perform the bi-weekly cleaning and get reimbursed

from the West Edge for the ongoing cost.

After cleaning is performed, we would like an opportunity to walk the area to make sure it is done to our satisfaction.

Additionally, since pressure washing is only a temporary fix, can you please let us know if progress has been made in diverting the water rather than having it pumped out into the street?

Thank you for any update you can provide, and I look forward to receiving a cleaning schedule.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Wednesday, August 7, 2024 4:59 PM
To: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Hi Stephanie,

Thank you for following up as I did not see your original email.

Our service teams have been working on maintaining the area near our Olympic driveway which includes broom sweeping and power washing. We've also contacted the City to assist with curb sweeping. Our team has had an internal discussion on how we can divert the ground water and can provide you with an update as soon as we have an approved plan in place.

Would love to get our teams together for a meet and greet soon. Let me know what your availability is over the next few weeks.

Leslie Lagua | **Hines**

D 310 689 5573

From: Waldhart, Stephanie <SWaldhart@kilroyrealty.com>
Sent: Tuesday, August 6, 2024 9:06 AM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

[From an External Email System]

Good morning Leslie

I am just following up on the email I sent while you were out of the office.

Thank you.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Waldhart, Stephanie
Sent: Wednesday, July 24, 2024 9:06 AM
To: Leslie.Lagua@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: RE: UPDATE: West Edge - Water Runoff

Good morning Leslie,

I am the Property Manager next door at Tribeca West (we are a Kilroy owned property). I wanted to follow up with you on this issue because we have some safety concerns. The constant stream of water has caused an extremely slippery build-up of algae. One of our engineers from across the street came to our property and even with his work boots he slipped and nearly fell. I've also seen a couple of vehicles exit the property and their tires spin before they are able to gain traction. In your email below you

noted that your service teams would be maintaining the area, can you confirm that the plan includes addressing the algae build-up, perhaps power washing, or something similar?

We sincerely appreciate your attention to this matter. Please let me know if you have any questions.

Thank you.

STEPHANIE WALDHART
Property Manager

424.442.2400 **DIRECT**
310.600.7370 **MOBILE**
stephanie@tribeawestla.com
www.kilroyrealty.com

From: Sarra, Antonella <ASarra@kilroyrealty.com>
Sent: Wednesday, July 17, 2024 10:26 AM
To: Kasahara, John <JKasahara@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>; Gorzela Herbstman, Darlene <dgorzela@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>
Subject: Fwd: UPDATE: West Edge - Water Runoff

Here is the latest update on the water runoff.

Thanks,
Antonella

ANTONELLA SARRA | KILROY REALTY CORPORATION
310.481.8471 **DIRECT**
213.999.6431 **MOBILE**

From: Lagua, Leslie <Leslie.Lagua@hines.com>
Sent: Thursday, July 11, 2024 6:15:23 PM
To: Lagua, Leslie <Leslie.Lagua@hines.com>
Subject: UPDATE: West Edge - Water Runoff

Good evening.

Thank you for your patience as LADWP completed their testing of the water runoff. We recently received the results, which confirmed the discharge is groundwater. We are working closely with our service teams to ensure the areas that may be impacted

by the runoff are maintained on a continuous basis.

Should you have any questions, please do not hesitate to contact me.

Thank you,

Leslie Lagua | **Hines**
D 310 689 5573

From: Lagua, Leslie
Sent: Friday, May 31, 2024 1:18 PM
Subject: West Edge - Water Runoff

Good afternoon, West Edge neighbors,

We have fielded several inquiries regarding excess water runoff coming from West Edge's storm drains onto Olympic Blvd and Bundy Drive. We have been working closely with the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") to confirm the source of this water. Testing of the water has begun and will continue next week. We hope to provide you with an update as soon as we receive more information from LADWP. In the meantime, if you have experienced a spike in your water bill, please let me know.

Please do not hesitate to reach out to me with any questions or concerns.

Thank you and have a wonderful weekend.

Leslie A. Lagua
General Property Manager
Hines
12101 W Olympic Blvd | Suite 200 | Los Angeles, CA 90064
D 310 689 5573
Intelligent Real Estate Investment, Development and Management

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any

attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you

from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

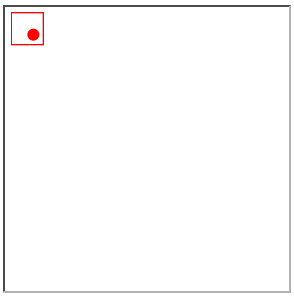
This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

--



Michael R. Amster |

Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park

*

11th

District

WESTCHESTER DISTRICT OFFICE:

7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter

here!

***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)

*

Subject: Business Loan
From: Antonio Carlos Costa <antonio.costa@itajai.sc.gov.br>
Date: 2/21/2025, 7:29 PM
CC: foodconcepts77@gmail.com, rvilla@studiocitync.org, frank@prime-strategies.com, mike.montgomery@gmail.com, praulli6@gmail.com, will@conroycommercial.com, mdavis@alchemymedia.net, shahen.akelyan@lacity.org, micah.williams@lacity.org, hernan.arreola@lacity.org, paul.racs@lacity.org, brian.oh@lacity.org, david.roberts@lacity.org, jan.zatorski@lacity.org, nicholas.hendricks@lacity.org, yoram@yoramlepair.com, breannascorner@gmail.com, msmichelle.e.smith@gmail.com, sdeherrera@glaserweil.com, rizkallam@msn.com, mark.dicristofaro@gmail.com, trevor.bach@therealdeal.com, planning@sandiego.gov, jecamargo@gmail.com, gordo@gordonbrown.net, dschonfield@gmail.com, randy@socalmag.com, nataliediem@gmail.com, whitenoize@yahoo.com, marveinap@gmail.com, jamespowell@altaplanning.com, toris@usc.edu, info@lehighvalleychamber.org, modernstay@yahoo.com, margaritzel@yahoo.com, keelytober@yahoo.com, saraventiera@gmail.com, 88unreal@gmail.com, smarouf@4ddevelopment.us, rikarika99@hotmail.com, bgvacationrentals@gmail.com, jaerc@socialmodel.com, markrataj@me.com, jbsamudio@yahoo.com, stormie.leoni@gmail.com, muehlenweg@me.com, rf1234us@sbcglobal.net, bahmans@msn.com, cgray@cgpost.com, jacquielucky@yahoo.com, postmottak@fin.dep.no, orenydy@gmail.com, jorie@xactre.com, bjohnson4166@sbcglobal.net, cavalleyboy@earthlink.net, npopik@steinberghart.com, keelytober@gmail.com, charlotte.rapak@gmail.com, nathan@worryfreebnb.com, rwolfd1977@gmail.com, dariggio@yahoo.com, info@noandishe.com, captainderrick@aol.com, joanazp@gmail.com, gwennoda@gmail.com, bowen@alumni.usc.edu, cvongoetz@mac.con, jacqueline.mendez@lacity.org, hellojesshooper@gmail.com, johnpieplow1@gmail.com, nixmixmixing@gmail.com, samantha.lewe@gmail.com, ontay@ontayphotos.com, email.jordan.3463@gmail.com, todd@agd-landuse.com, aacasill@gmail.com, queenefranklin@g.ucla.edu, anaik@bedrockrealestategroup.com, acorona.re@gmail.com, annie@clementineonline.com, evelyngarfinkle@hotmail.com, cashrevert@gmail.com, enaik@solaimpact.com, md@veracityproductions.com, was@qualys.com, sahark@safeplaceforyouth.org, lesliewb@earthlink.net, dustinbnb@gmail.com, fernandogranillo06@gmail.com, pegasusapartments1319@gmail.com, daluu@g.ucla.edu, joanmayes368@gmail.com, damvit@pacbell.net, mc2888mc@gmail.com, andy_iro@yahoo.co.uk, lmaslon@me.com, rosamarieallison@sbcglobal.net, nhg@iiylaw.com, froyland@gmail.com, fowlkesrealty@yahoo.com, toisaleshomes@gmail.com, murrayla@mac.com, sophiaschneider@chebschools.com, howardhaglund@gmail.com, annabellasart2020@gmail.com, meghanprophet@sbcglobal.net, eve@spin.pm, tnitti@prodigy.net, ederamus@assessor.lacounty.gov, wbhumes@yahoo.com, sara.fenton@gmail.com, adrienebiondo@gmail.com, keithnakata@mac.com, shorowitz@shcommercialrealestate.com, juliemdr@hotmail.com, tracy.chu@dlapiper.com, natasha.warren@charlottenc.gov, shawn@terralending.com, rctsinvestors@gmail.com, smstefanski@aol.com, yannie.fu@gmail.com, andylongoria@aol.com, cory@theinformation.com, c.wayne@sbcglobal.net, ofeldman@pacbell.net, mattyfriedman@gmail.com, boscobyte@aol.com, garydarby8@yahoo.com, area6chair@hhwnc.org, tony@crestrealestate.com, area5chair@hhwnc.org, stateadmin@aicccal.org, omwalls@verizon.net, asalaorangeco@gmail.com, exec_sec_d08@dot.ca.gov, young.nam@vcaeng.com, susan.chau@ch2m.com, dennis@aba-la.org, info@abala.org, president@awislavc.org, board@atwaterchamber.org, mail@bbala.org, ogpmpage@msn.com, cbcc@calbcc.org, contactus@cclacounty.org, info@chatsworthchamber.com,

hank@hycengineer.com, earltech888@yahoo.com, maureene@claremontchamber.org, info@crenshawchamber.com, ssssteve@culercity.chamber.com, info@encinochamber.org, ewalker@paragon-em.com, pert@paarcaengineering.com, info@goodwillsocal.org, email@granadachamber.com, rae@glaaacc.org, boylehtschamber@gmail.com, joeann@hchgchamber.com, info@hawthorne-chamber.com, jrimphanli@hireheroesusa.org, rgarcia@ehebc.org, mtrujillo@bizcnet.org, shermanoaks@holisticchamberofcommerce.com, info@hollywoodchamber.net, erick@inglewoodchamber.org, thart@irvinechamber.com, info@iaccw.net, haraguchi@jba.org, abaker@jvsla.org, info@lakacc.com, membership@lbausa.com, info@lalcc.org, info@lbchamber.com, cbanikow@amgen.com, drake.dillard@parsons.com, camille.jackson@parsons.com, ntakata@lajcc.org, tmartinez@lalcc.org, info@manhattanbeachchamber.net, melrosevillageblog@yahoo.com, events@nawbola.org, leonard@lumasairinc.com, info@nbaa.org, rd-chair@noglstp.org, northridgechamber@gmail.com, gabriela.marquez@mail.house.gov, osmaf.info@gmail.com, info@pacoimachamber.com, info@regionalhispaniccc.org, charles.smith@usw.salvationarmy.org, william@cfrandassociates.com, agconsul@pacbell.net, eliascortez@hotmail.com, mislam100@hotmail.com, bruce.ferguson@umsbanking.com, erick@sblcc.net, sebussbooster@gmail.com, info@scmsdc.org, admin@studiocitychamber.com, info@svacc.com, info@thaicccla.org, admin@ablsocal.org, sandys@sanberg.com, losangelesmbdacenter@lacity.org, rbley@bleyco.com, majure@wilmingtonchamber.org, director@winnetkanorthfieldchamber.com, jeremyc.airbnb@gmail.com, aksel.palacios@lacity.org, gina@thaicdc.org, balzac.bsa@gmail.com, pkesert@cresa.com, kristin.eaves@lacity.org, calebmarker@gmail.com, schivaratanond@mayerbrown.com, ivan.gonzalez816@gmail.com, joannepham@gmail.com, sea2sky.rabbitry@gmail.com, lwilliams2468@hotmail.com, ma13nn@aol.com, marcy.cardona@wallsproperty.com, gene@glbproperties.com, mashael.majid@lacity.org, phayden@afgilmore.com, edenligne@me.com, census2020@polish.org, gfabbs06@yaho.com, tracyleahburns@gmail.com, civilmarriages@nicosiamunicipality.org.cy, cynthia.chou@airbnb.com, ashtonramsey@gmail.com, clanboyd1@yahoo.com, artbugkn123@gmail.com, jelena@stayawhilevillas.com, caoxin5@gmail.com, jperttula@kirraconsulting.com, chaynes@kirraconsulting.com, bekka430@yahoo.com, abiy430@yahoo.com, dnb@manroco.com, dehansen@hansianmedia.com, maya.abood@lacity.org, cp@themcoskergroup.com, matt@smartcitypolicygroup.com, cassie.truong@lacity.org, mhnc@empowerla.org, pnc@empowerla.org, cnc@empowerla.org, gwnc@empowerla.org, epnc@empowerla.org, zpnc@empowerla.org, stephen.box@lacity.org, pearldot@gmail.com, karifriedman28@gmail.com, lblivas148@gmail.com, kathyg2069@att.net, sharonaroffe@hotmail.com, alenise01@gmail.com, treycost@gmail.com, ang2cultr@aol.com, robertoryan@gmail.com, birkettcory@gmail.com, crobertson@caruso.com, mistylegrande@gmail.com, geoespar@yahoo.com, yolanda.ezellres@gmail.com, anunez624@gmail.com, vickyzu98@yahoo.com, jennymarmolejo@hotmail.com, dbrooks@kw.com, wendiriser@cs.com, toobee8490@gmail.com, househackadu@gmail.com, cassandrajcard@gmail.com, arturo.chavez@lacity.org, gerald.gubatan@lacity.org, fredy.ceja@lacity.org, jay.cortez@lacity.org, silvio.nunez@lacity.org, conrado.terrazas@lacity.org, mehrin.rahman@lacity.org, jackie.keene@lacity.org, andrew.pennington@lacity.org, elizabeth.ene@lacity.org, cecilia.castillo@lacity.org, jake.flynn@lacity.org, 9177568000@txt.att.net, julia.duncan@lacity.org, estevan.montemayor@lacity.org, mark.pampanin@lacity.org, faisal.alserri@lacity.org, andy.shrader@lacity.org, jeffrey.ebenstein@lacity.org, james.bickhart@lacity.org, monica.molina@lacity.org, ackley.padilla@lacity.org, arcelia.arce@lacity.org,

paola.bassigna@lacity.org, lynell.washington@lacity.org, kristen.gordon@lacity.org, ashley.thomas@lacity.org, paloma.perez@lacity.org, angelina.valencia@lacity.org, councilmember.wesson@lacity.org, edward.johnson@lacity.org, justin.wesson@lacity.org, jordan.beroukhim@lacity.org, caolinn.mejza@lacity.org, tricia.keane@lacity.org, david.grahamcaso@lacity.org, krista.kline@lacity.org, eric.bruins@lacity.org, eric.moody@lacity.org, colin.sweeney@lacity.org, craig.bullock@lacity.org, christine.peters@lacity.org, tony.arranaga@lacity.org, shawn.kuk@lacity.org, kevin.ocubillo@lacity.org, clare.eberle@lacity.org, yurida.ramos@lacity.org, jesse.leon@lacity.org, alison.becker@lacity.org, nathan.holmes@lacity.org, branimir.kvartuc@lacity.org, amy.gebert@lacity.org, jianning.zhong@gmail.com, shel@ucla.edu, krizia@kriziaflores.com, petersonls306@outlook.com, laurajgale@gmail.com, kbp60@me.com, la_getaway@yahoo.com, radostina@theyellowgiant.com, sholomwahrhaftig@gmail.com, princepub@aol.com, 37479@lapd.online, kevinbrunke@gmail.com, nclopez_1@yahoo.com, gregbenderla@gmail.com, sandra@lipschultz.net, johnarohan@gmail.com, laurareckmeyer@gmail.com, imsandle@gmail.com, omid@rentduo.com, jm@p-ar.com, comcast_careers@comcast.com, laurentvu@hotmail.com, kathleenhansonsanford90807@gmail.com, mailer-daemon@googlemail.com, kymber.r.ward@gmail.com, stevesann2091@yahoo.com, cafetropical2900@gmail.com, hunterjgibs@gmail.com, kadiepresley@hotmail.com, macjan95@yahoo.com, kmyron@beverlyhills.org, angela@glaaacc.org, press@osc.ny.gov, lafriedman@getty.edu, chumes09@gmail.com, fasanchezesq@gmail.com, gary@alchemyplanning.com, martinalwhite@aol.com, miltonrgc@gmail.com, ngreffon@wlcac.org, jimmyralston@gmail.com, vvvvla@gmail.com, cinha617@yahoo.com, brandon@robertaspizza.com, sagar.r.desai@gmail.com, regina.alcazar@lacity.org, christi-h@sbcglobal.net, cheriemcgraham@yahoo.com, bigbuddhahead@gmail.com, rfukuda@elacc.org, jfernandez@elacc.org, lys.mendez@lacity.org, fchou@laconservancy.org, nathanael@woodsmithe.com, erodriguez@sheppardmullin.com, dinac@socialmodel.com, dianadelpozomora@yahoo.com, tonybaut@gmail.com, macedoedber@gmail.com, rantg1@aol.com, atessler@mercuryllc.com, haydeeurita@hotmail.com, redhothellraiser@yahoo.com, ltabaian@allenmatkins.com, benjamin.hanelin@lw.com, sgutierrez85@gmail.com, eblaney@uniondevecinos.org, miguel@multicultimobility.org, gbonett@publiccounsel.org, rcarmona@labsc-bpi.org, 4115duquesne@gmail.com, buzzybeelaraon@gmail.com, sandra@aralicenses.com, einalem20@gmail.com, nadine.malek@gmail.com, lindasunshine@mac.com, testlanet@earthlink.net, fassettmj@gmail.com, giaochau@gmail.com, d.malcolm.wachtel@gmail.com, brenda.barnette@lacity.org, doane.liu@lacity.org, marta.anguiano@lacity.org, grayce.liu@lacity.org, vince.bertoni@lacity.org, jasmin.sanluis@lacity.org, paulaftrattner@yahoo.com, brett.walsh@cbre.com, marsue@mac.com, sheller@stayawhilevillas.com, meskue@yahoo.com, anne.m.hamilton@gmail.com, dj.hird@gmail.com, kara@haascg.com, robincald@gmail.com, katycane8@gmail.com, hello@steepla.com, gcmapping@radiusmaps.com, rayna.plummer@lacity.org, buyerlovesbuying@mail.ru, shiealony1@gmail.com, transportationchair@hhwnc.org, jrobinson@dynamicdevco.com, thecarlybird@gmail.com, mario@madepremier.com, tmarq3711@aol.com, aquiquivix@gmail.com, itz@itzelmolina.com, gracenoh@gmail.com, audreyenayat@gmail.com, espinosa.lyn2013@gmail.com, tinanyla@gmail.com, tmchromanic@gmail.com, jimlakin@comcast.net, brettelam@gmail.com, dayane.lima@greystar.com, fboalorainel@aol.com, aarlington@sbcglobal.net, hallie.johnson@ymail.com, davescharf@mac.com, tedchi@yahoo.com, david.cha@rpm-vision.com, davidkahenasa@gmail.com, julieannblackwell@yahoo.com, sharwells2@gmail.com, info@1stposs.com,

dave.glaceau@yahoo.com, astoneinvenice@aol.com, brianjfoote@me.com, coreybmw@gmail.com, beachgardenoasis@gmail.com, kimberlina@kwhettam.com, brian_adler23@yahoo.com, customerrelations@metro.net, wagonzales@expediagroup.com, david@aestheticporcelain.com, diana@encinochamber.org, timothygrubbs@communitasdesign.com, tlim80@gmail.com, parker.jackie0@gmail.com, marketing@hbgrc.org, zhila.alexandra@gmail.com, boyzachary90210@gmail.com, summitmoments@aol.com, arnaud61@sbcglobal.net, licensing@dos.ny.gov, newtest@city.org, willowcreststudio@gmail.com, darren@faring.com, netjen2000@yahoo.com, danrhodes@aol.com, a.wright@eyestoneeir.com, Celina.Porras@lacity.org, danielstevenson1024@gmail.com, gregyerevanian@hotmail.com, reside123@gmail.com, tastefuladventures@gmail.com, rhonig@ceresstrategy.com, tbelloso@sosc.org, matthew.peridis@gmail.com, taxk9@yahoo.com, sragle@o42arch.com, tcarlson@tjhusa.com, anissa.raja@lacity.org, deseriemeza@gmail.com, carrieheckman@mac.com, jgainey411@gmail.com, rukmusher@hotmail.com, scottromofsky@gmail.com, officeofcharlottelaws@yahoo.com, frankmihelcic@gleis12.com, andrewpifko@gmail.com, chris@pccla.com, gina@gmcurley.com, moonkenzh@gmail.com, haden.ryan@gmail.com, dvdjohnsonla@aol.com, encinorama@gmail.com, bencohan@gmail.com, daniel@khakshouri.com, rthemelis@gmail.com, andrew.park@marcusmillichap.com, b.andrew.park@gmail.com, asantana@genesisla.org, carvajale@metro.net, jane.adrian@lacity.org, silva.batikian@lacity.org, hubertus.cox@lacity.org, nat.gale@lacity.org, lawrence.hsu@lacity.org, jay.kim@lacity.org, alfred.mata@lacity.org, claudia.monterrosa@lacity.org, wing.tam@lacity.org, ltrifiletti@lawa.org, richard@regenarch.com, chuck@cowleyrep.com, ron.crockett@yahoo.com, olivia@three6ixty.net, markredick@gmail.com, greenes@metro.net, dkaye26@gmail.com, daniel@pacificrealtyventures.com, christopher.hy@lacity.org, my.la@lacity.org, jhowenmcbride@gmail.com, mmeador@californiagreenworks.org, marisol.romero@lacity.org, debra@rosenbaumdesign.com, wtescher@planningcenter.com, jon@expogreenway.org, tyee@ltsc.org, astewart@planning.lacounty.gov, honig5@yahoo.com, markbrown@mbzoning.com, wally@wnmrealty.com, harden@pacbell.net, sherri@urbandesigncenter.com, jongwonl@usc.edu, chris.robertson@lacity.org, thayes@webtaha.com, ktamkin@arc-cap.net, mclouser@kennedywilson.com, daniel@nurdevelopment.com, maritza.lee1@gmail.com, patricia.aleman@sga-ca.com, cassiekelle@youngsholdings.com, martinrubin@earthlink.net, melody.simnegar@marcusmillichap.com, isandle@earthlink.net, elenakan87@gmal.com, jshige@earthlink.net, roseannrbs@aol.com, themetropolisgroup@yahoo.com, jmendel@nrdc.org, francie.stefan@smgov.net, anthony.crump@gmail.com, dillardjoyce@yahoo.com, gfields@ecwandc.org, homesbybecca@kw.com, janaechi@gmail.com, davidwgajda@gmail.com, stuartmuller@gmail.com, achatmonrealty@yahoo.com, ccarleo@harrisondesign.com, nclipez_1@yahoo.com, jrudzewicz@gmail.com, patrickpanzarello@gmail.com, elenarosamail@gmail.com, kereljay@aol.com, mueveteusa@aol.com, choi.phg@hotmail.com, melissaharrisusa@yahoo.com, fredazouri@netscape.net, public@pbcgov.org, gil.isabel.martha@gmail.com, mlopez@cgiecm.com, fredramirez72@gmail.com, 1mendoza@pacbell.net, Secretary@greaterwilshire.org, ashmanzar@gmail.com, l.shaffer@tarzananc.org, diana@woodlandhillscc.net, garm.beall@gmail.com, chvaquerano@salef.org, info@cpwhchamber.org, mpaterson@canogaparkcal.com, kphillips@economicalliance.org, rtynan@laane.org, walmora@aol.com, jonathanfg@me.com, dcoughlan@gmail.com, gailsalomon@gmail.com, pkaainoa@gmail.com, chloeandchang@gmail.com, gingaloid@gmail.com, ellen2000kr@daum.net, incoming-lacityplanning@inoreader.com, bp@pactriglo.com, rachel.fox@lacity.org, lopeze79@aol.com, saandhi1@hotmail.com,

