

**From:** John Fox <[john.fox@lacity.org](mailto:john.fox@lacity.org)>  
**Sent time:** 03/04/2019 12:37:44 PM  
**To:** Jacobs, Paul <[Paul.Jacobs@sen.ca.gov](mailto:Paul.Jacobs@sen.ca.gov)>  
**Cc:** William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>; Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>; Heather Bleemers <[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)>; Milena Zasadzien <[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)>; Manning, Russell <[Russell.Manning@sen.ca.gov](mailto:Russell.Manning@sen.ca.gov)>  
**Subject:** Re: AB 900-Senate Research Project

---

Dear Mr. Jacobs,

The administrative record was initially certified on 11/7/2016. Supplements to the administrative record were certified on 12/12/2016 and 1/5/2017.

JOHN W. FOX  
Deputy City Attorney  
Office of the Los Angeles City Attorney  
200 N. Main Street  
City Hall East, Room 701  
Los Angeles, CA 90012

direct phone: (213) 978-8228  
fax number: (213) 978-8214

\*\*\*\*\*Confidentiality Notice\*\*\*\*\*

This electronic message transmission contains information from the Office of the Los Angeles City Attorney, which may be confidential or protected by the attorney-client privilege and/or the work product doctrine. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachments without reading or saving in any manner.

\*\*\*\*\*

On Mon, Mar 4, 2019 at 12:15 PM Jacobs, Paul <[Paul.Jacobs@sen.ca.gov](mailto:Paul.Jacobs@sen.ca.gov)> wrote:

Hi again everyone,

I have one follow-up question as I am finalizing my report on AB 900.

Can you provide me the date the administrative record was certified for the 8150 Sunset Boulevard project?

Thanks again!

Paul

---

**From:** Jacobs, Paul  
**Sent:** Friday, January 18, 2019 9:43 AM  
**To:** 'William Lamborn' <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>; 'Luciralia Ibarra' <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
**Cc:** 'Heather Bleemers' <[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)>; 'John Fox' <[john.fox@lacity.org](mailto:john.fox@lacity.org)>; Manning, Russell <[Russell.Manning@sen.ca.gov](mailto:Russell.Manning@sen.ca.gov)>; 'Milena Zasadzien' <[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)>

**Subject:** RE: AB 900-Senate Research Project

Hi everyone,

Let's plan on next Wednesday at 9:30 for a phone call. I will send out a calendar invite and set up a conference line for everyone shortly.

Take care,

*Paul Jacobs*

Environmental & Energy Consultant

Senate Office of Research

1020 N St., Suite 200

(916) 651-1827

[www.sen.ca.gov/sor](http://www.sen.ca.gov/sor)

---

**From:** Jacobs, Paul

**Sent:** Wednesday, January 16, 2019 12:03 PM

**To:** 'William Lamborn' <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>; Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>

**Cc:** Heather Bleemers <[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)>; John Fox <[john.fox@lacity.org](mailto:john.fox@lacity.org)>; Manning, Russell <[Russell.Manning@sen.ca.gov](mailto:Russell.Manning@sen.ca.gov)>; Milena Zasadzien <[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)>

**Subject:** RE: AB 900-Senate Research Project

Okay great, I'll hold open Tuesday and Wednesday mornings until I hear from more people on their availability. Would it be helpful if I set up a conference call?

I also wanted to provide a little more information on our project. It looks like I would like to discuss the following projects:

Hollywood Center

1045 Olive Street

6220 West Yucca

Crossroads Hollywood

8150 Sunset Boulevard

Los Angeles Stadium (Farmers Field)-SB 292

The overall goal of my project is to provide information on these projects, and investigate potential recommendations on how to improve AB 900. I would like to discuss some of the following topics:

- **Concurrent Preparation of the Record.** Was the city fully reimbursed for costs related to this activity? What benefits, if any, does eliminating the option for a petitioner to prepare the record offer? How cumbersome is the requirement to immediately post on a website? What general thoughts do you have about expanding the types of projects that would require a lead agency to prepare the record concurrently as long as the applicant pays for the cost?
- **Enhanced Environmental Requirements.** In your view, how confident are you that the environmental benefits claimed by the applicants will be realized? Are the requirements robust enough (such as LEED)? Considering the majority of GHG emissions are due to transportation, do you feel it is duplicative for the applicant to assess GHG emissions for ARB to verify, as well as require transportation efficiency through demand modeling? Should VMT be used as a metric to assess transportation impacts? What other environmental requirements should the Legislature contemplate?