mazzeocamillo@gmail.com, info@eldohomedesign.com, izstallman@gmail.com, shelli@inkwellworks.com, thomas@thehollywoodhillshideaway.com, barbwitzer@aol.com, agroyer@gmail.com, info@nydems.org, sylvia.cunliffe@gmail.com.com, brandi@myhunc.org, ogarcia@elacc.org, bconline@gov.bc.ca, pmunguia481@gmail.com, kim.nakashima@lacity.org, rj4hoa@gmail.com, mel@usc.edu, maydesigner@me.com, cynthia.hernandez@lacity.org, jennifercellucci@gmal.com, cassie.kam@outlook.com, bazlur.rahman12@yahoo.com, emccarron@allenmatkins.com, rdmail07@yahoo.com, terri@mophead.net, diamond4292@sbcglobal.net, asmeasles@gmail.com, brulow2002@yahoo.com, rncplum@aol.com, bobbi.trantafello@westhillsnc.org, billrose@parkregency.com, charwhnc@gmail.com, sandi.bell@westhillsnc.org, charlene.rothstein@westhillsnc.org, stevekr2000@aol.com, dan.brin@westhillsnc.org, ruthmutti@gmail.com, ssilverstein@lee-re.com, cstrathmann@saje.net, tachibananori@gmail.com, jwilliamsarchitect@gmail.com, maryannkuk@me.com, lselcer@gmail.som, jdupontw@aol.com, sandy10778@yahoo.com, ctateishi@ltsc.org, susan@centurycitycc.com, marutataube@yahoo.com, h.l.huezo@gmail.com, robert@magnorealtygroup.com, acasas@wlanc.com, wchang@tca-arch.com, mail.kimchristensen@gmail.com, vincentciccone@gmail.com, cericmorgan@gmail.com, darrell@dclarke.org, pprager@therobertgroup.com, swillard@sbcglobal.net, sdiamond@tbgfinancial.com, northendmatt@gmail.com, jdonlin@saje.net, evenik@yahoo.com, isabelle@idarchitect.com, scottmwalker@gmail.com, dougfitzsimmons@soronc.org, wrightconcept@gmail.com, seth@abramsonteiger.com, info@power-la.org, marypickhardt@gmail.com, kjjust4family@yahoo.com, keithnakata@earthlink.net, info@laul.org, breannab@seiu2015.org, terrencegomes@soronc.org, jay.greenstein@lacity.org, sgrest@aol.com, raehasan@gmail.com, jeffry.carpenter@gmail.com, croche@californialandmark.com, dvacc@aol.com, laurahenne@gmail.com, katherine.hennigan@lacity.org, mmartos@kilroyrealty.com, carriesutkin@rocketmail.com, andres@chc-inc.org, shane@parkerenvironmental.com, jenahouman@westside-stone.com, cuutit@yahoo.com, bkindtoanimals7@yahoo.com, pynoosr@gmail.com, peter.james@smgov.net, m.metcalfe@verizon.net, localvocal2001@gmail.com, dwadesf@gmail.com, markwrobbins1@gmail.com, ltrbab@att.net, olivia@rpnllp.com, erika.cui@lacity.org, lostanton@gmail.com, sandymarch5@gmail.com, rosalieadh411@gmail.com, john.whipple@lacity.org, lovingpositivity@gmail.com, yvette1007@gmail.com, loony4uni@gmail.com, ashleyyn89@gmail.com, clover.art@gmail.com, taylorpeterson1@yahoo.com, movses@shakarianlawgroup.com, ihopkins@ecjlaw.com, lbrogers310@aol.com, ahendrick@grcity.us, morgan@medmen.com, nanlicawork@gmail.com, 1523paul@gmail.com, kmbacosa@gmail.com, mike.li535@gmail.com, syandrich@gmail.com, lalafriz@gmail.com, kitf@rpvca.gov, epg916@yahoo.com, michael.jensen.esq@gmail.com, benjamin@hitbx.com, mlthomas@mltconsult.com, margarita@theatmguy.net, ericghazarian@gmail.com, far6183@yahoo.com, russell.akiyama@sunflowerfarmsnursery.com, david7edc@gmail.com, mthelander@ceo.lacounty.gov, bsteele@sugarfoods.com, namier@aol.com, justin@420college.org, chaynes@weedmaps.com, eizzo@bhs-inc.org, nmaryne@bhs-inc.org, shh4202006@gmail.com, matt@csalabs.com, jkollerbohm@gmail.com, mappingsvc@aol.com, dawn.williams@urbanplanningconcept.com, ebrox@yahoo.com, frankhaywood006@gmail.com, pwizmann@me.com, cm1397@georgetown.edu, ted.e.norton@gmail.com, labobadi@hotmail.com, rigo@ufcw770.org, eashford@ceresstrategy.com, darriza@ufcw.org, ben@ogcannabisinsurance.com, chris@evergreenlaw.co, adam@spikerconsultinggroup.com, ed@spikerconsulting.com, carlos.yanes@laverne.edu, michelle@cposolution.com, sethbobjennemann@gmail.com, heatherrose747@gmail.com, danishaker@gmail.com, joshua.krane@gmail.com,

jmcgrath1.atty@gmail.com, markhall71@gmail.com, soos@me.com, lalavanden@gmail.com, ocole@communityp.org, debgone@sbcglobal.net, michael_b_90019@yahoo.com, dgdavidgreene@yahoo.com, angelteger@gmail.com, jack.freeman424@gmail.com, courtney.e.knapp@gmail.com, brittany@mcallistergarfield.com, sarkisbassam01@gmail.com, sami.mzali@gmail.com, alexis@the420diva.com, mmagrath87@gmail.com, danielmichaelsosa@gmail.com, jayemoon@gmail.com, stantrettel@aol.com, nshanis@gmail.com, angelaleday@7cloudi.com, info@nicolegfoxrd.com, jose@cornejost.com, kushwaterh2o@yahoo.com, marinaarmijo@yahoo.com, bffamilylaw@gmail.com, pcclothingco@gmail.com, max.rollens@alston.com, eweber@calstrat.com, socalcoalition.info@gmail.com, rbernardino@hbdlegal.com, toemailjanice@yahoo.com, pauline@chernislaw.com, michael@chernislaw.com, jojidry@gmail.com, tomerg3@yahoo.com, farshad@intelmeas.com, industry@safeaccessnow.org, soldbyaraya@gmail.com, michaeldivincenzo@vermontlaw.edu, srhee@remaxcre.net, pgoetz@harvestinc.com, ruthgallardo.la@gmail.com, anderson@claimvault.com, jf@highcloudcollectives.com, kmc1999us@gmail.com, kcm1967@sbcglobal.net, george.bedrosian@aol.com, benichourichard@gmail.com, maryanne@celebstaff.com, pgoode94@gmail.com, dclaesgens@sequoiapersonnel.com, michaelpauls@earthlink.net, sakxach@yahoo.com, lgibson@rosanopartners.com, slaanc3.0@gmail.com, missmason.nandc@gmail.com, rparks23@yahoo.com, nnazi@bremerwhyte.com, ray@omholistichealth.com, joerogoway@rogowaylaw.com, vivianum219@gmail.com, jhr9234@gmail.com, hussrealestate@gmail.com, chris@ganjarunner.com, hurbina1@ucla.edu, joshzetlin@rogowaylaw.com, dhapache@gmail.com, nvardanyan1221@gmail.com, kokokerten@gmail.com, matt.omalley@ufcw770.org, zapoqui1@hotmail.com, andrewadelfrancis@gmail.com, linda4realestate@ymail.com, akalevine@yahoo.com, darin.karpel@karpellawfirm.com, jonbizstartup@gmail.com, cfu@ecjlaw.com, zacklamont@gmail.com, samnobel@gmail.com, dispelaantiques@gmail.com, jagarza5@asu.edu, kian@ekapr.com, lindsaywhyte@rogowaylaw.com, tayag@agdynamix.com, mortybp@gmail.com, mto@bhs-inc.org, blairgue@rogowaylaw.com, ernesto.lists@yahoo.com, whodges@sheppardmullin.com, rmand139@gmail.com, ryan.dowling@ilwu.org, carlosrcordon@yahoo.com, zach@goddessdelivers.com, statusminder1976@gmail.com, adam@brightroot.com, jshirleyfirm@gmail.com, travenlefan@gmail.com, lmbboysinc@gmail.com, espolaw@aol.com, mark.glover@blazenow.com, manukbarsamyan@yahoo.com, tomo@dearbrandinc.com, thedmcja@gmail.com, jocelynkane65@gmail.com, gustavo@aristostrategies.com, beni1170@gmail.com, dana@cannabiscorplaw.com, giovanni.ceo.terrarealty@gmail.com, zack@artcartla.com, meghbalassociates@gmail.com, greenhydroconsultant@gmail.com, paul.clark@colliers.com, marimo@sbcglobal.net, bfischer@bfischerlaw.com, alakarteca@yahoo.com, jerry@herbalreliefcenter.com, vr@melrosenaturals.com, jimgill@jgillcpa.com, margolin.lawrence@gmail.com, joshuawarschaw@gmail.com, matt@drivejuicery.com, dwfarrar@hotmail.com, jchoi@pqnk.com, colinfry@gmail.com, jem003@sbcglobal.net, sabrina@ibrokerofrecord.com, biznessman.one@gmail.com, info@verialabs.com, tarmstrong@sapphosenvironmental.com, megan@fedesignandconsulting.com, diana.marquez136@gmail.com, nilaypatel44@gmail.com, erick@greenlifeequities.com, info@hightideorganics.org, carlacalavitta@gmail.com, michael@thebizshop.net, jamestarlton@gmail.com, ajsternlaw@aol.com, dcron9113@gmail.com, chris@go2delphi.com, mproyea@gmail.com, brandon@jcmcfoservices.com, cmorsy90@gmail.com, jacobkennelly@haveaheartcc.com, ychung61@gmail.com, hayatghanem@hotmail.com, rmontes@hipointindustries.com, twohittersinc@gmail.com, landmarkdesignllc@gmail.com,

ccblawyer@gmail.com, anakka@serenityorganicsdelivery.com, hartwellanakka@yahoo.com, anakka@cannacloudtechnologies.com, alison@pushr.la, charleskirchheimer@aol.com, art-mazloumian@sbcglobal.net, jmfhima@gmail.com, macy.newell@gmail.com, arshak.oganesyan@gmail.com, videndum@gmail.com, juan@juanlongfellow.com, futurehomedesignz@gmail.com, jngbroker@gmail.com, chucksmith54321@gmail.com, a.leonenterprise@yahoo.com, candell@candell-law.com, ayvazyanh@yahoo.com, lgwood02@yahoo.com, jim.steed1@aol.com, mary@neifertlaw.com, akurchian@gmail.com, alvinsmithdog@gmail.com, allrightpawn@gmail.com, kvillarreal087@gmail.com, fabian.hollander@gmail.com, fsigari@gmail.com, john@whoopiandmaya.com, michael.martinez.805@gmail.com, sam@punchedibles.com, edvin818@gmail.com, ken@kenconant.com, haddadconsultants@yahoo.com, seattlepg@hotmail.com, pgongora34@gmail.com, arivera@theupms.com, kazpuru@yahoo.com, vapeandbake93560@gmail.com, nicci7@me.com, jmindes@aol.com, jesusflores3366@yahoo.com, unicaregiver@gmail.com, haykk1995@gmail.com, arvin@arch-n-tech.com, shubecklaw@gmail.com, mpence@ipaoc.com, lauren@margolinlawrence.com, kay@counterpunchstudios.com, peterghanem@yahoo.com, tiffanymothernature@gmail.com, info@danks.co, ginamaustin@gmail.com, olmulainc@gmail.com, saralaplanche@gmail.com, drwooart@gmail.com, vasilyev.sergey888@gmail.com, itit17649@gmail.com, greg@cannaforniaextracts.com, kaz200@hotmail.com, tobyhorner@haveaheartcc.com, qualityins1@gmail.com, sheena.mcgill@yahoo.com, bwgs0199@gmail.com, jthornton@hpiarchitecture.com, lmenv.compliance@gmail.com, greendc420@gmail.com, sturner@slatongroup.com, cheyenne3714@gmail.com, larrysalas01@gmail.com, brian.growspace@gmail.com, james.growspace@gmail.com, tonyharris@westamericandesign.com, movseslegal@gmail.com, ali@alinoorimusic.com, hshirinian@gmail.com, msdianewalter@hotmail.com, irooniam@gmail.com, sara@tsouconsulting.com, an-chi@tsouconsulting.com, lordonezjr@gmail.com, avetispalezyan@gmail.com, adamibrahimfinanceltd1976@gmail.com

Do you need personal loan?
Loan for your home improvements,
Mortgage loan,
Debt consolidation loan,
Commercial loan,
Education loan,
Car loan,
Loan for assets.
Email: adamibrahimfinanceltd1976@gmail.com

Subject: Automatic reply: Storm Recovery, PCH Updates, And Community Improvements
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 2/22/2025, 8:00 AM
To: Councilwoman Traci Park <councilmember.park@lacity.org>

Thank you for your email. I am currently out of the office on PTO and will be checking email intermittently. If this is an urgent matter requiring immediate attention, please contact Phillip Tate at ptate@kilroyrealty.com. Your patience is greatly appreciated.

Best,
Marina

MARINA MARTOS DABEL
Vice President, Planning

KILROY REALTY CORPORATION
mmartos@kilroyrealty.com
www.kilroyrealty.com

Subject: Re: Fw: West Edge Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/17/2025, 4:39 PM
To: Michael Amster <michael.amster@lacity.org>

Hi Michael,

Thank you so much for this update. DWP did do an inspection early on in the issue with Hines, and per Hines' account found no error. Is there a way to request a report from them (so we're not just taking Hines' word for it that everything is gravy?) so we know what they inspected?

I'm a bit concerned at the assumption this could be a leak given the newness of the construction and the fact that multiple inspections were conducted, while the issue arose almost immediately following construction. I guess I just don't understand what the long-term remedy is? Regular street sweeping/cleaning will absolutely help with the algae, but the water will remain a problem.

If you have time for a quick call, maybe that would be easier.

Thank you so much for your time and assistance here - we greatly appreciate all that you do.

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, March 17, 2025 3:40 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

I hope you're doing well, and I would like to make a long-overdue follow up on this issue.

As an initial matter, a sweeper should have come through on March 14th, as I coordinated with Street Services. If this made any difference, please let me know. I would be happy to try arranging more (my contact advised that I need to schedule them one at a time).

Second, the Bureau of Engineering assessed the situation. They recently advised that the water may come from some type of leak, given how much is running from there. Thus, a good option to check on the water is having DWP inspect it, through an incident report. Here is the link to such a report: https://myaccount.ladwp.com/ladwp/faces/internal/WaterConserv;jsessionid=60JKnY7SnhQ3wQkDCG4FMH1yJZzxGPQHsVGBVL8rvrSynFyd91ZX!-15605372_afrLoop=1065439077404638&_afrWindowMode=0&_afrWindowId=null#%40%3F_afrWindowId%3Dnstate%3D13mnx9sbax_4.

Otherwise, as for a capital project to add a catch basin, the City has very limited funding for projects like this. Unfortunately, it does not appear likely that this project could make its way up the list of needed improvements.

Sincerely,

On Mon, Jan 27, 2025 at 9:25 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Yes, please - let's chat as soon as you're able - tomorrow morning is flexible for me from 9am onward. Just a heads-up: last we were served with legal paperwork regarding a bicyclist who slipped on the algae in front of our property. Is there any recourse for fixing the water issue, even if the design was approved by the City? It's clearly creating a big issue as designed and warrants another look.
>
> Thank you,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Michael Amster <michael.amster@lacity.org>
> **Sent:** Monday, January 27, 2025 8:55 AM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Jeff Khau <Jeff.khau@lacity.org>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hello Marina,
>
> I apologize for the delayed reply. Would you have time to connect this Tuesday morning, perhaps at or around 10am?
>
> Sincerely,
>
> On Wed, Jan 15, 2025 at 3:45 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Hi Michael,
> >
> > Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.
> >
> > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> > 323.769.5921 **DIRECT**
> > 310.406.6481 **MOBILE**

From: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Sent: Tuesday, January 7, 2025 12:14 PM
To: Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Jeff and Michael,

As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.

Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

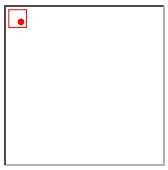
MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website
SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.
>
> Warmly,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Perez, Rosio <RPerez@kilroyrealty.com>
> **Sent:** Monday, January 6, 2025 3:04 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
> **Subject:** West Edge Water Runoff
>
> Hi Marina –
>
> Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

--

Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park · **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter here!

***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)* ***

--

Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park · **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter here!

***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)* ***

Subject: Re: Fw: West Edge Water Runoff
From: Michael Amster <michael.amster@lacity.org>
Date: 3/17/2025, 3:40 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Hello Marina,

I hope you're doing well, and I would like to make a long-overdue follow up on this issue.

As an initial matter, a sweeper should have come through on March 14th, as I coordinated with Street Services. If this made any difference, please let me know. I would be happy to try arranging more (my contact advised that I need to schedule them one at a time).

Second, the Bureau of Engineering assessed the situation. They recently advised that the water may come from some type of leak, given how much is running from there. Thus, a good option to check on the water is having DWP inspect it, through an incident report. Here is the link to such a report: https://myaccount.ladwp.com/ladwp/faces/internal/WaterConserv;jsessionid=60JKnY7SnhQ3wQkDCG4FMH1yJZzxGPQHsVGBVL8rvrSynFyd91ZX!-15605372_afrLoop=1065439077404638&_afrWindowMode=0&_afrWindowId=null#%40%3F_afrWindowId%3Dnstate%3D13mnx9sbax_4.

Otherwise, as for a capital project to add a catch basin, the City has very limited funding for projects like this. Unfortunately, it does not appear likely that this project could make its way up the list of needed improvements.

Sincerely,

On Mon, Jan 27, 2025 at 9:25 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Yes, please - let's chat as soon as you're able - tomorrow morning is flexible for me from 9am onward. Just a heads-up: last we were served with legal paperwork regarding a bicyclist who slipped on the algae in front of our property. Is there any recourse for fixing the water issue, even if the design was approved by the City? It's clearly creating a big issue as designed and warrants another look.
>
> Thank you,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Michael Amster <michael.amster@lacity.org>
> **Sent:** Monday, January 27, 2025 8:55 AM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>

Cc: Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

I apologize for the delayed reply. Would you have time to connect this Tuesday morning, perhaps at or around 10am?

Sincerely,

On Wed, Jan 15, 2025 at 3:45 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Sent:** Tuesday, January 7, 2025 12:14 PM
> **To:** Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hi Jeff and Michael,
>
> As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.
>
> Our garage is only two levels underground and does not hit the water table, but this has been an issue we've

made them aware of for many months.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?

Jeff Khau, AICP | Planning & Transportation Deputy

Office of Councilwoman Traci Park • **11th District**

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

(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern

here is really that no one gets hurt.

Warmly,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup.

However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

--

Michael R. Amster |
Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park
*
11th
District
WESTCHESTER DISTRICT OFFICE:
7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772
Please sign up for our newsletter
here!

***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)
**

--

Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park * **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772
Please sign up for our newsletter here!

***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)* **

Subject: Re: Fw: West Edge Water Runoff
From: Michael Amster <michael.amster@lacity.org>
Date: 3/20/2025, 9:51 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Hello Marina,

As an initial matter, although DWP keeps their investigations like this confidential, they can certainly be requested to look again.

The Bureau of Engineering can add a project for an additional catch-basin here to their queue; unfortunately, they were clear that the list of pending projects is extremely lengthy.

I can certainly make time to discuss further, tomorrow at 2pm would be preferable.

Sincerely,

On Mon, Mar 17, 2025 at 4:39 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Thank you so much for this update. DWP did do an inspection early on in the issue with Hines, and per Hines' account found no error. Is there a way to request a report from them (so we're not just taking Hines' word for it that everything is gravy?) so we know what they inspected?
>
> I'm a bit concerned at the assumption this could be a leak given the newness of the construction and the fact that multiple inspections were conducted, while the issue arose almost immediately following construction. I guess I just don't understand what the long-term remedy is? Regular street sweeping/cleaning will absolutely help with the algae, but the water will remain a problem.
>
> If you have time for a quick call, maybe that would be easier.
>
> Thank you so much for your time and assistance here - we greatly appreciate all that you do.
>
> MM
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Michael Amster <michael.amster@lacity.org>
> **Sent:** Monday, March 17, 2025 3:40 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hello Marina,

I hope you're doing well, and I would like to make a long-overdue follow up on this issue.

As an initial matter, a sweeper should have come through on March 14th, as I coordinated with Street Services. If this made any difference, please let me know. I would be happy to try arranging more (my contact advised that I need to schedule them one at a time).

Second, the Bureau of Engineering assessed the situation. They recently advised that the water may come from some type of leak, given how much is running from there. Thus, a good option to check on the water is having DWP inspect it, through an incident report. Here is the link to such a report: https://myaccount.ladwp.com/ladwp/faces/internal/WaterConserv;jsessionid=60JKnY7SnhQ3wQkDCG4FMH1yJZzxGPQHsVGBVL8rvrSynFyd91ZX!-156053_afrLoop=1065439077404638&_afrWindowMode=0&_afrWindowId=null#%40%3F_afrWindowId%3Dstate%3D13mnx9sbax_4.

Otherwise, as for a capital project to add a catch basin, the City has very limited funding for projects like this. Unfortunately, it does not appear likely that this project could make its way up the list of needed improvements.

Sincerely,

On Mon, Jan 27, 2025 at 9:25 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Yes, please - let's chat as soon as you're able - tomorrow morning is flexible for me from 9am onward. Just a heads-up: last we were served with legal paperwork regarding a bicyclist who slipped on the algae in front of our property. Is there any recourse for fixing the water issue, even if the design was approved by the City? It's clearly creating a big issue as designed and warrants another look.
>
> Thank you,
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Michael Amster <michael.amster@lacity.org>
> **Sent:** Monday, January 27, 2025 8:55 AM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Jeff Khau <Jeff.khau@lacity.org>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hello Marina,
>
> I apologize for the delayed reply. Would you have time to connect this Tuesday morning, perhaps at or around 10am?

Sincerely,

On Wed, Jan 15, 2025 at 3:45 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Sent:** Tuesday, January 7, 2025 12:14 PM
> **To:** Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hi Jeff and Michael,
>
> As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.
>
> Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

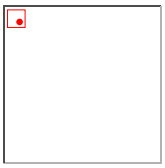
310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?



Jeff Khau, AICP | Planning & Transportation Deputy

Office of Councilwoman Traci Park • **11**th **District**

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

(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.
>
> Warmly,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

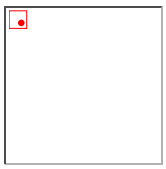
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

--



Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park • **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

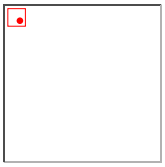
(310) 568-8772

Please sign up for our newsletter here!

***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)* *

--



Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park • **11**th **District**

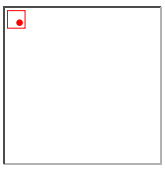
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter here!

***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)* *

--



Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park • **11**th **District**

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter here!

***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)* *

Subject: Re: Fw: West Edge Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 3/21/2025, 12:28 PM
To: Michael Amster <michael.amster@lacity.org>

OK, thanks Michael. I think in that case, we would appreciate another DWP inspection - this time with us present and the findings of that inspection being sent to us. Unfortunately, as I think I mentioned to you, since this has turned into a legal matter for us (a bicyclist recently slipped and fell as a result of the algae) we very much would appreciate having a full picture of the issue.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Thursday, March 20, 2025 9:51 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

As an initial matter, although DWP keeps their investigations like this confidential, they can certainly be requested to look again.

The Bureau of Engineering can add a project for an additional catch-basin here to their queue; unfortunately, they were clear that the list of pending projects is extremely lengthy.

I can certainly make time to discuss further, tomorrow at 2pm would be preferable.

Sincerely,

On Mon, Mar 17, 2025 at 4:39 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Thank you so much for this update. DWP did do an inspection early on in the issue with Hines, and per Hines' account found no error. Is there a way to request a report from them (so we're not just taking Hines' word for it that everything is gravy?) so we know what they inspected?
>
> I'm a bit concerned at the assumption this could be a leak given the newness of the construction and the fact that multiple inspections were conducted, while the issue arose almost immediately following construction. I guess I just don't understand what the long-term remedy is? Regular street sweeping/cleaning will absolutely help with the algae, but the water will remain a problem.
>
> If you have time for a quick call, maybe that would be easier.
>
> Thank you so much for your time and assistance here - we greatly appreciate all that you do.

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, March 17, 2025 3:40 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

I hope you're doing well, and I would like to make a long-overdue follow up on this issue.

As an initial matter, a sweeper should have come through on March 14th, as I coordinated with Street Services. If this made any difference, please let me know. I would be happy to try arranging more (my contact advised that I need to schedule them one at a time).

Second, the Bureau of Engineering assessed the situation. They recently advised that the water may come from some type of leak, given how much is running from there. Thus, a good option to check on the water is having DWP inspect it, through an incident report. Here is the link to such a report: https://myaccount.ladwp.com/ladwp/faces/internal/WaterConserv;jsessionid=60JKnY7SnhQ3wQkDCG4FMH1yJZzxGPQHsVGBVL8rvrSynFyd91ZX!-156053_afrLoop=1065439077404638&_afrWindowMode=0&_afrWindowId=null#%40%3F_afrWindowId%3Dstate%3D13mnx9sbax_4.

Otherwise, as for a capital project to add a catch basin, the City has very limited funding for projects like this. Unfortunately, it does not appear likely that this project could make its way up the list of needed improvements.

Sincerely,

On Mon, Jan 27, 2025 at 9:25 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Yes, please - let's chat as soon as you're able - tomorrow morning is flexible for me from 9am onward. Just a heads-up: last we were served with legal paperwork regarding a bicyclist who slipped on the algae in front of our property. Is there any recourse for fixing the water issue, even if the design was approved by the City? It's clearly creating a big issue as designed and warrants another look.
>
> Thank you,
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, January 27, 2025 8:55 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

I apologize for the delayed reply. Would you have time to connect this Tuesday morning, perhaps at or around 10am?

Sincerely,

On Wed, Jan 15, 2025 at 3:45 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Sent:** Tuesday, January 7, 2025 12:14 PM
> **To:** Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hi Jeff and Michael,
>
> As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.
>
> Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?

Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park • **11**th **District**
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website
SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try

and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.

Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.

We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.

Warmly,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached

out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

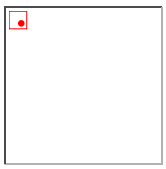
Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ
Senior Property Manager

KILROY REALTY CORPORATION
12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064
562.588.6581 **MOBILE**
rperez@kilroyrealty.com
www.kilroyrealty.com

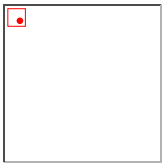
--



Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772
Please sign up for our newsletter here!

***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)* ***

--



Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park · **11**th **District**

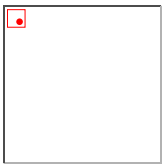
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter here!

***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)* *

--



Michael R. Amster |

Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park

·

11th

District

WESTCHESTER DISTRICT OFFICE:

7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772

Please sign up for our newsletter

here!

***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)* *

Subject: Re: Fw: West Edge Water Runoff
From: Michael Amster <michael.amster@lacity.org>
Date: 4/7/2025, 3:39 PM
To: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>

Hello Marina,

To figure out what a permanent solution would have to entail, I would encourage visiting the recently-implemented and nearby one-stop shop for Public Works and other departments at 1828 Sawtelle Blvd, 90025. Here, Bureau of Engineering staff (and others, if necessary) should be able to advise on the first steps.

Sincerely,

On Mon, Apr 7, 2025 at 9:02 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Do you have any insight as to what would be required as far as a new catch basin goes? I would imagine it would need to connect to the sewer at some point, but we want to understand what a permanent solution would entail.
>
> I'm open for a call most of today, if that happens to work for you.
>
> Thanks so much,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Michael Amster <michael.amster@lacity.org>
> **Sent:** Thursday, March 20, 2025 9:51 PM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: Fw: West Edge Water Runoff

Hello Marina,

As an initial matter, although DWP keeps their investigations like this confidential, they can certainly be requested to look again.

The Bureau of Engineering can add a project for an additional catch-basin here to their queue; unfortunately, they were clear that the list of pending projects is extremely lengthy.

I can certainly make time to discuss further, tomorrow at 2pm would be preferable.

Sincerely,

On Mon, Mar 17, 2025 at 4:39 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Thank you so much for this update. DWP did do an inspection early on in the issue with Hines, and per Hines' account found no error. Is there a way to request a report from them (so we're not just taking Hines' word for it that everything is gravy?) so we know what they inspected?
>
> I'm a bit concerned at the assumption this could be a leak given the newness of the construction and the fact that multiple inspections were conducted, while the issue arose almost immediately following construction.
> I guess I just don't understand what the long-term remedy is? Regular street sweeping/cleaning will absolutely help with the algae, but the water will remain a problem.
>
> If you have time for a quick call, maybe that would be easier.
>
> Thank you so much for your time and assistance here - we greatly appreciate all that you do.

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, March 17, 2025 3:40 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

I hope you're doing well, and I would like to make a long-overdue follow up on this issue.

As an initial matter, a sweeper should have come through on March 14th, as I coordinated with Street Services. If this made any difference, please let me know. I would be happy to try arranging more (my contact advised that I need to schedule them one at a time).

Second, the Bureau of Engineering assessed the situation. They recently advised that the water may come from some type of leak, given how much is running from there. Thus, a good option to check on the water is having DWP inspect it, through an incident report. Here is the link to such a report: https://myaccount.ladwp.com/ladwp/faces/internal/WaterConserv;jsessionid=60JKnY7SnhQ3wQkDCG4FMH1yJZzxGPQHsVGBVL8rvrSynFyd91ZX!-1560537233?_afrLoop=1065439077404638&_afrWindowMode=0&_afrWindowId=null#%40%3F_afrWindowId%3Dnull%26_afrLoop%3D1065439077404638%26_afrWindowMode%3D0%26_adf.ctrl-state%3D13mnx9sbax_4.

Otherwise, as for a capital project to add a catch basin, the City has very limited funding for projects like this. Unfortunately, it does not appear likely that this project could make its way up the list of needed improvements.

Sincerely,

On Mon, Jan 27, 2025 at 9:25 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Yes, please - let's chat as soon as you're able - tomorrow morning is flexible for me from 9am onward. Just a heads-up: last we were served with legal paperwork regarding a bicyclist who slipped on the algae in front of our property. Is there any recourse for fixing the water issue, even if the design was approved by the City? It's clearly creating a big issue as designed and warrants another look.
>
> Thank you,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> 323.769.5921 **DIRECT**
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Michael Amster <michael.amster@lacity.org>
> **Sent:** Monday, January 27, 2025 8:55 AM
> **To:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Cc:** Jeff Khau <Jeff.khau@lacity.org>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hello Marina,
>
> I apologize for the delayed reply. Would you have time to connect this Tuesday morning, perhaps at or around 10am?

Sincerely,

On Wed, Jan 15, 2025 at 3:45 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Sent:** Tuesday, January 7, 2025 12:14 PM
> **To:** Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hi Jeff and Michael,
>
> As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.
>
> Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?

Jeff Khau, AICP | Planning & Transportation Deputy

Office of Councilwoman Traci Park ⋆ **11**th **District**

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

(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.
>
> Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.
>
> We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but

our concern here is really that no one gets hurt.

Warmly,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from

buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

--

Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772
Please sign up for our newsletter here!

***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)* ***

--

Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772
Please sign up for our newsletter here!

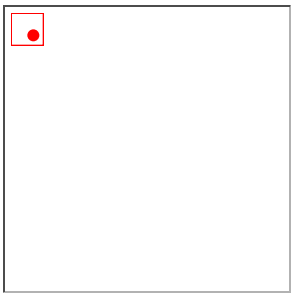
***PLEASE NOTE**: E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* ***

--

Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772
Please sign up for our newsletter here!

***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)* ***

--



Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772
Please sign up for our newsletter here!

***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)* ***

Subject: RE: Fw: West Edge Water Runoff
From: "Martos Dabel, Marina" <mmartos@kilroyrealty.com>
Date: 4/7/2025, 9:02 AM
To: Michael Amster <michael.amster@lacity.org>

Hi Michael,

Do you have any insight as to what would be required as far as a new catch basin goes? I would imagine it would need to connect to the sewer at some point, but we want to understand what a permanent solution would entail.

I'm open for a call most of today, if that happens to work for you.

Thanks so much,
Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Thursday, March 20, 2025 9:51 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

As an initial matter, although DWP keeps their investigations like this confidential, they can certainly be requested to look again.

The Bureau of Engineering can add a project for an additional catch-basin here to their queue; unfortunately, they were clear that the list of pending projects is extremely lengthy.

I can certainly make time to discuss further, tomorrow at 2pm would be preferable.

Sincerely,

On Mon, Mar 17, 2025 at 4:39 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Thank you so much for this update. DWP did do an inspection early on in the issue with Hines, and per Hines' account found no error. Is there a way to request a report from them (so we're not just taking Hines' word for it that everything is gravy?) so we know what they inspected?
>
> I'm a bit concerned at the assumption this could be a leak given the newness of the construction and the fact that multiple inspections were conducted, while the issue arose almost immediately following construction. I guess I just don't understand what the long-term remedy is? Regular street sweeping/cleaning will absolutely help with the algae, but the water will remain a problem.

If you have time for a quick call, maybe that would be easier.

Thank you so much for your time and assistance here - we greatly appreciate all that you do.

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, March 17, 2025 3:40 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

I hope you're doing well, and I would like to make a long-overdue follow up on this issue.

As an initial matter, a sweeper should have come through on March 14th, as I coordinated with Street Services. If this made any difference, please let me know. I would be happy to try arranging more (my contact advised that I need to schedule them one at a time).

Second, the Bureau of Engineering assessed the situation. They recently advised that the water may come from some type of leak, given how much is running from there. Thus, a good option to check on the water is having DWP inspect it, through an incident report. Here is the link to such a report: https://myaccount.ladwp.com/ladwp/faces/internal/WaterConserv;jsessionid=60JKnY7SnhQ3wQkDCG4FMH1yJZzxGPQHsVGBVL8rvrSynFyd91ZX!-1560537233?_afrLoop=1065439077404638&_afrWindowMode=0&_afrWindowId=null#%40%3F_afrWindowId%3Dnull%26_afrLoop%3D1065439077404638%26_afrWindowMode%3D0%26_adf.ctrl-state%3D13mnx9sbax_4.

Otherwise, as for a capital project to add a catch basin, the City has very limited funding for projects like this. Unfortunately, it does not appear likely that this project could make its way up the list of needed improvements.

Sincerely,

On Mon, Jan 27, 2025 at 9:25 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Yes, please - let's chat as soon as you're able - tomorrow morning is flexible for me from 9am onward. Just a heads-up: last we were served with legal paperwork regarding a bicyclist who slipped on the algae in front of our property. Is there any recourse for fixing the water issue, even if the design was approved by the City? It's clearly creating a big issue as designed and warrants another look.
>
> Thank you,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**
323.769.5921 **DIRECT**
310.406.6481 **MOBILE**

From: Michael Amster <michael.amster@lacity.org>
Sent: Monday, January 27, 2025 8:55 AM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hello Marina,

I apologize for the delayed reply. Would you have time to connect this Tuesday morning, perhaps at or around 10am?

Sincerely,

On Wed, Jan 15, 2025 at 3:45 PM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Michael,
>
> Do you have time to connect one day this week or next? I just want to make sure we're following the appropriate course dealing with this safety issue.
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos Dabel, Marina <mmartos@kilroyrealty.com>
> **Sent:** Tuesday, January 7, 2025 12:14 PM
> **To:** Jeff Khau <Jeff.khau@lacity.org>; Michael Amster <michael.amster@lacity.org>
> **Subject:** Re: Fw: West Edge Water Runoff
>
> Hi Jeff and Michael,

As we understand it from Hines, it's the result of groundwater (there's an underground channel below their 3-level underground parking structure) displacement. Basically, the depth of the garage has caused a lot of water to push up via an outlet that drains right in front of our property. Despite this being built to plan, it is still an issue that presents a safety concern.

Our garage is only two levels underground and does not hit the water table, but this has been an issue we've made them aware of for many months.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 7, 2025 12:06 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>; Michael Amster <michael.amster@lacity.org>
Subject: Re: Fw: West Edge Water Runoff

Hi Marina,

I've brought this to the attention of +Michael Amster our field deputy for West LA; we'll get back to you soon with a resolution.

Do you know where the water is coming from? Or any other details about the area that can help us assess the source of the problem?

Jeff Khau, AICP | Planning & Transportation Deputy

Office of Councilwoman Traci Park ⋆ **11**th **District**

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

(213) 887-5644 TEL | 11th District Website

SIGN UP for the **Better11 Newsletter!**

***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 Tue, Jan 7, 2025 at 10:48 AM Martos Dabel, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well and that you enjoyed a nice holiday season. I wanted to bring to your attention another issue we're experiencing as a result of the development next-door (West Edge). Although it appears that the conditions were built to City standards, the drainage of the underground water onto our property is creating some big safety issues for our tenants and pedestrians. As you can see in the first image, there is a large pool of water that collects along our driveway and the length of our property down from their outlet. Because the water is stagnant, it creates a mess of algae and we've had multiple cars spin out upon entering or exiting our property and two reported trip-and-falls. We are going to continue to try and work with Hines, but they insist that since they have received a CofO and built to code that they are not responsible.

Are you aware of any provisions that would allow the City to look into this condition further, and perhaps require the water be diverted to an actual drain? We hate to be pests, but this is an actual safety hazard and not just an aesthetic concern.

We'll continue to try to make headway with Hines directly, but if there are any tools you know of that could help make sure they fix this, we'd really appreciate it. They haven't been the best neighbors, but our concern here is really that no one gets hurt.

Warmly,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Perez, Rosio <RPerez@kilroyrealty.com>
Sent: Monday, January 6, 2025 3:04 PM
To: Martos Dabel, Marina <mmartos@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Paquette, Jenifer <jpaquette@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@kilroyrealty.com>; Sargent, Cal <CSargent@kilroyrealty.com>
Subject: West Edge Water Runoff

Hi Marina –

Hope you enjoyed the holidays.

Per our chat in December, our neighbor at property West Edge in West LA, managed by Hines has been experiencing a constant water runoff coming from the city's underground water channel below their P3 parking level. The water runs in front of West Edge and our property at Tribeca - 12233 W. Olympic. The runoff has been an ongoing matter since Water Edge was completed and it builds up algae in front of our property which poses safety concerns for our tenants, visitors and to the public as the algae is very slippery. Our property Tribeca is developed to P2 underground level, and this was not a matter before. We have

noticed individuals slipped on the algae, and thankfully no slip and falls are reported but close attempts. Additionally, cars coming in and out of our property have experienced their tires spinning before they are able to gain traction due to the algae.

Please see pictures attached for reference. Our team is currently cleaning the water daily with a wire broom, and we have scheduled power washings to maintain the algae from buildup. However, this is an expense that we don't believe we should be responsible for since it's not a runoff from our property.

We've communicated our concerns to Hines, and they've informed us that they have reached out to the Los Angeles Department of Water and Power's Water Conservation Response Unit ("LADWP") and the City has confirmed that the development was built to code with no further updates this far. Hines and our team have entered curb street cleaning tickets to the City, but we have not seen any street cleaning taking place.

Please let us know if you are able assist with resolving this matter with the City. Additionally, please let me know if there's anything I can do to help.

Thank you,

ROSIO PEREZ

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

562.588.6581 **MOBILE**

rperez@kilroyrealty.com

www.kilroyrealty.com

--

Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772
Please sign up for our newsletter here!

***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)* ***

--

Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park • **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772
Please sign up for our newsletter here!

***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)* ***

--

Michael R. Amster | Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045
(310) 568-8772
Please sign up for our newsletter here!

***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)* ***

Subject: Invitation to Submit Proposal
From: Kitty Gordillo <kgordillo@hollywoodpal.org>
Date: 5/28/2025, 8:23 PM
To: brendanxalferez@gmail.com, brendarios921@icloud.com, brents@hpapts.com, Brent Sprenkle <brentsprenkle@gmail.com>, bret.barker@tcw.com, brett.t.walter@gmail.com, brett.walter@db.com, Brewerystore Venice <brewerystorevenice@firestonebeer.com>, brian.choi@tcw.com, brian.djohnson@loewshotel.com, brian.djohnson@loewshotels.com, Brian J Fagan <brian.fagan@post43.org>, Brian Williams <brian.k.williams@lacity.org>, Brian Stewart <brian.stewart@amgraph.biz>, Brian Schofield <brian@aeconglobal.com>, brian@brewhousela.com, brian@folb.com, Brian Paboojian <brian@nthonet.com>, brian@schofieldindustries.net, "Rimicci, Briana" <briana.rimicci@warnerbros.com>, Brian Levian <brianlevian@gmail.com>, Brianna Ruloma <brianna@communityboost.org>, brianquijivix@sbcglobal.net, L Fujita <brilupe@hotmail.com>, brittany.marasheski@gatewayspecialty.com, "Solis, Brittany" <brittany.solis.225@my.csun.edu>, Brittany Helfer <brittany@ascendmarketingcorp.com>, Brittany Deputla <brittany@avalonhollywood.com>, Brittany Miller <brittany@thexperiential.com>, brittany@thproductions.com, Brittany Brave <brittanybravepr@gmail.com>, bronskeeto@yahoo.com, "Whitehead, Brooke - Paramount" <brooke_whitehead@paramount.com>, brothacker@cadencecap.com, "Brown, Brenda J" <brownb3@lacitycollege.edu>, KLH <brownsfn1@aol.com>, Brian Schofield <brs471@gmail.com>, Bruce Remick <bruce@bruceremick.com>, bruce@questnutrition.com, brucecardenas@aol.com, bruceecardinas@gmail.com, bryamamoto@ldry.com, Bryan Ferreira <bryan@calpal.org>, Bryan Cole <bryan@hollywoodchamber.net>, bryanbernal266@gmail.com, Bryan Granados <bryangranados1986@gmail.com>, bryan_ellenburg@paramount.com, Betty Salguero <bsalguero18@gmail.com>, "Sanders, Bill S." <bsander2@exchange.calstatela.edu>, Brian Schofield <bschofield@raleighenterprises.com>, bstelian16@gmail.com, btakahashi@hinshawlaw.com, btaylor@hudsonppi.com, btelis781@gmail.com, Ben Holley <btholley33@gmail.com>, btrotundo@yahoo.com, budgetcommittee@easthollywood.net, bunnyhouse888@gmail.com, Mr Monte5 <businessbox5@hotmail.com>, "Bustamante, Jisela" <bustamante-jisela@aramark.com>, bustamante.patrick@yahoo.com, bvalle@laalliance.org, bxd4581@lausd.net, George Raya <c14dukes@yahoo.com>, Minuteman Press Hollywood - Copymat <ca298@minutemanpress.com>, cadres.shelton@paramount.com, cadycoupe1965@yahoo.com, cagereview@dla.mil, caienczak@raleignstudios.com, calblaster63@gmail.com, "calderon.jr23" <calderon.jr23@yahoo.com>, californiacindy13@gmail.com, Susan Pingleton <calsueping1@gmail.com>, Cambria Bacher <cambria@mbseco.com>, Camilla Jackson <camilla@arenascreen.com>, Camille Bimet <camille@thevibeagency.com>, "Campoy, Leticia" <campoyl@lacitycollege.edu>, Candis Gimbel <candismariegimbel@gmail.com>, caprofr@aol.com, cardena@lacitycollege.edu, Carissa Abele <carissa@balanicustom.com>, carla.flores@firstgroup.com, carla1087@hotmail.com, carleecarpio@gmail.com, Carlos Ojeda <carlitos200002@gmail.com>, Carlos Calderon <carlos.calderon.466@my.csun.edu>, "Leon Martinez, Carlos" <carlos.leonmartinez@whotels.com>, carlos.worldwide@gmail.com, Carly Evans <carly.evans@thegivingblock.com>, Carly Skinner <carly.skinner@dreamhotels.com>, carmel.b.sella@wellsfargo.com, "Nicholas, Caroline" <caroline.nicholas@mail.house.gov>, CarShow <carshow@mail.com>, Marc Carter <carter.marc@gmail.com>, cary.meltzer@cnb.com, caryn@earlylingo.com, cascadestudiosla@gmail.com, caseygeorge@cox.net, casienczak@raleignstudios.com, casseygeorge@cox.net, Erin Tomasello <castingerin@gmail.com>, catering@angeliniosteria.com, cateringbypinks@gmail.com, catherine.m.farrell@kp.org, Cathy