Additionally, I have been asked to provide actual job numbers created from these projects if those are available (I'm assuming this would apply to any of these projects). Regarding Farmers Field, I would just like to inquire as to the specific reason why that project was terminated.

In general, I welcome hearing any feedback that everyone would like to share with the Senate to help inform future deliberations on this topic.

Thanks again,

*Paul Jacobs*

Environmental & Energy Consultant

Senate Office of Research

1020 N St., Suite 200

(916) 651-1827

[www.sen.ca.gov/sor](http://www.sen.ca.gov/sor)

**From:** William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

**Sent:** Tuesday, January 15, 2019 12:37 PM

**To:** Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>

**Cc:** Jacobs, Paul <[Paul.Jacobs@sen.ca.gov](mailto:Paul.Jacobs@sen.ca.gov)>; Heather Bleemers <[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)>; John Fox <[john.fox@lacity.org](mailto:john.fox@lacity.org)>; Manning, Russell <[Russell.Manning@sen.ca.gov](mailto:Russell.Manning@sen.ca.gov)>; Milena Zasadzien <[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)>

**Subject:** Re: AB 900-6220 West Yucca Project

I am available either of those times.

-Will

-

**William Lamborn**

Major Projects

Department of City Planning

221 N. Figueroa, Suite 1350

Ph: 213.847.3637

Please note that I am out of the office every other Friday.

\_\_\_\_\_

On Tue, Jan 15, 2019 at 9:58 AM Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)> wrote:

Thanks, Paul,

I am available Tuesday and Wednesday from 9-12 both days. I'll defer to everyone else on our side as to their availability. Perhaps after we discuss our experience with these bigger projects, we can determine whether AB 900 would benefit homeless shelters.

-Luci

On Tue, Jan 15, 2019 at 9:35 AM Jacobs, Paul <[Paul.Jacobs@sen.ca.gov](mailto:Paul.Jacobs@sen.ca.gov)> wrote:

Thanks Luci. Let's maybe start looking towards next week to find a time to discuss these projects. How about either Tuesday or Wednesday next week between 9:30 AM-4:30 PM?

Also, just FYI, the Governor has proposed to extend AB 900 streamlining benefits to homeless shelters in his budget. This should be a very relevant issue for the Legislature this session.

Thanks,

Paul

**From:** Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>

**Sent:** Monday, January 14, 2019 1:54 PM

**To:** Jacobs, Paul <[Paul.Jacobs@sen.ca.gov](mailto:Paul.Jacobs@sen.ca.gov)>

**Cc:** Heather Bleemers <[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)>; John Fox <[john.fox@lacity.org](mailto:john.fox@lacity.org)>; Manning, Russell

<[Russell.Manning@sen.ca.gov](mailto:Russell.Manning@sen.ca.gov)>; Milena Zasadzien <[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)>; [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)  
**Subject:** Re: AB 900-6220 West Yucca Project

I am available between 10-11 and 12-1 this Wednesday (1/16).

On Mon, Jan 14, 2019 at 1:50 PM Jacobs, Paul <[Paul.Jacobs@sen.ca.gov](mailto:Paul.Jacobs@sen.ca.gov)> wrote:

Hi Luci,

How does this Wednesday sometime between 10 AM-12 PM work for everyone?

Thanks,

Paul

---

**From:** Jacobs, Paul  
**Sent:** Thursday, January 10, 2019 1:10 PM  
**To:** 'Luciralia Ibarra' <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
**Cc:** Heather Bleemers <[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)>; John Fox <[john.fox@lacity.org](mailto:john.fox@lacity.org)>; Manning, Russell <[Russell.Manning@sen.ca.gov](mailto:Russell.Manning@sen.ca.gov)>; [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org); Milena Zasadzien <[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)>  
**Subject:** RE: AB 900-6220 West Yucca Project

Hi Luci,

Thank you for bringing everyone together for our discussion. How does next Wednesday between 9:30 AM-4:30 PM or Friday between 9:30 AM-12 PM work?

I have also included Milena, who Sarah said is now working on the 1045 Olive Street Project.