Ramirez <cathy@gsgprotective.com>, catjazz@sbcglobal.net, "Booker, Catrisa D" <catrisa.booker@lausd.net>, Benevity Causes <causes@benevity.org>, Cynthia Ayala <cayala25@csu.fullerton.edu>, cayala@holloywoodpal.org, Cynthia Ayala <cayala@hollywoodpal.org>, Colin Baker <cbaker@passageways.com>, cbarton@hudsonppi.com, cbe.2979@gmail.com, cc@dynamicdevco.com, ccalvillo@bresee.org, Chris Clemens <cclemens@firstpic.org>, ccolletta@heihotels.com, ccrumpley@sfvbj.com, cculwell@bernards.com, cd4.funding@lacity.org, CD4 Scheduling <cd4.scheduling@lacity.org>, cd4comms@lacity.org, cdcramer2003@gmail.com, "Ha, Cong D." <cdha@lasd.org>, cdm9228@lausd.net, cduchida@jssinc.org, ceaser.rodriguezlinares.87@my.csun.edu, cegprotection@yahoo.com, Celestine <celestine.x@lausd.net>, "Canales, Celso" <celso.canales@whotels.com>, Cendy Martinez <cemartinez@barrioaction.org>, cervin@earthlink.net, cfalacatering@gmail.com, cgarcia@liftcommunities.org, cgeller@susnetlaspalmas.com, cgialanella@modernluxury.com, cgoldberg@klaff.com, Cecilia Gomez <cgomez@djmcapital.com>, chad.johnson2@wellsfargo.com, chad@carswellandassociates.com, chad@ctbmgt.com, Chad Peterson <chad@goldenvoice.com>, chad@sendthewire.com, chada@me.com, chadbousleiman@yahoo.com, chagrin@aol.com, chaitalig@ladodgers.com, "Gala, Chaitali" <chaitalim@dodgersfoundation.org>, Chana Carol <chanajcarol@gmail.com>, chapsss88@yahoo.com, Charamie Jean Hilaga <charamie.hilaga@lendistry.com>, Charles Lerner <charles.lerner@taogroup.com>, charles@kaglew.com, Charles Taylor <charlestaylor.chnc@gmail.com>, Charlotte Hennessy <charlotte.hennessy@citadel.com>, Cindy Hartsburg <chartsburg@insurlynx.com>, Charyn Macy Gray <charynharris@gmail.com>, chavezmonique16@yahoo.com, chefscott@may-catering.com, chelsea_davidoff@paramount.com, Cherilyn Smith <cheriks@ca.rr.com>, cheryl@whchc.org, cherylf@hollywoodpiano.com, cherylq@pacbell.net, chevelino@gmail.com, Cheyenne Kelley <cheyennekelley0417@gmail.com>, chiara santi <chiara@fabiolus.com>, Chirel Aiche <chirel@iawworld.com>, chivociclista@gmail.com, chloe@holllywoodchamber.net, Chloe Kim <chloe@hollywoodchamber.net>, chris.garcia@bancofcal.com, Chris Duarte <chris@andersontrophy.com>, Chris Rodriguez <chris@hollywoodpal.org>, chris@hudsonppi.com, Chris Agnew <chris@lafilmpermits.com>, chris@sirenstudios.com, chris@therecordparlour.com, chrishawkins99@gmail.com, chriskim@koreatimes.com, chrislittle@iheartmedia.com, Chris Tourtellotte <christ@laterradev.com>, christian.jaimes.596@my.csun.edu, ChristianArenaCinelounge <christian@arenacinelounge.com>, Christian Arena Cinelounge <christian@arenascreen.com>, Christian Meoli <christian@cinelounge.co>, "Christian Meoli (Voltaire Media)" <christian@voltairemedia.com>, Christian Davis <christian@williamhenry.com>, christianeverettdavis@gmail.com, christiantailwagger@gmail.com, christian_mendoza@lennox.k12.ca.us, "Christian_Mendoza@lennoxk12.org" <christian_mendoza@lennoxk12.org>, christina.micelishollywood@gmail.com, christina.moore@lausd.net, christina.oriel@asianjournalinc.com, Christina Iannuzzi <christina@lebul.com>, Christina Fuoco <christina@timespublications.com>, christinaball@outlook.com, Christine Eckford <christine.eckford@lacity.org>, "Patchen, Christine" <christine.patchen@hines.com>, Christine Suitonu <christine.suitonu@bowlluckystrike.com>, christine@foodandbounty.com, Christine Nassr <christinen@workingwardrobes.org>, Christopher Chaisson <christopher.chaisson@validity.com>, christopher.forman@decurion.com, christopher.hoven@mail.house.gov, christopher.jaimes.194@my.csun.edu, Christopher Monarrez Rios <christopher.monarrez-rios.599@my.csun.edu>, Christopher Rong <christopher.rong@gmail.com>, christopher.s.seckel@disney.com, christopher.thomas@luxurycollection.com, christopherjmarinelli@gmail.com, Christopher Payton <christopherpayton@livenation.com>,

chris_cramer_cdccramer2003@gmail.com, chvaquerano@salef.org, cice@csu.fullerton.edu, cindia@ladodgers.com, cindie.bassett@lacity.org, cindy.chang@latimes.com, "Carter, Cindy - Paramount" <cindy_carter@paramount.com>, cir6177@lausd.net, Nona Sue Friedman <circulation@larchmontchronicle.com>, Citadel Contract Closeout <citadelcontractcloseout@elevate.law>, Ernest Lee <citizenernest@citizenm.com>, Civic Center Permits <civiccenterpermits@lausd.net>, cjcampanella@yahoo.com, cjimenez@archive.romerocharter.org, cjimenez@journalhotels.com, cjimenez@romerocharter.org, cjohannsen@kilroyrealty.com, cjtourtellotte@gmail.com, ckanagi@agsprotect.com, ckanagi@djmcapital.com, ckbetta@aol.com, ckbraidi@gmail.com, cklein@crescentheights.com, ckrell.amgraph@gmail.com, Candace Krell <ckrell@amgraph.biz>, Candace Krell <ckrell@sgl-global.com>, GM Acc <clairekmg@gmail.com>, Clara Chowaiki <clara@iawworld.com>, Claudia Lara <clara@ypi.org>, "Scott, Clarissa" <clarissa.scott@umusic.com>, classynova@aol.com, claudia.arreola@lausd.net, Claudio Zuniga <claudio.zuniga@adp.com>, Clay Keller <clay@arenacinelounge.com>, clee@kilroyrealty.com, clgarcia@southcentrallamp.org, ActiveWorks Endurance - Support <clientcare@activenetwork.com>, cliff@colecommercial.com, cliflim@gmail.com, clifton.lim@us.bnpparibas.com, chilbertrules <clint.hilbert@yahoo.com>, clopez@apexacademyhs.info, clr1985lee@yahoo.com, "Clyde Beffa Jr." <clydebeffa@klwines.com>, cma1985@gmail.com, cmarie1910@gmail.com, cmartinez@barrioaction.org, cmcgee2210@yahoo.com, Catherine McGee <cmcgee@bardasig.com>, cmcroskey@kilroyrealty.com, cmgooley@wgn.net, Carlie Nevels <cnevels@salesforce.com>, coach.reyes@gmail.com, coachmario8 <coachmario8@gmail.com>, coastparking@aol.com, Carmen Ochoa <cochoa0921@gmail.com>, cole@hollywoodpartnership.com, colin@heimat.com, Colin Flynn <colinpflynn@gmail.com>, collin@artisanventures.com, collinmonsour@gmail.com, "Colon, Nelines" <colonn@lacitycollege.edu>, colton.weiss@hotmail.com, Hollywood Chamber <coltrane@hollywoodchamber.net>, Comedian Gus Arredondo <comediangus66@gmail.com>, community@salesforce.org, connaughtriley@broadwayinhollywood.com, connor.loeb@gmail.com, connor.loeb@gmial.com, contact@dlmc.la, contact@lasafaris.com, TeamCD4 <contactcd4@lacity.org>, contactus@calibercollision.com, "Cook, Hayley" <cookh@lacitycollege.edu>, coordinator@starlinetours.com, cora@lasentinel.net, Corey English <corey@gsgprotective.com>, coreyacain@gmail.com, "Kobashigawa, Corey - Paramount" <corey_kobashigawa@paramount.com>, corp.disneycommunity@disney.com, cory.minderhout@charter.com, CORY PALKA <cory.palka@lapd.lacity.org>, Cory Miller <cory@getblk.com>, Cory French <coryfrench514@gmail.com>, "Kilarski, Courtney N" <courtney.kilarski@gs.com>, Courtney Cissen Hall <courtney@hollywoodpal.org>, courtneychall@kw.com, Courtney Klone <courtneyklone@livenation.com>, cpalma1@live.com, CARLOS PEREGRINA <cperegrina@scoresports.com>, Cindy Perkins <cperkins@julepcrm.us>, Claire Perry <cperry@chjs.org>, Charles Puree <cpuree7703@aol.com>, crabinowitz@fentoncharter.net, craig.bullock@lacity.org, "Darian, Craig" <craig@occidentalentertainment.com>, crfmonkey@aol.com, crhri.adoian@propercompanies.com, Cris Carmi <cris@soulhollywood.com>, cristen.loeb@gmail.com, Cristian Arguello <cristianargell550@gmail.com>, crm0641@lausd.net, crmdonation@salesforce.com, crobelero@hollywoodpal.org, crosejimenez@gmail.com, cruzenmyway@gmail.com, "Nuno, Crystal" <crystal.nuno.638@my.csun.edu>, crystal@cinelease.com, crystal@gsgprotective.com, Crystal Marroquin <crystal@lebul.com>, Carol Sidlow <csidlow0264@aol.com>, ctg1048@lausd.net, ctoledo@bgchollywood.com, ctr8709@lausd.net, ctrigueros@brightstarschools.org, Curtis Woods <curtis@pouringwithheart.com>, cvcccraig@gmail.com, Christopher Lee <cylee213@gmail.com>, cynna@srfinancialservices.com,

Cynthia Miranda <cynthia@a1partyrental.com>, Cynthia Ayala <cynthiaayala27@yahoo.com>, cyramirez@laalliance.org, czcorona@earthlink.net, d.dennis777@yahoo.com, d.planting@gpicos.com, d13hollywood@gmail.com, dadof2bears@yahoo.com, Daisy Mendez <daisy.marisol28@gmail.com>, Daisy Lin <daisylin428@gmail.com>, Daisy Mendez <daisymendez998@gmail.com>, DaJuan Johnson <dajuanuf@gmail.com>, dalmaraz@alpertbarr.com, dalton@trypacecare.com, dan.halden@lacity.org, dan@chandlerpartners.com, Dan Raskov <dan@laughfactory.com>, dan@nyfa.edu, Dana Fareri <dana@avalonhollywood.com>, dana@supportlapd.org, dani@goatglobal.com, Daniel Eyal <daniel.eyal@lacity.org>, Daniel Haas <daniel.haas@longbeach.gov>, daniel.pace@tcw.com, Daniel Zacharczuk <daniel.z@pouringwithheart.com>, daniel@buildingskills.org, "Daniel A. Perez" <daniel@chnc.org>, "Fulfs, Danielle" <danielle.fulfs@mail.house.gov>, danielle.l.powell@wellsfargo.com, Danielle Pickens <danielle.pickens@lacity.org>, Danielle Ruble <danielle@academy.la>, Danila Fraga <danila@hollywoodchamber.net>, Danineth Sanchez <daninethsanchez@yahoo.com>, Daniel Corral <dannycorral@gmail.com>, dannyjr@lasentinel.net, "Daniel A. Perez" <dapwizardman@me.com>, dara@managedbyslm.com, darcy@chutterboxphotobooth.com, "D'Arcy Kahn" <darcy@shutterboxphotobooth.com>, darnell.tyler@nbcuni.com, "Genyard, Darrell" <darrell.genyard@viacom.com>, Darren Phillips <darren.phillips@lawrenceink.com>, Danny Arriaga <darriaga1958@gmail.com>, Daryl Paranada <daryl_paranada@emerson.edu>, davd@jnttek.com, dave.clarke@soccercoachweekly.net, "Dave Macdonald | DM Design" <dave@dm.design>, Dave Bader <dave@jnttek.com>, Dave Macdonald <dave@wp-techsupport.com>, daveanderson@learntolead.com, david.burrus@nfl.com, david.clarke@coach-soccer.com, "Davis, David" <david.davis@adm.com>, david.gavan@aus.com, david.gavin@aus.com, david.giron@lacity.org, david.howe@adp.com, David Ryu <david.ryu@lacity.org>, david@grayboxllc.com, david@hollywoodchamber.net, david@nederlander.com, David Aldana <davidaldana84@yahoo.com>, davidb@level3hollywood.com, davidbellamy@traderjoes.com, davidl@acgtmc.com, David Mo <davidmo.cpm@gmail.com>, davidmo806@gmail.com, davids@jewishjournal.com, davidwgajda@gmail.com, david_houston@dailyjournal.com, david_munoz14@yahoo.com, dawn@crewrooms.com, dbarbee@sunsetbronson.com, dbellamy@traderjoes.com, dbergstein@grayboxllc.com, dbinswanger@lpc.com, dblackshear24@me.com, Darrell Davis <dbled99@gmail.com>, Debra Bordeaux <dbordeaux@enterprisebank.com>, dbradley@exhalespa.com, Dave Cavanaugh <dcavanaugh@earlenterprise.com>, David Cook <dcook@firstpic.org>, Darlene Drain <ddrain@k2insclaims.com>, Diana Duarte <dduarte@girlscoutsla.org>, Dean Gavoni <dean@sirenstudios.com>, Dean Edouarde <dean@ugme.com>, Deanna Barillari <deanna.barillari@gmail.com>, Deanna Minatiskan-Vargas <deanna.minatiskan-vargas@lacity.org>, "Calderon, Debbie M." <debbie.m.calderon@disney.com>, Debbie Greer <debora.greer@salesforce.com>, deborah@sobanla.com, deisyp@bossafood.com, delacruz.karen@yahoo.com, delia.rios@lausd.net, denadeuce@yahoo.com, Denise Chavez <denise.m.chavez@lacity.org>, Denise Estrada <denise@andygump.com>, denisekimjones@gmail.com, dennis.johnson1@charter.com, Denise Epport <depport@rampartpal.org>, depport@triformis.com, Derek Yee <derek.yee@dsylaw.com>, Derek Calderon <derek022604@gmail.com>, derek@concernfoundation.org, derek@hollywoodpal.org, Derek Khalil <derek@uscoachways.com>, Derek Kerwin <derekkerwin@lucidmotors.com>, Derek Yee <derekyee@dsylaw.com>, derrick.filer@abc.ca.gov, Poker Chip Lounge <design@pokerchiplounge.com>, "Vasquez, Destiny" <destiny.vasquez.791@my.csun.edu>, Devin Strecker <devin@hollywoodbid.org>, dfan@lacare.org, dflier@mindspring.com,

dfloorguy@gmail.com, dgathers@gathersstrategies.com, dgreen@nederlander.com, Debbie Hall <dh@harryscollision.com>, dhalet@chla.usc.edu, Diana Herwig <dherwig@onecause.com>, diana.friedman@warnerbros.com, Diana Lotysz <diana.lotysz@citadelsecurities.com>, diana.marin2@gmail.com, diana.romo@charter.com, Diana Meraz <diana@gsgprotective.com>, Diane Host <diane.host1@gmail.com>, dianna.hernandez.990@my.csun.edu, Dianna Eisenberg <dianna@mediadistrict.org>, Diego Rodriguez <diego.rodriguez@cision.com>, dileemusic@gmail.com, dion@coachwithpassion.com, Disney Movie Tickets <disney.movie.tickets@disney.com>, djacinto@journalhotels.com, djayala42@gmail.com, djluis_otero22@hotmail.com, dk.gauthier31@gmail.com, dlawrencebell@gmail.com, dlee@jamisonservices.com, dlevin@gmail.com, dlgubler@yahoo.com, dlhorn@palmcommunities.com, dlin@hollywoodpal.org, dlnicolet@sbcglobal.net, David Lytle <dlytle@nfocus.com>, Dave MacDonald <dmacdonald@adoptahighway.com>, Mauricio Diaz <dmauricio78@gmail.com>, Daisy Mendez <dmendez@hollywoodpal.org>, Dawn Miltenberger <dmiltenberger@amgraph.biz>, David Mo <dmo@the-mbsgroup.com>, dmrgirl85@yahoo.com, docb@me.com, dogubomb@gmail.com, domaines.info@gmail.com, domar67@yahoo.com, dominic.choi@lapd.online, Sandy-pal <domsandycar@yahoo.com>

Invitation to Submit Proposal

Hello,

The **National Association of Hollywood Police Activities League, Inc. (hollywood PAL)** is requesting proposals from qualified vendors to provide services for the following project:

Project Name: PAL Impact 360
Scope of Work: Provide general services for National PALs youth programs nationwide

Please review the full Request for Proposal (RFP) for detailed information and submission guidelines. You can download the RFP using the secure link below:

View RFP Details

All proposals must be submitted electronically to **info@hollywoodpal.org** by the stated deadline.

If you have any questions regarding the proposal or submission process, please contact us at info@hollywoodpal.org.

We appreciate your interest and look forward to reviewing your proposal.

Sincerely,

--

Kitty Gordillo, Executive Director
Hollywood Police Activities League (PAL)
1358 Wilcox Avenue
Los Angeles, CA 90028
(323) 467-7114 office (818) 427-7485 cell
www.hollywoodpal.org

Subject: Invitation: Sept 23, Los Angeles Green Business Program Networking Expo
From: san GreenBizLA <san.greenbizla@lacity.org>
Date: 8/21/2025, 3:54 PM
To: jb4gold@gmail.com, info@accessscanning.com, "Javier Rios | Access Scanning Document Services, LLC" <Javier@accessscanning.com>, evelyn@laincubator.org, Ian Bell <Ian@aeroplex.net>, Aguavida Water Machines <info@aguavidapremium.com>, ardila.andrea@aguacol.com, info@air.productions, shon@air.productions, izabel.hernandez@cancer.org, Virginia Andrade <virginia.andrade@cancer.org>, Dominique Hargreaves <dhargreaves@aracapital.com>, ronnie@amo.studio, Jennifer Aos <jennifer@aosinteriors.com>, e.stcharles@argcreate.com, K.Horak@arg-la.com, "Bentzin, Bonny" <bbentzin@fm.ucla.edu>, hello@bridgethedigitaldivide.sg, info@bridgethedigitaldivide.us, Lynn Melillo <lmelillo@bristolfarms.com>, Natalie Webb <natalie@cafecitacoffee.com>, hello@califiafarms.com, receptionist@canvasww.com, Alex Hightower <ahightower@canvasww.com>, cpullman@castlecooke.com, jflores@childrensinstitute.org, jkeller@claylacy.com, liliekulber@gmail.com, mjauregui@cwp-ms.com, csu@csuinc.org, admin@csuinc.org, psmart@levyrestaurants.com, Monique Figueiredo <hello@compostablela.com>, Councilmember McOsker <councilmember.mcosker@lacity.org>, Christian Guzman <christian.l.guzman@lacity.org>, Raj <raj09_82@hotmail.com>, WeCareLAX@crews1972.com, cnavarro@crews1972.com, bdunbar@cumming-group.com, kyle@decarbonapp.com, deliciousatthedunbar@gmail.com, Drew Price <drew@drewpriceorganizing.com>, Jonathan Mangano <dukescafe2021@gmail.com>, contact@ecosetconsulting.com, Kris Barberg <kris@ecosetconsulting.com>, "Fishlowitz,Mark A" <m.fishlowitz@edwardjones.com>, alison@ecsonline.org, sherbg@email.laccd.edu, VAZQUEZ Rocco - SOFITEL Los Angeles at Beverly Hills TE3 <Rocco.Vazquez@sofitel.com>, M K <mkraus@expaklogistics.com>, GregoryDPaul@gmail.com, info@foodforward.org, ally@foodforward.org, nancy@foodcyclela.org, shawn@goodguardsecurity.com, Hello Bonjour <hello@goodplanet.green>, info@greenbeginningpreschool.com, veronica@gbcp1.com, keone@gbcp1.com, Green Rodent Restoration <contact@greenrodentrestoration.com>, Shay K <Shay@grrfranchise.com>, info@haroldandbelles.com, ryan@haroldandbellesrestaurant.com, andrea.lerma@hdrinc.com, bowerssons@gmail.com, customerservice@heathceramics.com, Lauren Olson <laurenolson@heathceramics.com>, Gonzo43@verizon.net, jbaker@helinet.com, info@helinet.com, ariananoriega@yahoo.com, schristensen@howardbuilding.com, Wayne Said <wayne@indieprinting.com>, jhai@jhai-architect.com, James Heimler <jheimler@jhai-architect.com>, Daniel.Fidel@jetaviation.com, info@joycela.com, drina@joycela.com, info@kalirestaurant.com, kevin@kalirestaurant.com, dario@kefirlab.com, investorrelations@kilroyrealty.com, "Troxel, Tia" <ttroxel@kilroyrealty.com>, Munamato Pheedza <munamato55@gmail.com>, mushrooms@lamushroomlab.com, ryan@lamushroomlab.com, Paola Andrade <polittologa@gmail.com>, Lil Bills mobile Bike Rpair Flournoy <lilbillsbikerepair@gmail.com>, kait@lisasaysgah.com, lucy.renfrow@lmu.edu, ian.mckeown@lmu.edu, kathy.reed@lmu.edu, eflores@lacclink.com, sustainability@lawa.org, "Lowe's Transportation" <info@lowestransportation.com>, info@meaningfulworks.com, Jasmine Bahremand <jasmine@meaningfulworks.com>, Adrianne Abraham <adrianne@milestonefacilityservices.com>, nadia@nadiafilms.com, Kris Kaiser <kris@noiseengineering.us>, Maxim George <maxim.george@northsix.com>, hello@nourish.la, William Ayala <william.ayala@lacity.org>, ayad@orangebag.co, contact@pauldavisarchitects.com, davis@pauldavisarchitects.com, info@phoenixglobalgreenschool.org, ian@pie.la, iansvilokos@gmail.com, sales@profit-xl.com, Tyson Su <tysonsu@gmail.com>, Project 43 Team Post Center <project43la@gmail.com>,

ksturg8@ppminc.org, "Mo, David" <dmo@radfordsc.com>, re_ grocery <hello@regrocery.co>, sustainability@thereformation.us, marketing@repurpose.com, sarah@repurposecompostables.com, ade@omoade.com, angelica@risfoundation.org, RIS Foundation <frontdesk@risfoundation.org>, "Desiderio, Nina" <nina.desiderio@risingrp.com>, sofitel.losangeles@sofitel.com, esg@gcl.global, Samantha Annamraju <samantha.annamraju@rockit.global>, Info@sanisetfleet.com, Kuldeep@sanisetfleet.com, cschaffer@schafferla.com, marina@showroom316.com, tomasz.wysocki@signatureflight.com, SqrrlxPrntz Print Shop <Squirrelprintzla@gmail.com>, maria@studio-mla.com, info@supercopyinla.com, fpasker@tca-arch.com, Jennifer Valerio <jvalerio@energycoalition.org>, info@theknowledgeshopla.com, theknowledgeshopla@gmail.com, xfreekx@hotmail.com, gabriela@tiachucha.org, ehwang@uniservecorp.com, fjackson@getty.edu, nicholas@vino-vorela.com, Fabian Garcia <fabianga@usc.edu>, hello@verdicalgroup.com, Drew Shula <drew.shula@verdicalgroup.com>, hq@vsedc.org, tbuckman@vsedc.org, jason.miller@risingrp.com, "melissa yoga-urt.com" <melissa@yoga-urt.com>, info@zgf.com, shara.castillo@zgf.com, payables@mtousa.org, Jeffery Fuller <jeff@dskarch.com>, paeivi.toivanen@dlh.de, antonio.luciano@dlh.de, carmela.b@candlsupply.com, bezian@yahoo.com, Tammy Louie <tammy.louie@lacity.org>, Councilmember Blumenfield <Councilmember.Blumenfield@lacity.org>, eacevedo@hansonbridgett.com, ross@sepulvedalawgroup.com, admin@laurelkitchens.com, tom@it-makes.com, admin@baroolosangeles.com, hello@baroolosangeles.com, art@caroldavismosaics.com, info@aidanzhouse.org, peiyen@blingblingdumpling.com, hello@lovepeaceandspades.com, info@laundrypop.com, terk@usc.edu, dulan.greg@gmail.com, emily@substratadesign.com, abbyscaliforniakitchen@gmail.com, Vicarin27@yahoo.com, lyn.pacificar@herbalaria.com, info@diegosbakery.com, Manny Diaz <manny@fedesignandconsulting.com>, gwennievance@aol.com, Southernsoul.la@yahoo.com

Hello LA Green Business Members,

Mark your calendars. Do not miss out. We are counting down and getting closer to the inaugural Los Angeles Green Business Networking Expo! This exclusive event offers a unique opportunity for certified Green Businesses
to connect, learn, and grow together.

Los Angeles Green Business Program Networking Expo

When: Tuesday Sept 23, 2025

Time: Starts at 11:00 am

Where: California Endowment, 1000 Alameda St, DTLA 90012; Dr Beatriz Solis Hall A, calendow.org

Click here to register: LA Green Business Networking Expo

(Max 2 attendees per business. Admission is free.)

Event Highlights

- Networking with city leaders and sustainability leaders
- Make new friends, expand your network, conduct business
- Program updates and guest speakers
- Learn about upcoming grants and incentives
- Green Business resource fair
- **Free lunch and parking provided**

Vendors To Date

- Bureau of Street Lighting – EV charging station installation
- California Green Business Network
- Economic & Workforce Development Dept. - EWDD
- IFS (Individual Food Service) – compostable, biodegradable, and fiber-based products
- LADWP – Incentives and rebates
- LA Green Business / Fork to Fuel – Business registration for City programs
- Lendistry – Small business lending
- RecycLA
- SoCal Gas – Reduced-cost commercial appliance services
- VSEDC - Vermont Slauson Economic Development Corp

Help expand our green network, invite another business operating in the City of Los Angeles that's interested in becoming certified.

Space is limited – RSVP by Friday, September 5, 2025

(Max 2 attendees per business. Admission is free.)

This is a great opportunity to network with other business owners and share eco-friendly best practices. If you have any questions, please

contact us: san.greenbizla@lacity.org

Thank you.

Click for June 2024 LA Green Business Mixer Event

Los Angeles Green Business Program
LA Sanitation and Environment
Solid Resources Citywide Recycling Division
Email: san.greenbizla@lacity.org
Web: www.lacitysan.org/greenbusiness

Attachments:

2025 LAGBP Flyer English_Final (3).pdf 1.0 MB

CHLA LEAH Conference

Youth at the Forefront: Youth Leadership in Adolescent Health & Advocacy

Monday, April 15, 2024

Frequently Asked Questions (FAQ)

Q: Where is the venue located?
A: The conference will be at the California Endowment in Downtown Los Angeles.
Address: 1000 Alameda St., Los Angeles, CA 90012
(Located approximately a quarter of a mile from Union Station (5-minute walk))

Q: Is parking available?
A: Yes, free parking is available at the California Endowment on a first come, first serve basis.

Q: What is the event's COVID-19 policy?
A: Mask-wearing is optional, and we will provide masks. The health and safety of our conference participants is important to us. We will continue to monitor Los Angeles County Department of Public Health guidelines and we will update conference participants if there are any changes as we get closer to the event.

Q: Will I be able to select which sessions I want to attend?
A: Yes. Participants will be able to select which sessions they would like to attend. When you register, you will be asked to select which session you are interested in attending. However, you can change your mind and attend another session the day of the event.

Q: Will meals be provided?
A: A light breakfast and lunch will be provided. Please let us know about your dietary accommodations when you register.

Q: Will there be an optional to attend virtually?
A: No, there will not be a virtual option. The event will be entirely in-person.

Q: What is the cancellation/refund policy for the conference registration?
A: We can provide a full refund up to two weeks prior (by April 1, 2024). No refunds are available within two weeks of the event.

Q: I require special accommodation. Who do I contact?
A: To request an accommodation or for inquiries about accessibility, please contact us at least two weeks prior to event by email leah@chla.usc.edu.

Note:
Meeting rooms and restrooms are wheelchair accessible.
All gender restrooms are available.
Guide dogs and assistance animals for people with disabilities are permitted but must be on leash at all times.

CME/CEUs

Q: Are you providing CME/CEUs?
A: Yes. Please make sure to include your license number on your Eeds profile when you register.

Children's Hospital Los Angeles is accredited by the California Medical Association (CMA) to provide continuing medical education for physicians. *AMA PRA Category 1 Credit*™ will be provided. Physicians, Psychologists, and Nurses in the state of California can apply CME credit.

Continuing Education Units Provided by CSUN Department of Social Work. This course meets the qualifications for continuing education credit for MFTs, LPCCs LEPs and/or LCSWs as required by the California Board of Behavioral Sciences pursuant to Section 1887.4.3.

If your question was not answered, please email us at leah@chla.usc.edu.

H2OPEN HOUSE

Scan to RSVP
bit.ly/47HPl4m

TACO TUESDAY

19 November 2024
4:00pm-6:00pm

Mears Center
at First Presbyterian
Church of Hollywood

HOLLYWOOD 2.0

LOS ANGELES COUNTY
DEPARTMENT OF
MENTAL HEALTH
hope. recovery. wellbeing.

HOLLYWOOD 4WRD
Ending Homelessness in Hollywood

HOLLYWOOD 4WRD℠

Ending Homelessness in Hollywood

PLEASE JOIN US FOR A

HOLIDAY 4WRD SOCIAL

DECEMBER 17 2:00 -- 4:00 PM

Food - Drinks - Good Cheer

7120 FRANKLIN AVE. LA, CA 90046

RSVP AT: INFO@HOLLYWOOD4WRD.ORG

RESERVE YOUR SPOT NOW - SPACE IS LIMITED!

HARDING LARMORE KUTCHER & KOZAL, LLP
ATTORNEYS AT LAW

WRITER'S DIRECT DIAL
(310) 656-4330

1250 SIXTH STREET, SUITE 200
SANTA MONICA, CALIFORNIA 90401-1602
TELEPHONE (310) 393-1007
FACSIMILE (310) 392-3537

WRITER'S E-MAIL ADDRESS
laffer@hlkklaw.com

February 23, 2022

VIA EMAIL

Ms. Estineh Mailian
Chief Zoning Administrator
Los Angeles Department of City Planning
Office of Zoning Administration
200 N. Spring Street
Los Angeles, CA 90012

Re: ZA-2015-1766-MCUP-VCU-SPR-PA1
Our File No. 1728.004

Dear Chief Zoning Administrator Mailian:

This firm represents Kilroy Realty Corporation and its affiliate KR Vine, LLC ("Applicant"). Applicant owns the subject property located at 6314 West De Longpre Avenue, 6331 and 6335 West Homewood Avenue (the "Project Site").[1,2] The approximately 3.54-acre Project Site comprises an entire City block in Hollywood, bounded by Vine Street to the east, De Longpre Avenue to the north, Homewood Avenue to the south, and Ivar Avenue to the west. The Project Site is improved with an approximately 500,000 square-foot mixed-use project (the "Project") now known as Kilroy On Vine, which includes a 20-story, 193-unit residential tower and four commercial office buildings, built above a three-level subterranean parking garage serving the entire Project Site.

As explained below, the Applicant seeks a Plan Approval pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-M to allow the installation and maintenance of perimeter fencing around the Project. The proposed perimeter fencing complies with applicable zoning, is consistent with the Project's underlying entitlements,

[1] The Project Site is also identified as 1355-1395 Vine Street, 1350 Ivar Avenue, and 6390 De Longpre Avenue.

[2] Applicant was formerly identified as KR Academy, LLC until its name was changed in 2019.

is essential to ensure the safety and security of the tenants and visitors to the Project, and will benefit the surrounding Hollywood community.[3]

I. Background Information

On April 28, 2017, the Los Angeles City Planning Commission approved the Project pursuant to Case No. ZA-2015-1766-MCUP-VCU-SPR. As approved in 2017, the Project's flexible site design was intended to accommodate a variety of potential tenant uses, including office, residential, retail, and restaurants. The central pedestrian walkway (arroyo), travelling through the Project Site from east to west, was originally designed as a common exterior corridor that could provide access to each building for various tenants. However, while the Project was under construction, the Applicant secured a long-term lease with a single creative office tenant (Netflix) for the entire, approximately 350,000 square foot commercial portion of the Project.

Rendering of the Project Site: Vine Street and De Longpre Avenue street frontages (looking southwest)

[3] The present Plan Approval application was filed with the Department of City Planning on May 5, 2021, and a determination was made on August 23, 2021 to waive any hearing for the Plan Approval.

II. Regulation of the Project's Gates

The 2017 approval includes Condition 4.a.i, which restricts the installation of gates that would prevent access to pedestrians and/or bicycles from any "publicly accessible outdoor areas." Both as a result of the creative office tenant's specific needs as the Project's sole commercial tenant and changing public safety circumstances throughout Hollywood, the Project has since undergone further design refinements. With a shift to a single commercial tenant, the Project's outdoor plaza areas now primarily serve employees of the office campus. Thus, the Department previously determined that the conditions of approval did not require the Applicant to maintain unrestricted public access through the Project's central plaza, because with the Project's current uses, it no longer serves as a publicly accessible outdoor area.

The Applicant previously obtained permission to install gates to secure a portion of the central arroyo between the Project's two main office buildings (Buildings A & B), which was no longer publicly accessible. Specifically, on December 6, 2018, the Department issued a Letter of Clarification that interpreted the City's intent for Condition 4.a.i and expressly determined that "because the area between Buildings A & B will not serve the public, this area is not subject to condition 4.a.i." (See Exhibit A.) Subsequently, the Department issued a Substantial Conformance Determination on August 20, 2019 approving the interior site fencing at the Project "to secure an interior courtyard for the exclusive use" of the Applicant's tenant, finding that that this refinement to the Project was consistent with the original conditions of approval and substantially conformed with the Project plans that were originally approved by the Planning Commission. (See Exhibit B.)

III. Proposed Perimeter Security Gates

Declining public safety conditions at and/or near the Project Site warrant the Applicant's implementation of further security measures to ensure the well-being of its tenants and visitors. In fact, following repeated instances of vandalism, theft, and even the assault of on-site security personnel, establishing a secure Project perimeter is more important than ever. Accordingly, as shown on the plans submitted with the subject Plan Approval application, the Applicant proposes to install a series of on-grade gates that will secure the entry points for the Project campus. As designed, the proposed gates will provide maximum visual porosity at pedestrian entry points and will remain open during general business hours.

The Applicant is proposing gates with two distinct panel types. At entry points to the Project's pedestrian corridors, the proposed gates will have a metal mesh with a

minimum 65% transparency, while surrounding the Project's private outdoor residential lounge, decorative metal panels with a minimum 55% transparency are proposed in order to establish a cohesive identity for the Project's residential component. The gates will range in height and will generally be set back from the Project Site's property lines so as not to detract from the pedestrian orientation of the streetscape. A new vehicular access gate is also proposed at the Project's De Longpre Avenue hammerhead turnaround and will be set back over 40' from the property line.

IV. The Proposed Gates Satisfy the City's Requirements for a Plan Approval

As set forth more fully in the proposed Plan Approval findings submitted with the subject Plan Approval application, the requested amendment to Condition No. 4.a.1 to allow the Applicant to install zoning-compliant perimeter gates/fencing:

- will enhance the built environment in the surrounding neighborhood and will perform a function that is essential to the community and the City;
- will not adversely affect or further degrade adjacent properties in the surrounding neighborhood, or the public health, welfare, and safety; and
- conforms with the purpose, intent, and provisions of the City's General Plan, including the Hollywood Community Plan.

The proposed gates have been specifically designed to complement the Project's unique architectural style while also providing the essential function of establishing a secure environment for the tenants, employees, and visitors to the Project Site. The proposed gates and fences will be both decorative and secure, adding elements of visual interest to the Project that benefit the surrounding neighborhood. Measuring 11'-7" at their highest point (along Ivar Avenue) and 7'-8" at their lowest point (along Homewood Avenue), the scale of the gates will be consistent with the Project and surrounding development.

Following numerous instances of vandalism, property damage, and physical altercations that have taken place on or near the Project Site during the course of the Project's construction, the proposed gates will enable needed additional security in an urban environment, and will allow the Applicant to provide controlled access during evening hours or when special events or circumstances warrant closure of access to the Project Site.

Pedestrian access to the Project Site will continue to be provided at all of the Project's entry points along each of the Project's four street frontages. The proposed gates will remain open during normal business hours and may be closed after hours or during special events to provide the Applicant and its commercial tenant with necessary security options.

V. Conclusion

As discussed above and shown in the plans, the addition of new gates will help create a safer environment for tenants and employees and therefore provide an essential public benefit. Moreover, with the shift to a single-tenant commercial campus, there are no uses onsite that serve a public or quasi-public function. Thus, the proposed request is squarely in line with the intent of the underlying Project entitlement's original conditions of approval.

Sincerely,

C.J. Laffer

CJL:ssp

cc: Lisa Webber, Deputy Director of Project Planning, Dept. of City Planning (via email)
Milena Zasadzien, Senior City Planner, Dept. of City Planning (via email)
Craig Bullock, Planning Director, Council District 13 (via email)

Exhibit A

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION
SAMANTHA MILLMAN
PRESIDENT
VAHID KHORSAND
VICE-PRESIDENT
DAVID H. J. AMBROZ
CAROLINE CHOE
RENEE DAKE WILSON
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

http://planning.lacity.org

December 6, 2018

Phillip Tate (A)(O)
KR Academy, LLC
12200 W. Olympic Blvd., Suite 200
Los Angeles, CA 90064

CJ Laffer (R)
HLKK
1250 Sixth Street, Suite 200
Santa Monica, CA 90401

Dustin Byron Wilton (E)
TAIT
701 N. Park Center Drive
Santa Ana, CA 92705

RE: Case No. ZA-2015-1766-MCUP-VCU-SPR
CEQA: ENV-2015-2735-EIR (SCH No. 2014111013)
1335-1357 N. Vine Street; 1338- 1352 N. Ivar Avenue; 6331-6355 Homewood Avenue; 6314- 6372 DeLongpre Avenue
Planning Area: Hollywood
Zone: C4-2D-SN
D.M.: 147A187
Council District: 13 – O'Farrell

LETTER OF CLARIFICATION

On February 22, 2017, the Office of Zoning Administration approved case ZA-2015-1766(MCUP)(VCU)(SPR) allowing the development of an approximately 496,849 square foot mixed-use project pursuant to LAMC Code Section 16.05. The case was appealed and subsequently approved by the City Planning Commission on April 28th, 2017. When the project was originally designed, ground-floor commercial space was contemplated along the street frontages (Vine Street, Delongpre, Ivar and Homewood Avenues). The "arroyo" (a pedestrian pathway bisecting the site) provided internal access and open space as an internal office courtyard space between Buildings A and B (office uses) per the approved Site Plan.

The Applicant has since secured a long-term lease with a single tenant who will occupy all of the commercial space on-site (Buildings A and B). The area between office Buildings A and B will now be for the exclusive use of one office tenant. Condition 4.a.i states, "Gates preventing access to pedestrians and/or bicycles from the publicly accessible outdoor areas are prohibited." Because the area between office Buildings A and B will not serve the public, this area is not subject to Condition 4.a.i. Pedestrian and vehicular access to the publicly accessible areas throughout the rest of the campus will be maintained. Therefore, the Department of City Planning finds that Condition 4.a.i does not apply to the area between Buildings A and B and finds that

interior gates between the two office buildings is not in conflict with the project's Conditions of Approval.

For questions regarding this matter, please contact Sergio Ibarra at (213)847-3633

Heather Bleemers
Senior City Planner

Exhibit B

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 20, 2019

Phil Tate (A)(O)
KR ACADEMY, LLC
12200 W. Olympic Boulevard.,
Los Angeles, CA 90064

Address: 1335-1357 N. Vine St,; 1338- 1352 N. Ivar Ave.; 6331-6355 Homewood Ave.; and, 6314-6372 DeLongpre Ave.
Case No. ZA-2015-1766-MCUP-VCU-SPR
CEQA no. ENV-2015-2735-EIR
Plan Area: Hollywood
CD: 13 - O' Farrell

Marina Martos Dabel (R)
Kilroy Realty Corporation
6255 West Sunset Blvd., Suite 2210
Los Angeles, CA 90028

Exhibit A – Substantial Conformance

On February 22nd, 2017, the Office of Zoning Administration approved Case No. ZA-2015-1766-MCUP-VCU-SPR for the development of an approximately 496,849 square-foot mixed-use project now known as Kilroy On Vine ("Project"). The Project was appealed and subsequently approved on April 28th, 2017 by the City Planning Commission. The applicant recently secured a single tenant on a long-term lease for the entire commercial portion of the project, approximately 350,000 square feet. In order to accommodate the unique needs of the tenant, several modifications to the Site Plan Review exhibits have been submitted. The attached Substantial Conformance Review Exhibits illustrate all modifications to the previously approved Exhibit A. The proposed updates are highlighted in clouds on the Exhibits and can be generally described as follows:

1. Interior Site Fencing (previously approved)

As described in the Letter of Clarification for the Project issued December 6th, 2018, fences around areas not intended to be publicly accessible are substantially consistent with the approved Exhibit A. The proposed fences will be setback from the street to secure an interior courtyard area for the exclusive use of the Tenant. The proposed fencing material is a steel expanded mesh mounted on individual metal frames and will provide a minimum 60% visual openness (McNichols ½" #13 reverse diamond, or similar). See Sheets G0-3, A2-4, and A4-1 of Exhibits for fence location and renderings.

2. Landscape Changes

As a result of the changes being made to secure a portion of the interior open space for the Tenant, the landscape areas are also being reconfigured. Although the size and location of the individual planter boxes have shifted, the overall landscaped area has increased. The original Site Plan Review drawings showed a total of 13,764 square feet of landscaped area and the proposed updates include a total of 14,943 square feet, a net increase of approximately 1,300 square feet. Further, the rearranged planters have been modified in height and depth to soften the public-facing edges of the project-site. See Sheets G0-3, A2-4, L2-0, and L2-1 of Exhibits.

3. Short-Term Bicycle Parking

Due to the changes on the podium level described above, the short-term bicycle parking locations have shifted. Commercial short-term bike parking will be scattered throughout the podium/ground floor level and along the sidewalk around the perimeter of the site. Residential short-term parking has also been relocated to accommodate the enhanced planter areas, and will now be located along De Longpre Avenue, adjacent Building A. The proposed short-term bike parking locations will meet the number, siting, and access requirements prescribed by the Bicycle Parking Ordinance. See Sheets A2-3 and A2-4 of Exhibits for additional details.

4. Architectural Modifications

a. Pedestrian Bridges

As mentioned above, Kilroy On Vine will be occupied by a single tenant. As a result, employees will utilize meeting rooms, collaborative spaces, and shared amenities in both office buildings (A & B). The three elevated pedestrian bridges will provide an efficient way for employees to move quickly between the two buildings. The bridges will be open to the sky and will be constructed with transparent guard rails for visual openness. Further, their staggered placement will complement and enhance the built environment and will be compatible with the overall architectural scheme of the project. See Sheets A2-6 – A2-8, A4-2 of Exhibits for plans and renderings.

b. Building B Modifications

In order to accommodate the on-site employee cafeteria, louvred vents will be added to the first floor along Homewood Avenue in place of windows. The proposed vents will provide necessary fresh air exhaust for the employee kitchen. The louvres have been designed to match the architectural style, material, and color of the rest of the Project. Due to an elevation change between De Longpre and Homewood, the vents are located approximately 12' (louvres begin at 9') above sidewalk grade and will not have a negative impact on the pedestrian experience. See Sheet A3-4 of Exhibits for Homewood elevation, for more information.

Additionally, the loading docks located off Homewood Avenue at Building B have been updated slightly. In the original Site Plan Review Exhibits, the loading area was placed at an angle and the doors were different in width. In order to accommodate the Tenant's truck loads (two 30' trucks) for both outgoing and receiving, the docks have been reoriented to be perpendicular to the street so that the trucks may be able to pull all the way in, without impacting the structure. Originally, the loading driveways were designed for the trucks to pull in at an angle, which accommodated enough space for one 30' truck, one smaller truck, and the compactors/equipment at the rear of the loading room. In order to fit two 30' trucks within the same space, the applicant had to move the compactors to the side of the room and have both trucks approach straight in so that they could pull up and be fully off the street/public ROW. This also meant widening one bay. Additionally, one of the docks has been widened slightly to make the two bays equal in size. This

will allow for larger receptacles to be safely delivered and taken offsite. See Sheet A3-4 of Exhibits.

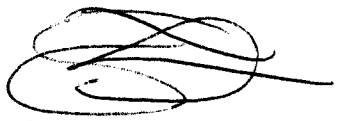
c. Building C Modifications

On the original Site Plan Review package, Building C was contemplated as a two-story office/retail pre-fab building that could accommodate a variety of commercial uses (including office, retail, studio, etc.). Now that a Tenant has been secured, the building will serve as a private screening theatre ancillary to the Tenant's predominant office use. As a result of this change, the mezzanine was removed, and the footprint of the building expanded slightly (approximately 7' on the western frontage) in order to accommodate the theatre seating. The theatre will include approximately 258 seats and will be for the exclusive use of the Tenant and invited guests and will be 12,991 square feet, less than the 13,646 square feet shown in the original Exhibit A. Additionally, a pop-up storage space was added to the top of the building along Homewood. All proposed changes comply with the applicable planning and zoning codes with respect to use, parking, height, and setbacks. Please refer to sheets A2-4 through A2-6, and A3-4 for Building C revisions.

Conclusion

Based on the analysis above, and the submittals by the applicant, the Department of City Planning has determined that the Revised Plans (dated May 13, 2019) reflect consistency with the Conditions of Approval (ZA-2015-1766-MCUP-VCU-SPR) and substantial conformance with Exhibit A dated February 9, 2017 and are within the scope of the CEQA analysis that was undertaken for the project. The changes are refinements to the plans originally approved and do not affect the intensity of uses that were originally approved, and otherwise provide additional detail to design components that were considered for the project under the project approvals. As such, the Revised Plans are in substantial conformance to the Exhibit "A" as approved by City Planning Commission on April 28, 2017.

Sincerely,



Sergio Ibarra
City Planner

LOS ANGELES COUNTY
DEPARTMENT OF MENTAL HEALTH
hope. recovery. wellbeing.

HOLLYWOOD 2.0

HOLLYWOOD MENTAL HEALTH COOPERATIVE

REFERRAL FORM

The Hollywood Mental Health Cooperative serves individuals experiencing severe mental illness in the Hollywood area. This referral is for individuals requiring a field based service.

SEND COMPLETED REFERRALS TO HOLLYWOOD2.0@DMH.LACOUNTY.GOV

CLIENT INFORMATION

FULL NAME AND/OR AKA: _____

DOB: _____ SSN: _____ GENDER: _____

RACE/ETHNICITY: _____ LANGUAGES SPOKEN: _____

PHYSICAL DESCRIPTION: _____

LOCATION: _____

CITY: _____ ZIP: _____ PHONE: _____

HMIS #: _____ IBHIS #: _____ ORCHID MRN: _____

REFERRAL SOURCE INFORMATION

TODAY'S DATE: _____ AGENCY/ORGANIZATION/PROGRAM: _____

CONTACT PERSON: _____ RELATIONSHIP WITH CLIENT: _____

PHONE NUMBER: _____ EMAIL: _____

COLLATERAL CONTACT INFORMATION

NAME: _____ PHONE: _____

RELATIONSHIP: _____

REASONS FOR REFERRAL

IS THE CLIENT CURRENTLY LOCATED IN HOLLYWOOD? ☐ YES ☐ NO

MENTAL HEALTH CONDITIONS: _____

SUBSTANCE USE: _____

PHYSICAL HEALTH CONDITIONS: _____

AVAILABLE CO-OP SERVICES

Choose which Co-Op team you would like to serve this client.

☐ ENGAGEMENT UNIT — Serves individuals that are unsheltered with severe mental illness often unable to meet their basic needs and requiring intensive field-based services

☐ CARE UNIT — Individuals served may be housed our unsheltered with serve mental illness unable to engage in outpatient services and require intensive field-based services

☐ WELLNESS UNIT — Serves individuals that are currently housed or ready to be stepped down from intensive field-based services with a focus on psychosocial services and continued mental health stability.