Thanks,

Paul

**From:** Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
**Sent:** Thursday, January 10, 2019 10:21 AM  
**To:** Jacobs, Paul <[Paul.Jacobs@sen.ca.gov](mailto:Paul.Jacobs@sen.ca.gov)>  
**Cc:** Heather Bleemers <[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)>; John Fox <[john.fox@lacity.org](mailto:john.fox@lacity.org)>; Manning, Russell <[Russell.Manning@sen.ca.gov](mailto:Russell.Manning@sen.ca.gov)>; [sarah.molina-pearson@lacity.org](mailto:sarah.molina-pearson@lacity.org); [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)  
**Subject:** Re: AB 900-6220 West Yucca Project

Hi Paul,

We were all actually discussing that we could all do a joint conversation on the matter. I am including Heather Bleemers and our City's attorney, John Fox, who was been advising us on AB 900. Sarah Molina Pearson is under a different section of the department, and no longer doing environmental review.

The Clippers stadium will be in Inglewood I believe, so it is not under our jurisdiction (unless you know something we don't).

Please give us some dates/times we can work with and we will get something scheduled.

Thank you,

Luci

On Thu, Jan 10, 2019 at 9:46 AM Jacobs, Paul <[Paul.Jacobs@sen.ca.gov](mailto:Paul.Jacobs@sen.ca.gov)> wrote:

Hi William, Luci, and Sarah,

I realized I sent out separate emails to each one of you regarding projects that I have you each listed as the primary contact for. Do you guys all work within the same department for LA City? If so, would it be easier to consolidate our communications with each other?

I am also interested in speaking to someone regarding the new Clippers Stadium application under SB 987, as well as the 8150 Sunset Boulevard project, but it is our understanding that Jim Seymour no longer works there. With the 8150 Sunset Boulevard project, I would also like to discuss in the CEQA litigation timeline and any feedback you have with the expedited requirement.

My apologies for the numerous emails. I'm looking forward to touching base with all of you as you are likely a wealth of information to help inform the Senate on this issue!

Take care,

Paul

---

**From:** Jacobs, Paul

**Sent:** Wednesday, January 09, 2019 1:50 PM

**To:** '[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)' <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

**Cc:** Manning, Russell <[Russell.Manning@sen.ca.gov](mailto:Russell.Manning@sen.ca.gov)>

**Subject:** AB 900-6220 West Yucca Project

Hi William,

My name is Paul Jacobs and I work for the CA Senate Office of Research. I have been requested to investigate issues related to the CEQA streamlining bills such as AB 900 (Chapter 354/Statutes of 2011). I am looking at producing a report on these issues sometime in March of this year. For part of my investigation I would like to speak with all of the lead agencies for projects that qualified under AB 900 (or similar bills). Specifically related to the 6220 West Yucca Project, I would like to discuss and learn more about the following topics:

- Status of the project
- Experience with the concurrent preparation of the record
- Thoughts on the environmental benefits gained through the enhanced requirements

If possible, we would like to schedule a phone call with you to discuss this project in more detail. Could you provide us with your availability starting next week?

Thanks in advance for your assistance!

*Paul Jacobs*

Environmental & Energy Consultant

Senate Office of Research

1020 N St., Suite 200

(916) 651-1827

[www.sen.ca.gov/sor](http://www.sen.ca.gov/sor)

--

**Luciralia Ibarra, Principal City Planner**  
Department of City Planning

Major Projects

(213) 847-3634

[221 N. Figueroa St., Suite 1350](#)

[Los Angeles, CA. 90012](#)

--

**Luciralia Ibarra, Principal City Planner**  
Department of City Planning

Major Projects

(213) 847-3634

221 N. Figueroa St., Suite 1350

Los Angeles, CA. 90012

--

**Luciralia Ibarra, Principal City Planner**  
Department of City Planning

Major Projects

(213) 847-3634

221 N. Figueroa St., Suite 1350

Los Angeles, CA. 90012

\*\*\*\*\*Confidentiality Notice\*\*\*\*\*

This electronic message transmission contains information from the Office of the Los Angeles City Attorney, which may be confidential or protected by the attorney-client privilege and/or the work product doctrine. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachments without reading or saving in any manner.

\*\*\*\*\*