MEET THE PIONEERS

UCLA Library System

Noise Engineering

Cafecita Coffee

Sofitel Los Angeles at Beverly Hills

Westside Media Center

Howard Building Corporation

Los Angeles Convention Center

The Ministry Salon

Office of Councilmember Bob Blumenfield

WATER & POWER

Dec 2022

Feb 2022

Feb 2021

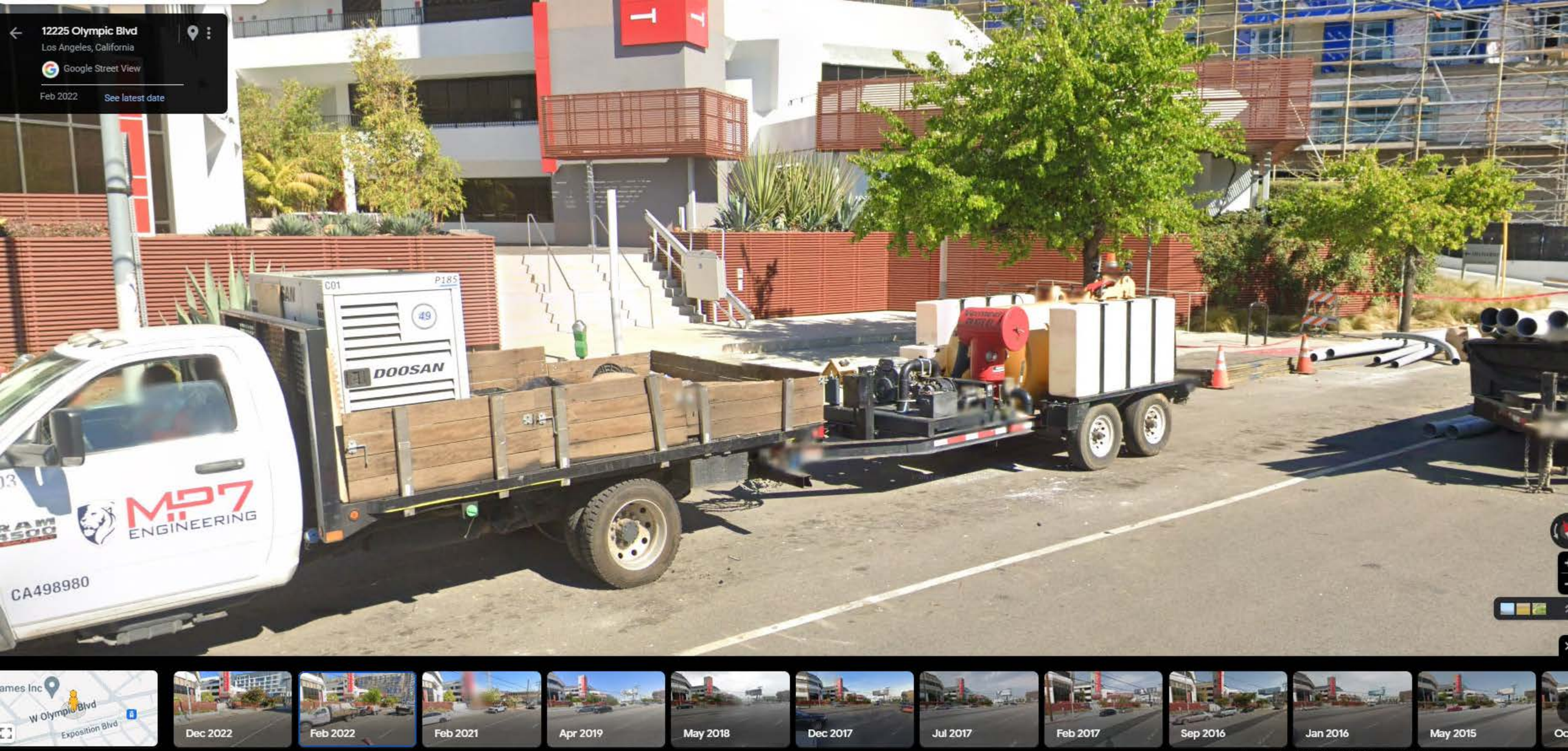
Apr 2019

May 2018

Dec 2017

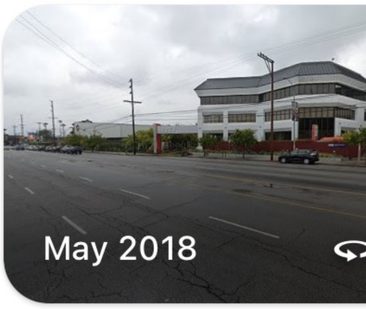
Jul 201

Green Biz Networking Expo


12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
C01
P185
49
DOOSAN
MP7
ENGINEERING
CA498980
W Olympic Blvd
Exposition Blvd
Dec 2022
Feb 2022
Feb 2021
Apr 2019
May 2018
Dec 2017
Jul 2017
Feb 2017
Sep 2016
Jan 2016
May 2015
Image capture: Feb 2022
© 2024 Google
United States
Terms
Privacy

12233

12225 Olympic Blvd



12225 Olympic Blvd

WATER & POWER

Dec 2022

Feb 2022

Feb 2021

Apr 2019

May 2018

Dec 2017

Jul 201

THE
HOLLYWOOD
PARTNERSHIP

12223 W Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date

CITY OF LOS ANGELES
FOUNDED 1781

13
14
15
16
17
18 & 19
20

HARDING LARMORE KUTCHER & KOZAL, LLP

12225 Olympic Blvd

12233
TRIBECA WEST

CITY OF LOS ANGELES
FOUNDED 1781

WATER & POWER

Dec 2022

Feb 2022

Feb 2021

Apr 2019

May 2018

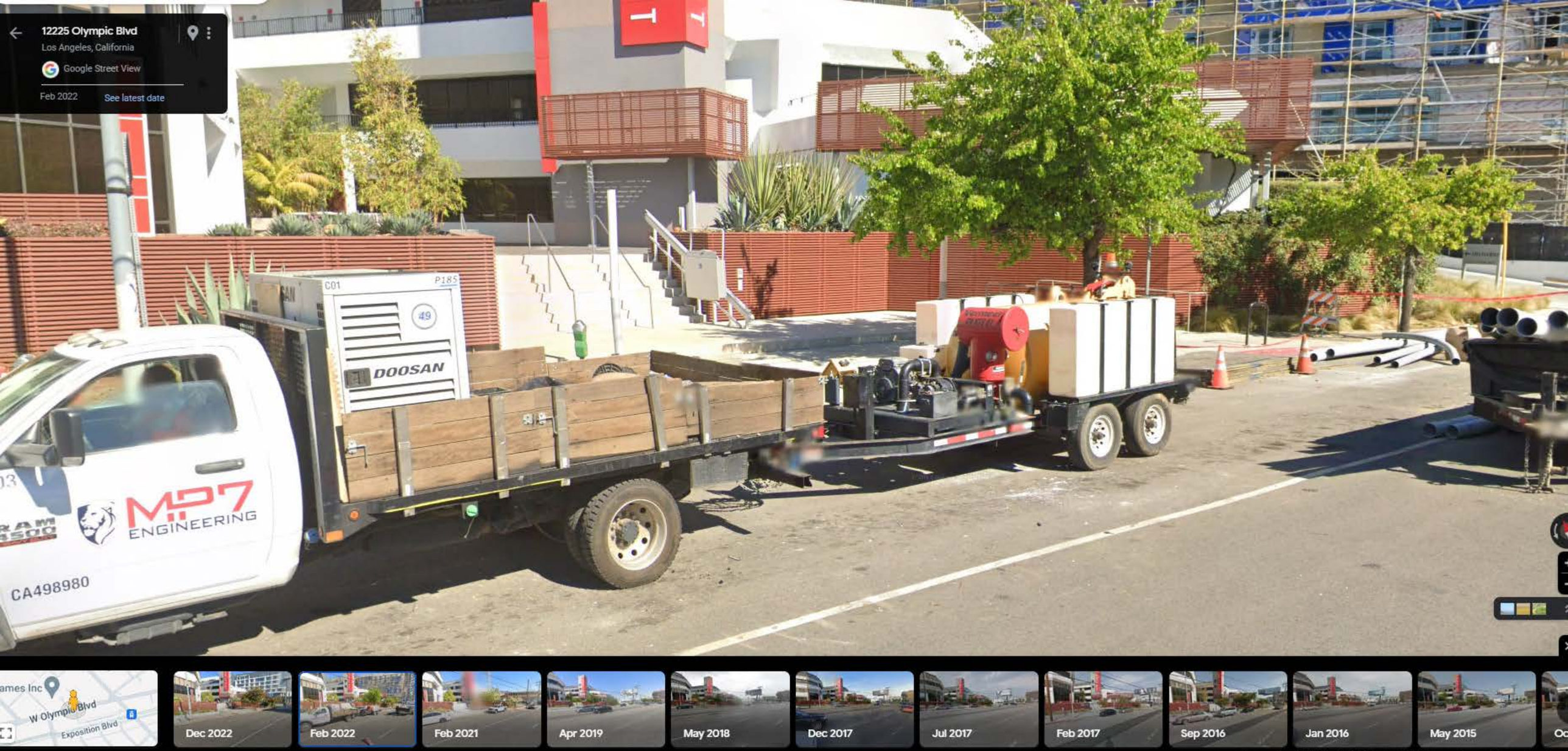
Dec 2017

Jul 201

ONE CALL TO CITY HALL

12200 W Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
TRIBECA WES
12233
Olympic Blvd

12225 Olympic Blvd


12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
C01
P185
49
DOOSAN
MP7
ENGINEERING
CA498980
W Olympic Blvd
Exposition Blvd
Dec 2022
Feb 2022
Feb 2021
Apr 2019
May 2018
Dec 2017
Jul 2017
Feb 2017
Sep 2016
Jan 2016
May 2015
Image capture: Feb 2022
© 2024 Google
United States
Terms
Privacy

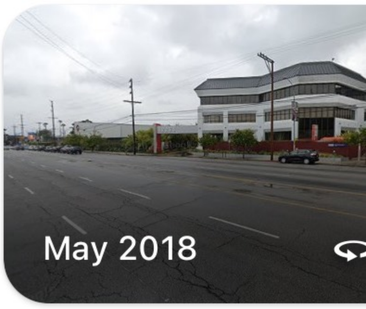
12233
TRIBECA WEST

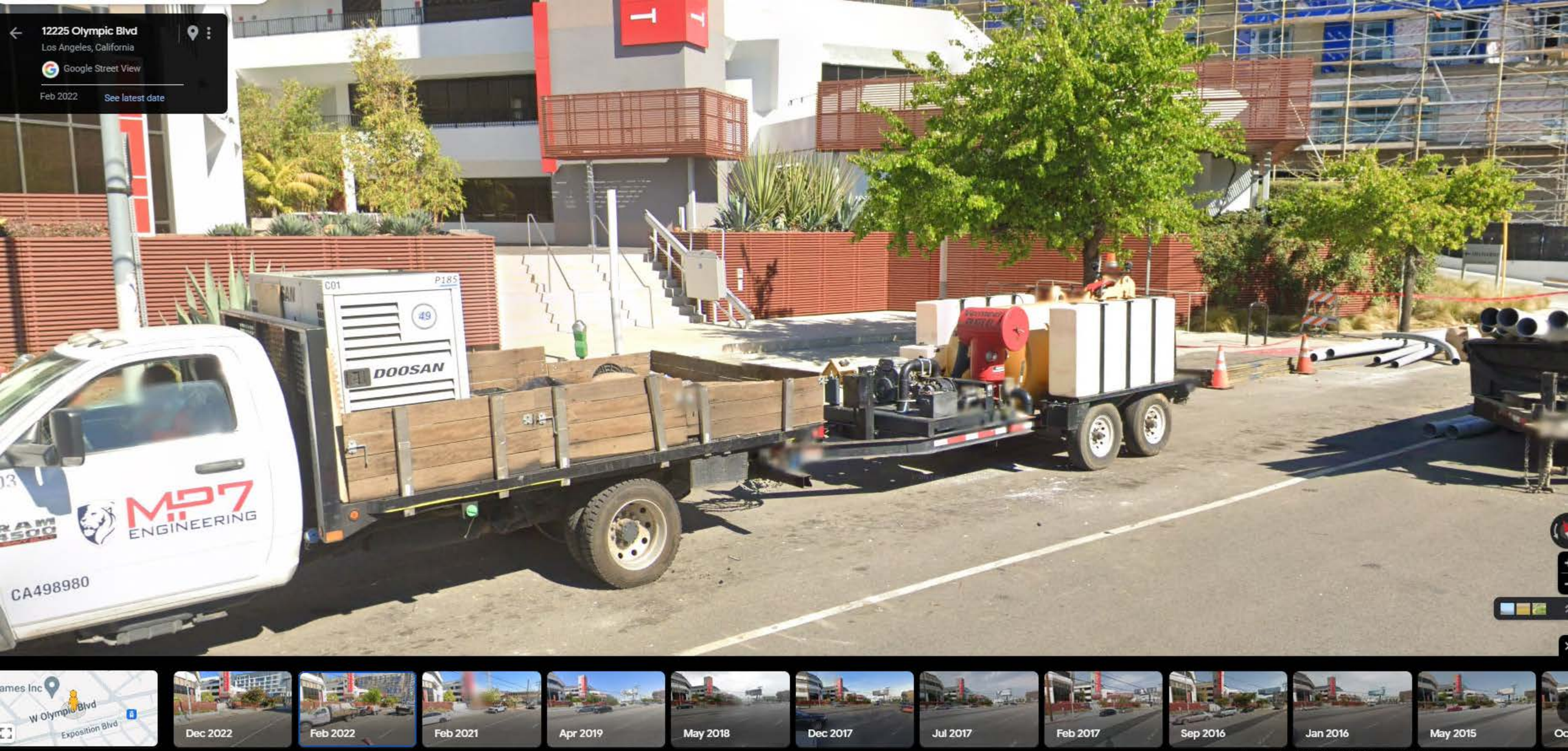
ONE CALL TO CITY HALL

CITY OF LOS ANGELES
STREETS LA

12225 Olympic Blvd
Los Angeles, California
Google Street View
Dec 2022
See latest date
KILROY
TWOMBLY
MEDIA CENTER
12100
12200
12313
22000

12225 Olympic Blvd




12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
C01
P185
49
DOOSAN
MP7
ENGINEERING
CA498980
W Olympic Blvd
Exposition Blvd
Dec 2022
Feb 2022
Feb 2021
Apr 2019
May 2018
Dec 2017
Jul 2017
Feb 2017
Sep 2016
Jan 2016
May 2015
Image capture: Feb 2022
© 2024 Google
United States
Terms
Privacy

CITY OF LOS ANGELES
STREETS LA

WATER & POWER

Dec 2022

Feb 2022

Feb 2021

Apr 2019

May 2018

Dec 2017

Jul 201

12223 W Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date

WATER & POWER

Dec 2022

Feb 2022

Feb 2021

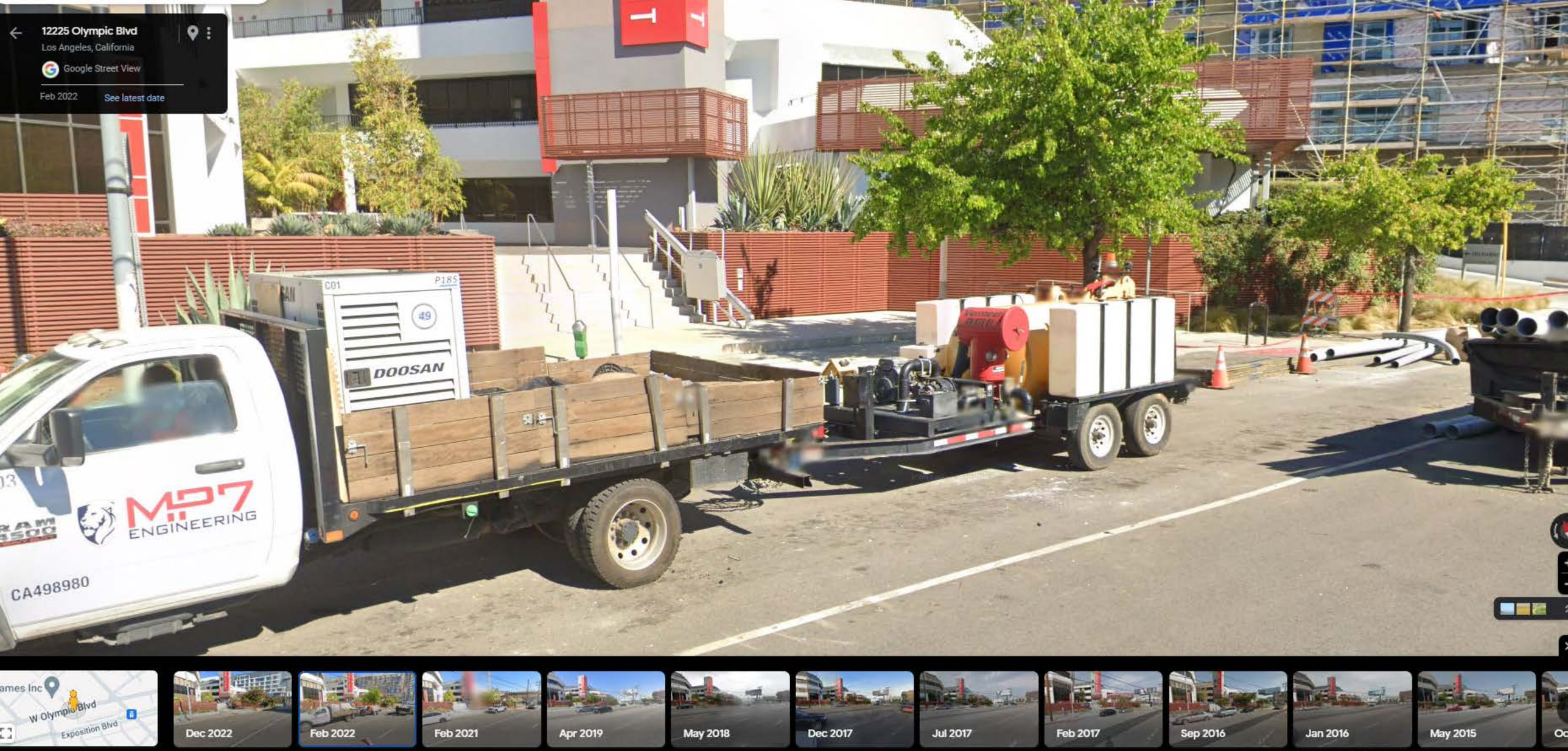
Apr 2019

May 2018

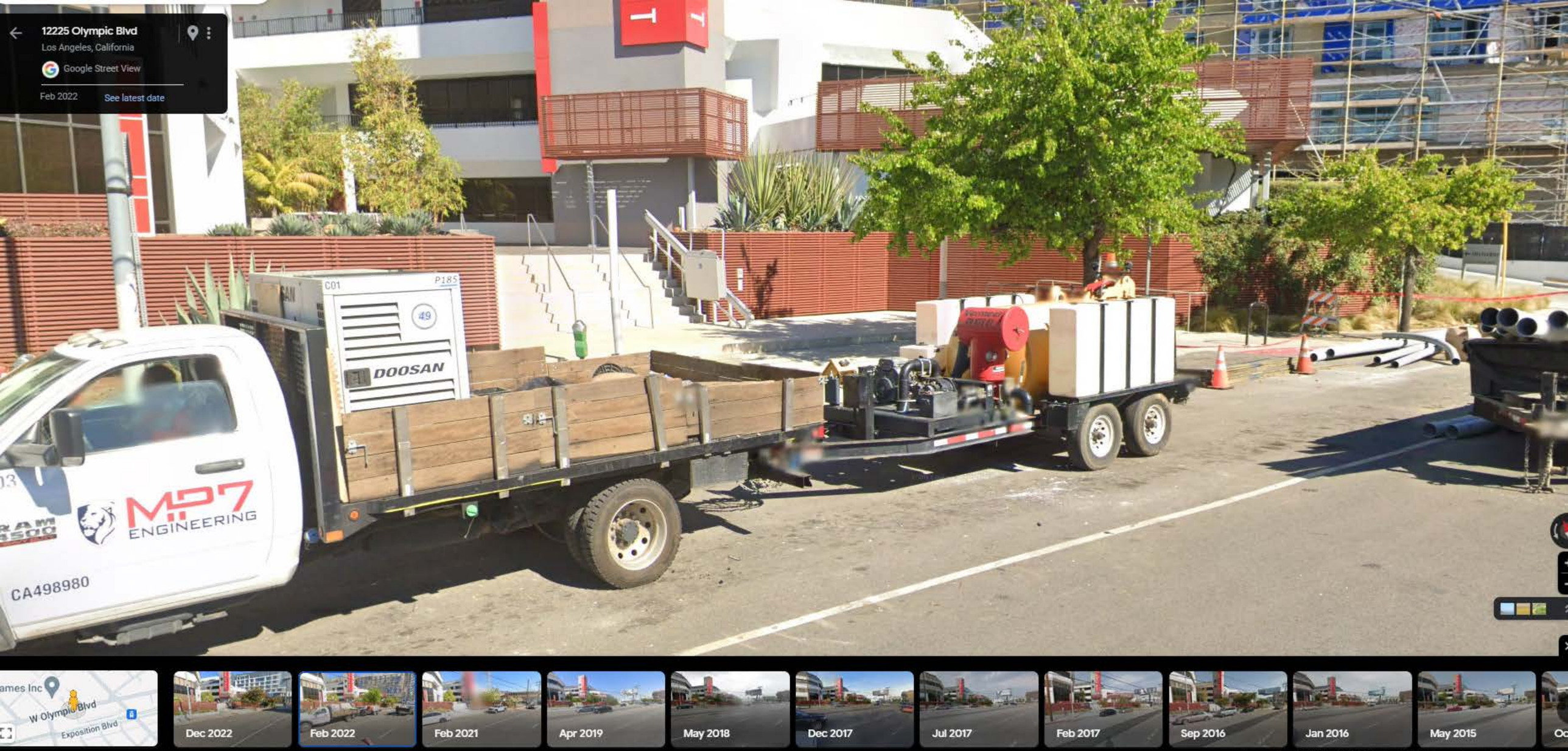
Dec 2017

Jul 201

12200 W Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
TRIBECA WES
12233
Olympic Blvd


12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
C01
P185
49
DOOSAN
MP7
ENGINEERING
CA498980
W Olympic Blvd
Exposition Blvd
Dec 2022
Feb 2022
Feb 2021
Apr 2019
May 2018
Dec 2017
Jul 2017
Feb 2017
Sep 2016
Jan 2016
May 2015
Image capture: Feb 2022
© 2024 Google
United States
Terms
Privacy

12225 Olympic Blvd
Los Angeles, California
Google Street View
Dec 2022
See latest date
KILROY
TWOMBLY
MEDIA CENTER
12100
12200
12313
22000


12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
C01
P185
49
DOOSAN
MP7
ENGINEERING
CA498980
W Olympic Blvd
Exposition Blvd
Dec 2022
Feb 2022
Feb 2021
Apr 2019
May 2018
Dec 2017
Jul 2017
Feb 2017
Sep 2016
Jan 2016
May 2015
Image capture: Feb 2022
© 2024 Google
United States
Terms
Privacy

WATER & POWER

Dec 2022

Feb 2022

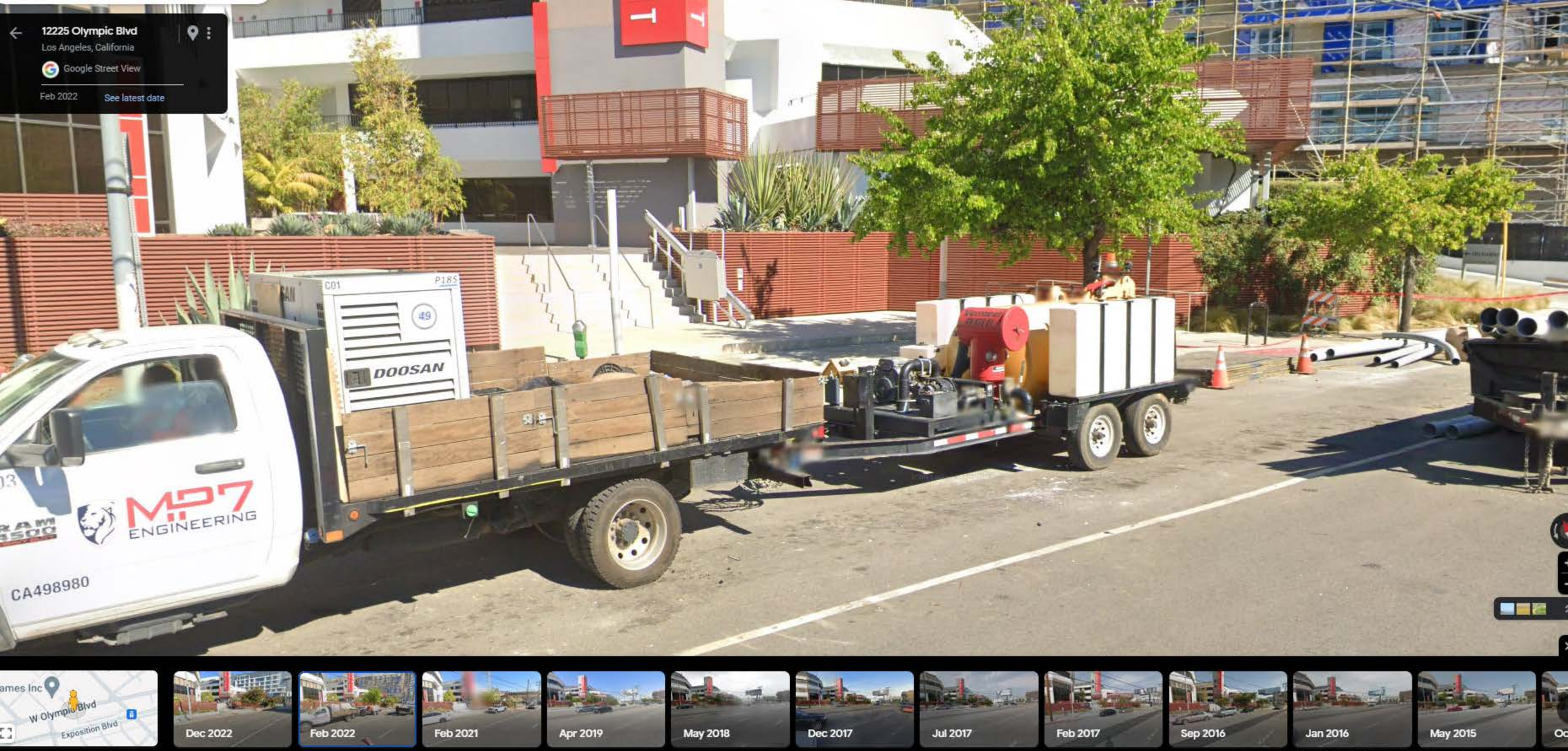
Feb 2021

Apr 2019

May 2018

Dec 2017

Jul 201

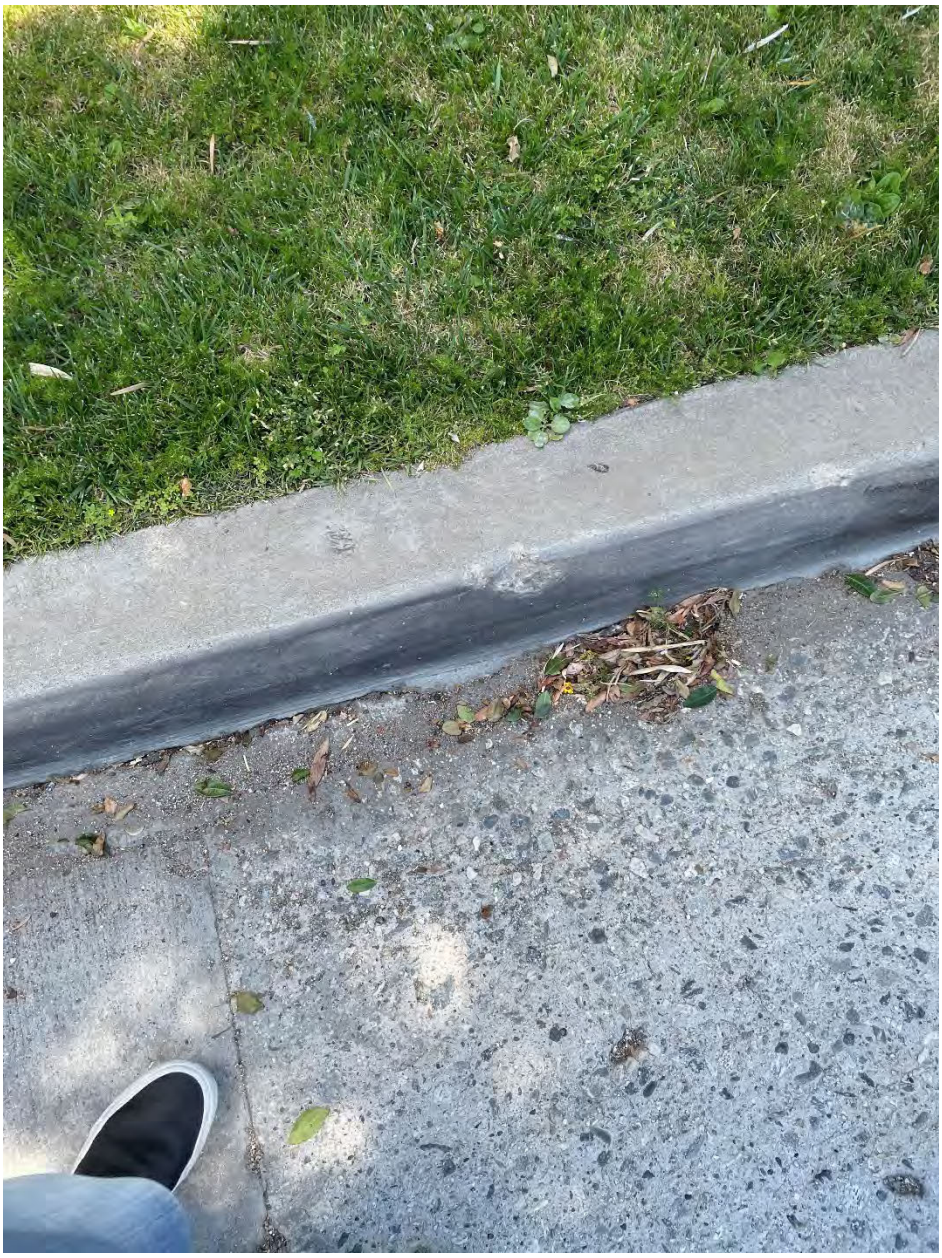

12225 Olympic Blvd
Los Angeles, California
Google Street View
Feb 2022
See latest date
C01
P185
49
DOOSAN
MP7
ENGINEERING
CA498980
W Olympic Blvd
Exposition Blvd
Dec 2022
Feb 2022
Feb 2021
Apr 2019
May 2018
Dec 2017
Jul 2017
Feb 2017
Sep 2016
Jan 2016
May 2015
Image capture: Feb 2022
© 2024 Google
United States
Terms
Privacy

12233

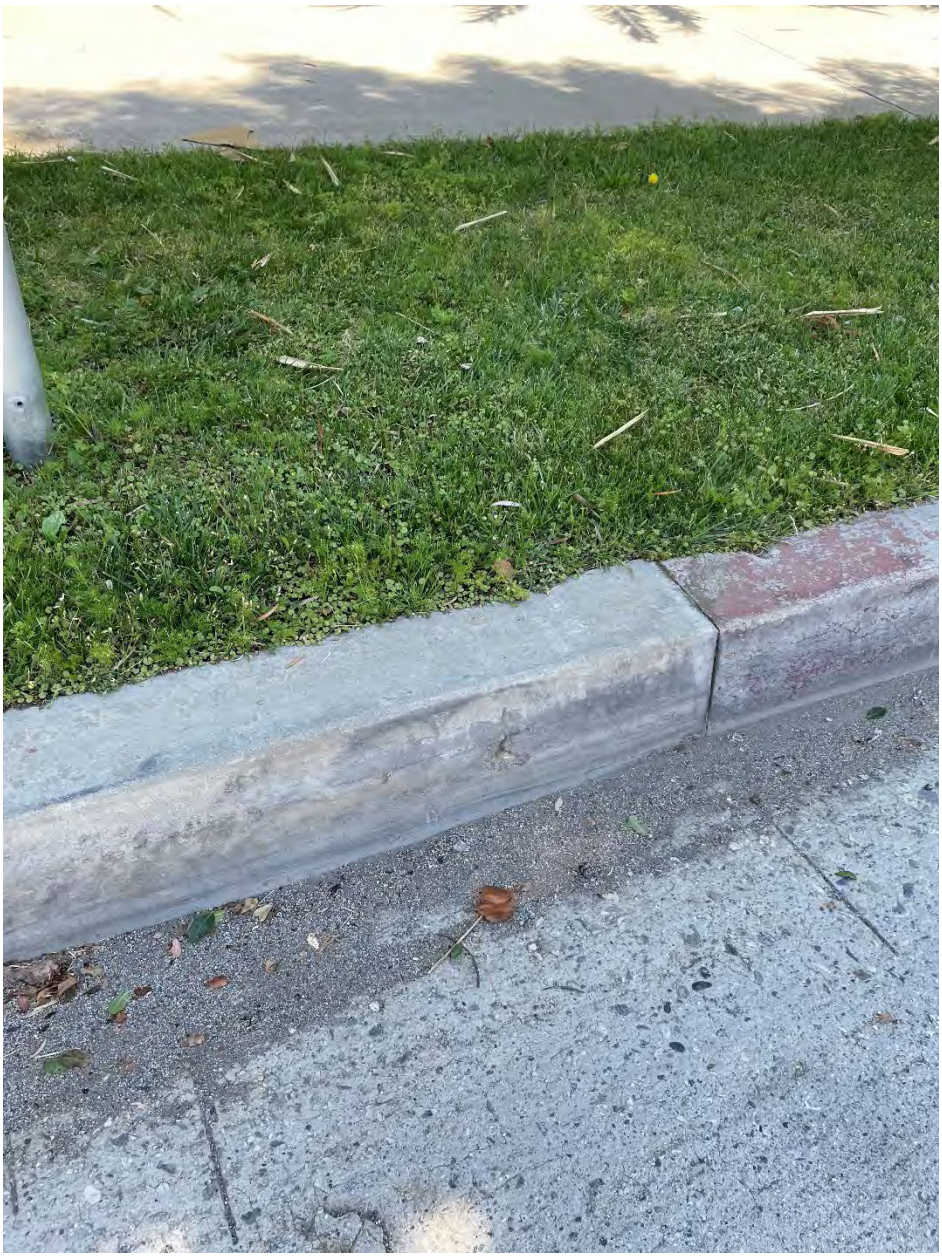
HOLLYWOOD
4WRD

Location 1

Location 2



Location 3



Location 4

Location 5

Location 6

Location 7

Location 8

Location 9

Location 10

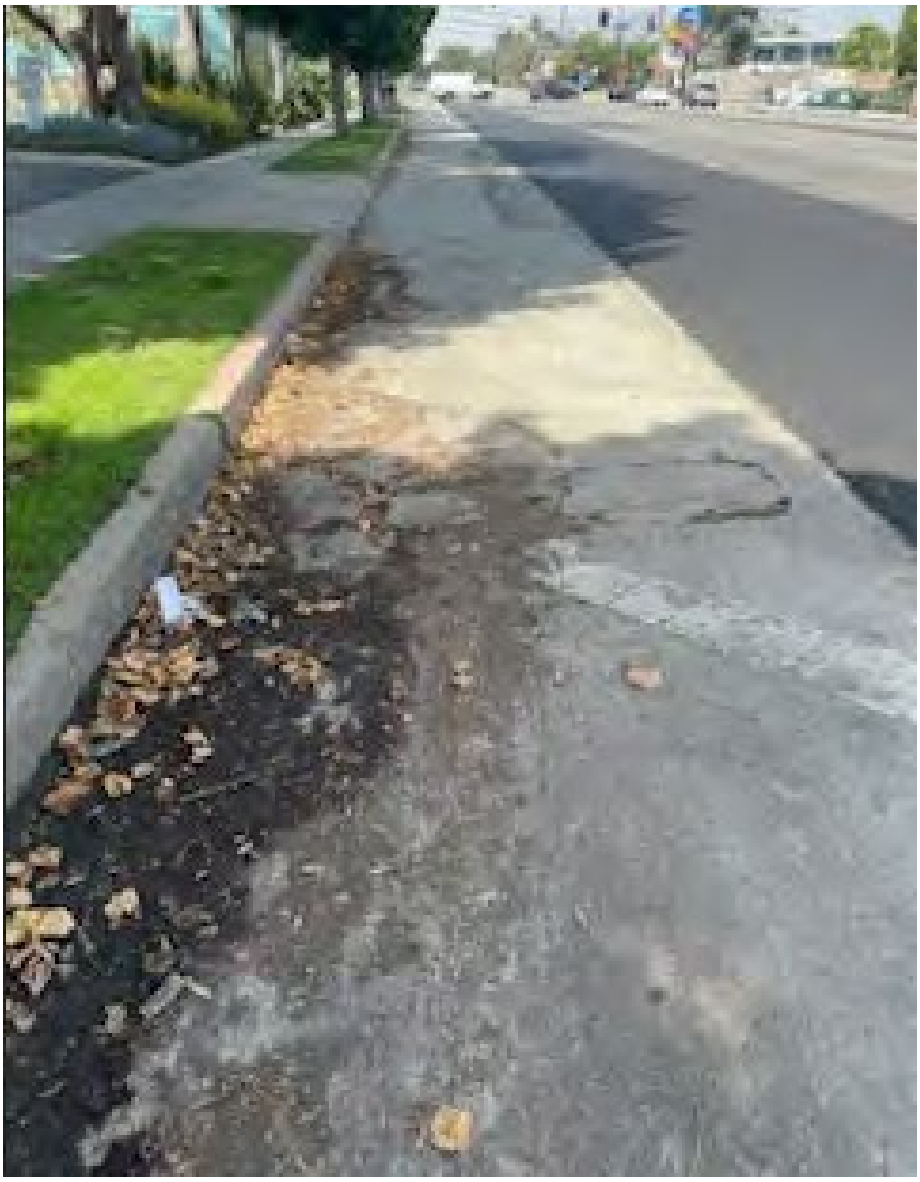
Location 11

Location 12

Location 13

Location 14

Location 14

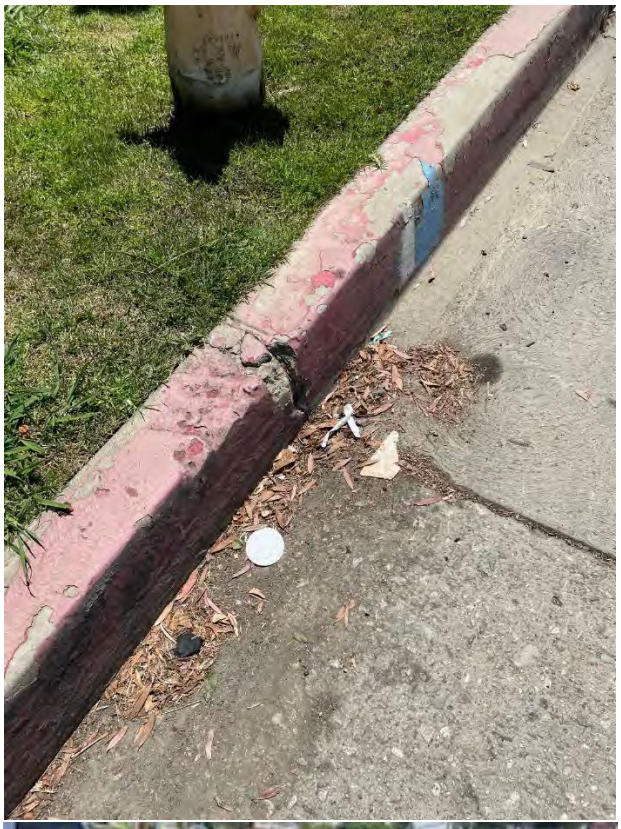


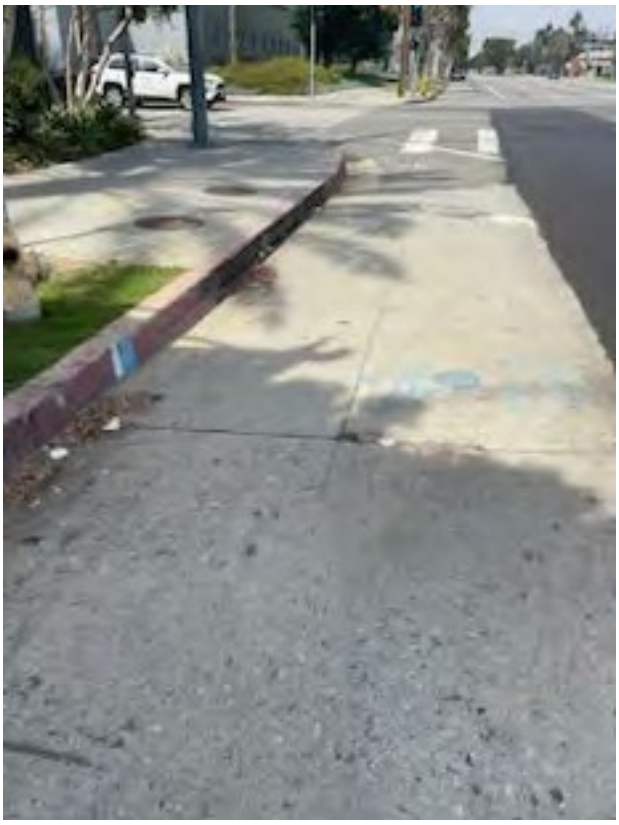
Location 15

Location 16

Location 17

Location 18





Location 20

Jeff Khau <jeff.khau@lacity.org>

Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

21 messages

Star Parsamyan <star.parsamyan@lacity.org> Tue, Aug 29, 2023 at 11:26 AM
To: "Martos, Marina" <mmartos@kilroyrealty.com>, Jeff Khau <Jeff.khau@lacity.org>

Hello Marina,

Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.

Thanks,

Star

Sent from my iPhone

> On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> Goof Morning, Star –
>
> I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
>
> I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.
>
> All my best,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited. If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

2 attachments

12100. 12200 .12312 Olympic Blvd Curb Repair Map_08.28.23.jpeg
58K

Tribeca - Curb Damage.docx
1351K

Martos, Marina <mmartos@kilroyrealty.com> Tue, Aug 29, 2023 at 11:29 AM
To: Star Parsamyan <star.parsamyan@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>

Thank you, Star. Nice to make your acquaintance, Jeff. Please feel free to ring me at your convenience – either of these numbers work for me.

Regards,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

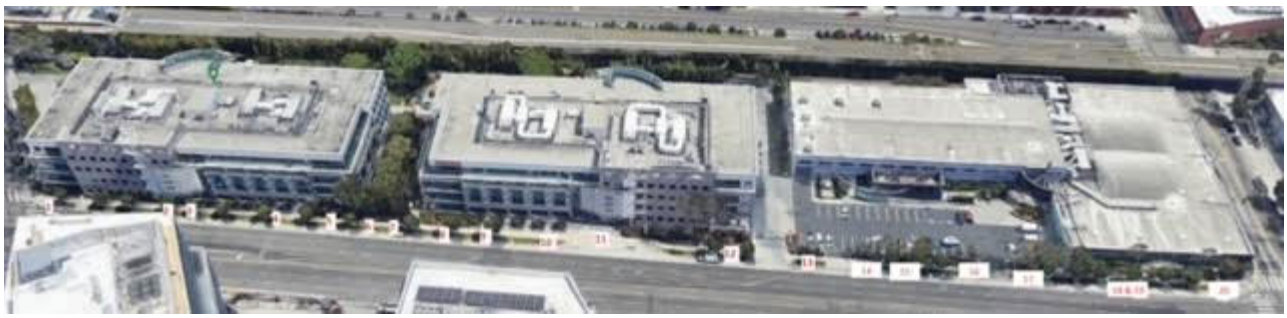
323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Star Parsamyan <star.parsamyan@lacity.org>
Sent: Tuesday, August 29, 2023 11:26 AM
To: Martos, Marina <mmartos@kilroyrealty.com>; Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

[Quoted text hidden]



<Photos of Curbs.pdf>

Jeff Khau <Jeff.khau@lacity.org> Tue, Aug 29, 2023 at 1:14 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>
Bcc: Star Parsamyan <star.parsamyan@lacity.org>

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted text hidden]

[Quoted te t hidden]

<Photos of Curbs.pdf>

Martos, Marina <mmartos@kilroyrealty.com> Tue, Aug 29, 2023 at 2:13 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.

Tom Bosley

Hines

444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

Leslie A. Lagua

General Property Manager

Hines

12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064

D 310 689 5573

Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

[Quoted te t hidden]

[Quoted text hidden]

Jeff Khau <Jeff.khau@lacity.org> Wed, Aug 30, 2023 at 12:14 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>
Bcc: Tom <Tom.Bosley@hines.com>

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted text hidden]

Martos, Marina <mmartos@kilroyrealty.com> Wed, Aug 30, 2023 at 12:16 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Wonderful, thanks so much for reaching out! I'm glad he was responsive and we look forward to speaking with the Hines team.

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted text hidden]

Martos, Marina <mmartos@kilroyrealty.com> Mon, Dec 4, 2023 at 11:13 AM
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Jeff,

I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.

Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.

Best,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

Image removed by sender.

***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)* ***

[Quoted text hidden]

Jeff Khau <Jeff.khau@lacity.org> Wed, Dec 6, 2023 at 12:42 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>
Cc: "Wu, Bryan" <bwu@kilroyrealty.com>

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted te t hidden]

Martos, Marina <mmartos@kilroyrealty.com> Wed, Dec 6, 2023 at 2:04 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.

I look forward to speaking with you soon.

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 12:42 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted text hidden]

Jeff Khau <Jeff.khau@lacity.org> Wed, Dec 6, 2023 at 3:12 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted text hidden]

Martos, Marina <mmartos@kilroyrealty.com> Mon, Dec 18, 2023 at 10:40 AM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.

Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.

Best,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 3:12 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted text hidden]

Jeff Khau <Jeff.khau@lacity.org> Mon, Dec 18, 2023 at 12:08 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted te t hidden]

Martos, Marina <mmartos@kilroyrealty.com> Mon, Dec 18, 2023 at 12:19 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Good Afternoon, Jeff –

Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/time that works for you, too.

Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/were earmarked for any specific purpose?

Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair,

but I'd definitely be curious to hear what you and Building & Safety turn up.

Thanks so much,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Monday, December 18, 2023 12:09 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted te t hidden]

Jeff Khau <Jeff.khau@lacity.org> Mon, Dec 18, 2023 at 1:13 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

I'll need more information from the Hines team to locate the funds. That will be one of the things I ask for when we meet with them.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted te t hidden]

Jeff Khau <Jeff.khau@lacity.org> Tue, Jan 2, 2024 at 1:26 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

Hi Marina,

Hope you had a great weekend ringing in the new year.

I've been in contact with Oscar Gutierrez from Engineering (BOE) and asked him to be part of our conversation with Hines. Let me know when you have some possible dates and I will coordinate on the City side. It seems like a note has been placed on their permits that says "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted text hidden]

Martos, Marina <mmartos@kilroyrealty.com> Tue, Jan 2, 2024 at 2:57 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Thank you, Jeff – this is promising. I know that this was a concern for a long time, so it makes sense that it would have made it on as a condition at some point… my only concern is whether it still has teeth. Can you confirm what happens if they already have a CofO but the repairs were never made? I want to say they're operating on a full CofO already.

Our property management team tried to reach out to our contacts – it seems Brian has moved on and we're now trying to nail down the right person at Hines (possibly Tom) but were waiting to ping again until after the holidays so this is very timely.

Thanks again for the follow-through. We greatly appreciate your help!

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 2, 2024 1:26 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

Hope you had a great weekend ringing in the new year.

I've been in contact with Oscar Gutierrez from Engineering (BOE) and asked him to be part of our conversation with Hines. Let me know when you have some possible dates and I will coordinate on the City side. It seems like a note has been placed on their permits that says "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

Image removed by sender.

***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 Mon, Dec 18, 2023 at 1:13 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

I'll need more information from the Hines team to locate the funds. That will be one of the things I ask for when we meet with them.

Image removed by sender.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

Image removed by sender.

***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)* **

[Quoted text hidden]

Martos, Marina <mmartos@kilroyrealty.com> Mon, Jan 22, 2024 at 10:08 AM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

I hope you're doing well. I don't know if you heard my voicemail from a couple weeks ago, but Hines has basically said that they do not wish to meet or discuss further with us. In their minds, they closed out the project and nothing further remains.

Do you have time to chat with our team to let us know whether we have any recourse from this point, or would you be willing to try reaching out to Hines to see if they might be open to meet if the request comes from your office? We would really appreciate a resolution and repair on the curbs that were damaged by their construction.

Thanks so much,

Marina

MARINA MARTOS DABEL | KILROY REALTY CORPORATION

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

[Quoted te t hidden]

Jeff Khau <Jeff.khau@lacity.org> Tue, Jan 23, 2024 at 5:11 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

Hi Marina,

I called and left a message yesterday and today. Will continue to reach out. If we don't get any response, we'll follow-up with LADBS staff to understand what our options are.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* ***

[Quoted te t hidden]

Martos, Marina <mmartos@kilroyrealty.com> Tue, Jan 23, 2024 at 5:19 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Thanks so much, I really appreciate you trying to assist! And please pass on any information you're able to get from BOE/LADBS on what recourse we have at this point (if any).

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 23, 2024 5:11 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I called and left a message yesterday and today. Will continue to reach out. If we don't get any response, we'll follow-up with LADBS staff to understand what our options are.

Image removed by sender.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL

Image removed by sender.

***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)* *

[Quoted te t hidden]

Jeff Khau <Jeff.khau@lacity.org> Wed, Jan 24, 2024 at 1:49 PM
To: "Martos, Marina" <mmartos@kilroyrealty.com>

Question from LADBS:

Is there an email where the developer admitted fault or any other supporting documents?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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)* *

[Quoted te t hidden]

Martos, Marina <mmartos@kilroyrealty.com> Wed, Jan 24, 2024 at 5:00 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

Not explicitly, but Hines has been aware of this need for quite some time and in this thread they indicated that they would be working with the contractor to make the repairs as they finished up the work onsite. We've had numerous meetings and emails with them about the damage and reminded them about the need to repair over the course of the last few years. Unfortunately, they never did make the repairs and have since gone dark on us.

Thanks

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, January 24, 2024 1:50 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[**EXTERNAL EMAIL**]

Question from LADBS:

Is there an email where the developer admitted fault or any other supporting documents?

Image removed by sender.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Jan 23, 2024 at 5:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Thanks so much, I really appreciate you trying to assist! And please pass on any information you're able to get from BOE/LADBS on what recourse we have at this point (if any).
>
> **MARINA MARTOS DABEL | KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Jeff Khau <Jeff.khau@lacity.org>
> **Sent:** Tuesday, January 23, 2024 5:11 PM
> **To:** Martos, Marina <mmartos@kilroyrealty.com>
> **Subject:** Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> [**EXTERNAL EMAIL**]
>
> ---
>
> Hi Marina,

I called and left a message yesterday and today. Will continue to reach out. If we don't get any response, we'll follow-up with LADBS staff to understand what our options are.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Jan 22, 2024 at 10:08 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I don't know if you heard my voicemail from a couple weeks ago, but Hines has basically said that they do not wish to meet or discuss further with us. In their minds, they closed out the project and nothing further remains.
>
> Do you have time to chat with our team to let us know whether we have any recourse from this point, or would you be willing to try reaching out to Hines to see if they might be open to meet if the request comes from your office? We would really appreciate a resolution and repair on the curbs that were damaged by their construction.
>
> Thanks so much,
>
> Marina
>
> **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**
>
> ---
>
> **From:** Martos, Marina
> **Sent:** Tuesday, January 2, 2024 2:58 PM
> **To:** Jeff Khau <Jeff.khau@lacity.org>
> **Subject:** RE: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
>
> Thank you, Jeff – this is promising. I know that this was a concern for a long time, so it makes sense that it would have made it on as a condition at some point… my only concern is whether it still has teeth. Can you confirm what happens if they already have a CofO but the repairs were never made? I want to say they're operating on a full CofO already.

Our property management team tried to reach out to our contacts – it seems Brian has moved on and we're now trying to nail down the right person at Hines (possibly Tom) but were waiting to ping again until after the holidays so this is very timely.

Thanks again for the follow-through. We greatly appreciate your help!

Best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, January 2, 2024 1:26 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

Hope you had a great weekend ringing in the new year.

I've been in contact with Oscar Gutierrez from Engineering (BOE) and asked him to be part of our conversation with Hines. Let me know when you have some possible dates and I will coordinate on the City side. It seems like a note has been placed on their permits that says "Any damage along the neighboring lot associated with the construction activities for permit lot, must be repaired before CofO. Lot of concern is 12233 W Olympic."

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 1:13 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

> I'll need more information from the Hines team to locate the funds. That will be one of the things I ask for when we meet with them.
>
> **Jeff Khau, AICP** | Planning & Transportation Deputy
> *he/him/his*
> **Office of Councilwoman Traci Park ⋆ 11th District**
> **LA CITY HALL:** 200 N. Spring Street, Room 410, LA, CA 90012
> (213) 887-5644 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 Mon, Dec 18, 2023 at 12:19 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:
>
> > Good Afternoon, Jeff –
> >
> > Thank you for your quick response. Sure, I'll try to get the Hines and KRC availability together and will send you some dates and times that work for us – hopefully we find a date/time that works for you, too.
> >
> > Regarding what fund Hines paid in to, were you able to confirm what that was and whether those funds are/were earmarked for any specific purpose?
> >
> > Otherwise, I was looking into the municipal code, and it looks like Section 62.104 outlines some criteria for requiring the repair of damaged sidewalks/curb/gutters. I don't know whether this scope meets the criteria to require Hines to repair, but I'd definitely be curious to hear what you and Building & Safety turn up.
> >
> > Thanks so much,
> >
> > Marina
> >
> > **MARINA MARTOS DABEL** | **KILROY REALTY CORPORATION**
> >
> > 323.769.5921 **DIRECT**
> >
> > 310.406.6481 **MOBILE**
> >
> > ---
> >
> > **From:** Jeff Khau <Jeff.khau@lacity.org>
> > **Sent:** Monday, December 18, 2023 12:09 PM

To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I'm working internally with LADBS and Public Works to understand what authority we have as the City to require the repair of the gutter/curb.

In the meantime, I would be open to having a meeting with you and the Hines team to come to agreement on the facts of the situation. Specifically, I want to understand what was commitment made by Hines in the past and where we are today. Can you help set that up?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 18, 2023 at 10:40 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope you're doing well. I wanted to check in with you on this one and see whether you were able to find any information out regarding Hines and the repairs that need to be made to the curbs along Olympic.
>
> Let me know if we should set up another call, either just with us or a joint discussion with Hines. We'd love to get some intel before the end of year, if at all possible.
>
> Best,
>
> Marina
>
> **MARINA MARTOS DABEL | KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 3:12 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

No problem. Let's try to connect at 4pm today.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 6, 2023 at 2:04 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for the call back. You're it! I just left you a voicemail back – I'll be out of pocket from around 2:30-4 at a dentist appointment, but free after 4 or tomorrow any time before 1pm.
>
> I look forward to speaking with you soon.
>
> MM
>
> **MARINA MARTOS DABEL | KILROY REALTY CORPORATION**
>
> 323.769.5921 **DIRECT**
>
> 310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, December 6, 2023 12:42 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Cc: Wu, Bryan <bwu@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just called and left a message. Please give me a call back at your earliest convenience.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Mon, Dec 4, 2023 at 11:13 AM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> I hope this email finds you well. As you may recall, there was significant damage to the curbs as a result of the Hines/Martin Cadillac site development at Olympic and Bundy. We've met with and spoken to Hines several times since your introduction, and have reached a stall point. Hines recently informed us that they paid approximately $400K to the City into a street rehabilitation fund for issues such as this and therefore they are not willing to engage with any repairs. If this is correct, can you please advise as to how we can get these curb areas slated for City improvements utilizing the funds that Hines provided? I'm assuming this would need to be budgeted and approved by City Council.
>
> Please let me know your availability to discuss further. If a meeting onsite is preferable, Bryan Wu (copied here) and our Asset Management team would be happy to walk you through the site conditions.
>
> Best,
>
> Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Wednesday, August 30, 2023 12:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I just spoke with Tom over the phone and he said he would reach out to you to discuss a resolution regarding the curbs and gutters. Let me know how it goes.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 2:13 PM Martos, Marina <mmartos@kilroyrealty.com> wrote:

> Hi Jeff,
>
> Thanks so much for your quick response. The two individuals we've had communication with are Tim Bosley and Leslie Lagua. I believe Tim was the project manager on the construction project, and Leslie is the onsite property manager.
>
> **Tom Bosley**
>
> Hines
>
> 444 S. Flower St | Suite 2100 | LA, CA 90071

P 213 243 1271 | M 619 602 9471

Leslie A. Lagua

General Property Manager

Hines

12101 W Olympic Blvd | Suite 150 | Los Angeles, CA 90064

D 310 689 5573

Thanks again for your assistance – I look forward to hearing any updates whenever you have them.

Best,

MM

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Jeff Khau <Jeff.khau@lacity.org>
Sent: Tuesday, August 29, 2023 1:15 PM
To: Martos, Marina <mmartos@kilroyrealty.com>
Subject: Re: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs

[EXTERNAL EMAIL**]**

Hi Marina,

I appreciate you bringing this to our attention. I will reach out to the people at Hines as a first step. I have their emails from the thread you sent - so thank you for that. I was wondering if you could provide me with a phone number for Tom or anyone from the Hines team.

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ⋆ **11**th **District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 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 Tue, Aug 29, 2023 at 11:26 AM Star Parsamyan <star.parsamyan@lacity.org> wrote:

> Hello Marina,
>
> Thank you for reaching out to our office. I'm adding Our Planning Deputy Jeff Khau who will follow up with you.
>
> Thanks,
>
> Star
>
> Sent from my iPhone
>
> > On Aug 29, 2023, at 9:57 AM, Martos, Marina <mmartos@kilroyrealty.com> wrote:
> >
> > Goof Morning, Star –
> >
> > I hope this email finds you well! I don't know if you remember me, but I worked with you on a few things (alongside Craig Bullock) during your time in CD-13. I wanted to pass this along, since I don't know whom else to reach out to in your office for this kind of thing: we've been having some issues with damage caused by the cement/construction vehicles for the Hines (Martin Cadillac) project over near our HQ at Olympic & Bundy. As you can see per below, we've met with Hines many times throughout the construction process, and were assured that the damage to the curbs caused by construction activity would be fixed in a timely manner following the heavy work. Now that it appears all the major construction activity is done, we've been having a difficult time getting a response or action from Hines.
> >
> > I know this isn't super urgent or high priority for the City, but if there's anything you could do to help nudge Hines to clean up the damaged curbs, we would greatly appreciate it. Or, if there's anyone else in your office you'd prefer I work with on this, please let me know and I'd be happy to reach out. We've just made every effort to be good and patient neighbors throughout this process and hope for the same in return.

All my best,

Marina

MARINA MARTOS DABEL | **KILROY REALTY CORPORATION**

323.769.5921 **DIRECT**

310.406.6481 **MOBILE**

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Monday, August 28, 2023 5:04 PM
To: Thomas.Kruggel@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: FW: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Thomas,

I'm reaching out to you from Kilroy Realty. We own and manage Tribeca West (12233 W. Olympic Blvd, Los Angeles, CA 90064) and Westside Media Center (12100, 12200 and 12312 W. Olympic Blvd, Los Angeles, CA 90064) which are directly adjacent and across the street from West Edge, respectively. Per my email below, we've been trying to get the curbs and gutters repaired in front of our buildings for over 2 years. The damage was caused by cement trucks and construction during the course of development.

We're hoping to get a hold of someone at Hines to get this issue resolved before it is escalated any further. Please advise if you can assist or direct us towards the appropriate person.

Thank you,

BRYAN WU | **KILROY REALTY CORPORATION**

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, August 28, 2023 3:04 PM
To: Bosley, Tom <Tom.Bosley@hines.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; 'John Ingram' <jingram@weoneil.com>; leslie.lagua@hines.com; robert.royal@hines.com

Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Hajnal, David <dhajnal@kilroyrealty.com>; Sarra, Antonella <ASarra@kilroyrealty.com>; Waldhart, Stephanie <SWaldhart@tribecawest.kilroyrealty.com>
Subject: 12100, 12200, 12312 and 12233 W. Olympic Blvd - Outstanding Curb and Gutter Repairs
Importance: High

Tom and Hines Team,

We are reaching out again regarding damage to the curbs and gutters in front of our buildings 12100, 12200, 12312, and 12233 W. Olympic Blvd. We initially brought these concerns to your team in April 2021 and nothing has been done to date, despite our ongoing follow-ups and the fact that the street work and construction has been completed. Photos of the damaged areas are attached for your reference.

When we met to review conditions in 2021, we agreed that the cement trucks lining up in front of our buildings were causing the damage. At the time, you mentioned your permit fees included street repair costs and that we would need to wait until concrete was being poured for the corner office. This was then pushed back, and you advised we would need to wait until construction was completed to review conditions. Throughout the past 2 years, we have been great neighbors and worked through multiple closures to our driveways, blockages and limited access to our loading zones and parking in front of our buildings, and traffic, dust, and construction debris affecting our sidewalks and buildings. Now that construction is complete we would like you to replace the damage sections of curbs and gutter outlined above without further delay.

The last update we received from Tom was in April saying that the sewer extension work would be completed the first week of May. Leslie then responded to our Property Manager Antonella in July saying we would need to get approval from the city in order to repair the curbs, which is in direct contrast to what we were told by the Hines team for over 2 years.

Please respond within two weeks with a proposed scheduled for this work.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies.

<Photos of Curbs.pdf>

---------- Forwarded message ----------
From: "Bosley, Tom" <Tom.Bosley@hines.com>
To: "Wu, Bryan" <bwu@kilroyrealty.com>
Cc: "Kasahara, John" <JKasahara@kilroyrealty.com>, "Harris, Dana" <devans@kilroyrealty.com>, "Harper, Dan" <Dan.Harper@hines.com>, "O'Hearn, Alex" <Alex.O'Hearn@hines.com>, John Ingram <jingram@weoneil.com>, "Sarra, Antonella" <ASarra@kilroyrealty.com>
Bcc:
Date: Sat, 15 Oct 2022 01:40:43 +0000
Subject: RE: 12200 W. Olympic Blvd - Loading Zone Access

[EXTERNAL EMAIL**]**

Bryan,

See attached for sewer extension work area/durations. During Phase I there will be limited access to the loading zone. The metered parking along Olympic Blvd. is underutilized and can be used for loading and deliveries. Regarding the City curb repair we're completing our site work over the next 6 weeks and will ask our contractor to complete the curb repair at that time.

Tom

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Thursday, October 13, 2022 1:57 PM
To: Bosley, Tom <Tom.Bosley@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Evans, Dana <devans@kilroyrealty.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; John Ingram <jingram@weoneil.com>; Sarra, Antonella <ASarra@kilroyrealty.com>
Subject: RE: 12200 W. Olympic Blvd - Loading Zone Access

[From an External Email System]

Hi Tom,

Thank you for getting back to us. We were notified again today that people were unable to access the Olympic driveway and/or loading zone during certain times. Please ensure any closures are partial closures only or let us know in advance of any major access restrictions.

On a separate note, we wanted to revisit the repair of the concrete curb along 12200 and 12233 W. Olympic Blvd. We had previously walked the areas and you mentioned they would be repaired towards the end of 2021. Can you advise when these will be repaired?

I'll reach out to your mobile as well.

Thanks,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Bosley, Tom <Tom.Bosley@hines.com>
Sent: Wednesday, October 12, 2022 6:00 PM
To: Wu, Bryan <bwu@kilroyrealty.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>; Evans, Dana <devans@kilroyrealty.com>; Harper, Dan <Dan.Harper@hines.com>; O'Hearn, Alex <Alex.O'Hearn@hines.com>; John Ingram <jingram@weoneil.com>
Subject: RE: 12200 W. Olympic Blvd - Loading Zone Access
Importance: High

[**EXTERNAL EMAIL**]

Good evening Bryan,

Apologies for not responding sooner. Just spoke with Dana and she expressed concern over access to the loading zone and parking in front of your buildings as we complete our sewer extension work to S. Centinela. Unfortunately our work is in the southernmost lane of Olympic Blvd. so may periodically create some inconvenience for your visitors and tenants. The work is expected to take approximately 3 weeks. We've asked our contractor to provide a schedule, traffic control plan and prior notification when access might be restricted. We regret the inconvenience and will do our best to minimize the disruption.

Please call or text me rather than e-mail. I can be reached at 619-602-9471

Tom Bosley

Hines

11845 W. Olympic Blvd. | Suite 1035 | LA, CA 90064

M 619 602 9471

Intelligent Real Estate Investment, Development and Management

---

From: Wu, Bryan <bwu@kilroyrealty.com>
Sent: Tuesday, October 11, 2022 12:50 PM
To: Bosley, Tom <Tom.Bosley@hines.com>
Cc: Kasahara, John <JKasahara@kilroyrealty.com>
Subject: RE: 12200 W. Olympic Blvd - Loading Zone Access

[From an External Email System]

Hey Tom,

Just wanted to follow up on this. There is construction activity right now that is actively blocking our loading zone. Hoping to be able to get some schedule information from your team.

Thank you,

BRYAN WU | KILROY REALTY CORPORATION

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

From: Wu, Bryan
Sent: Monday, October 10, 2022 10:20 AM
To: tom.bosley@hines.com
Cc: Kasahara, John <JKasahara@kilroyrealty.com>
Subject: 12200 W. Olympic Blvd - Loading Zone Access

Hi Tom,

Hope all is well. We've received a few reports that the ongoing construction and partial street closures are affecting access to our loading zone in front of 12200 W. Olympic Blvd. Is there a schedule of upcoming work you can share? We would like to be notified in advance of anything that could potentially affect access to our driveways and/or loading zones.

Thank you,

BRYAN WU

Senior Property Manager

KILROY REALTY CORPORATION

12200 West Olympic Blvd., Suite 200 | Los Angeles, CA 90064

310.481.8473 **DIRECT**

310.968.4037 **MOBILE**

bwu@kilroyrealty.com

www.kilroyrealty.com

CONFIDENTIALITY NOTE This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this email or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient is prohibited If you received this email in error, please call the IT Department of Kilroy Realty Corporation at 310.481.8498 and destroy the original message and all copies

This email is confidential and may be legally privileged It is intended solely for the addressee Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged It is intended solely for the addressee Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

2 attachments

Sewer Main 10.12.22.pdf
2197K

RE: 12200 W. Olympic Blvd - Loading Zone Access.eml
3040K

ABUNDANT HOUSING LA

HOLLYWOOD 4WRD
Ending Homelessness in Hollywood

Housing 101

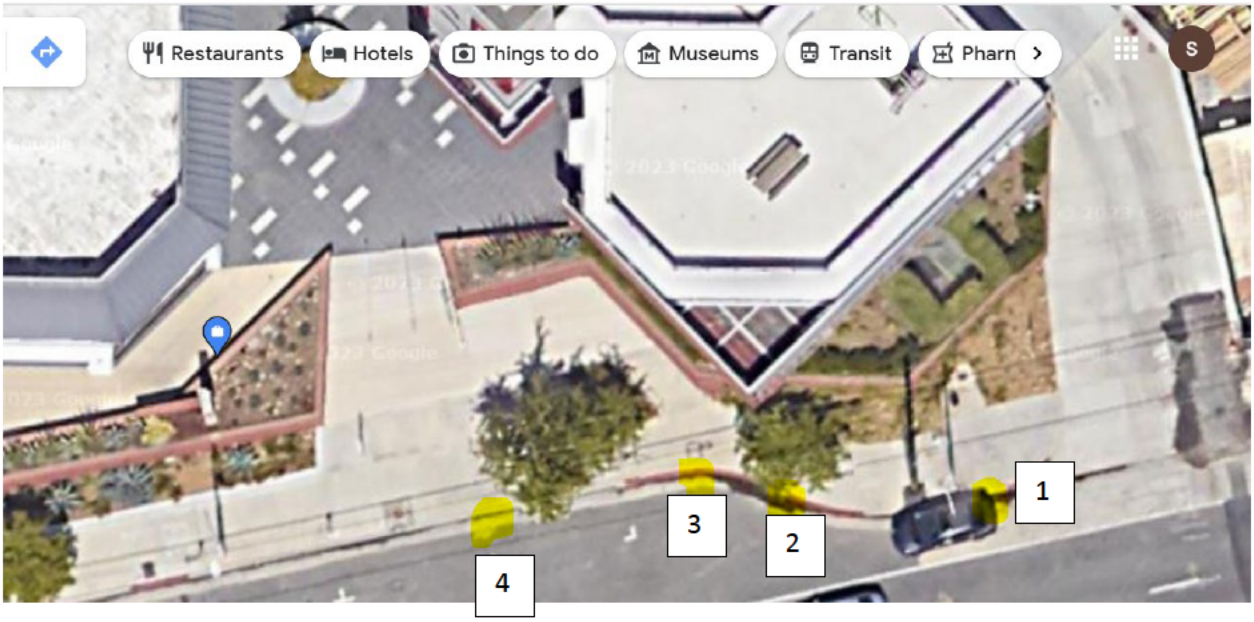
Intro to Housing Advocacy

Now short and sweet, Housing 101 takes us through key terms and highlights to jumpstart housing advocacy or give you a good refresher!

Shape LA's Future: Attend Housing 101!

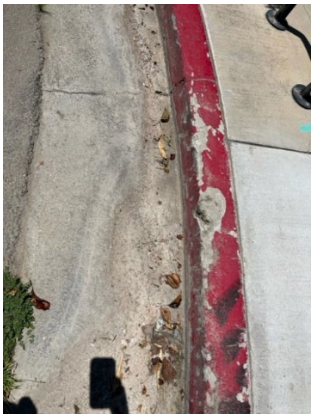
Tuesday, October 15, 2024 | 2-3 PM

LOCATION: Hollywood 4WRD Offices
7120 Franklin Avenue, Los Angeles

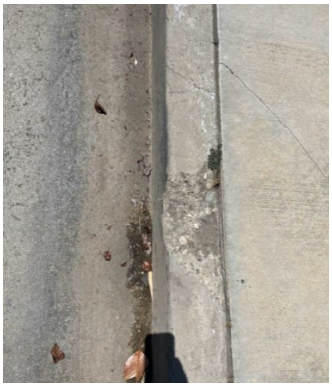

Restaurants
Hotels
Things to do
Museums
Transit
Pharn
S
1
2
3
4

Spot 1

Spot 2



Spot 3



Spot 4