

Councilmember Paul Koretz  
Councilmember, 5<sup>th</sup> District  
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Sunday August 24, 2014

Dear Councilmember Koretz:

I just learned of the report from office of the City Administrative Officer dated August 7, 2014 regarding "request for authorization to negotiate and execute a new non-profit lease agreement with the Armenian Cultural Foundation for Old Fire Station No. 83 at 5001 N. Balboa Blvd., Encino in CD 5.

I am shocked that this report says in the very first paragraph "After providing an opportunity for public comment from CD5,...".

I am unaware of any opportunity for public comment before the Municipal Facilities Committee. I consulted with members of the Encino Community and Encino Neighborhood Council and the Planning and Land Use Committee of the Encino Neighborhood Council of which I am a member. No one heard anything about a notice offering the public an opportunity for public comment from CD5. Furthermore, the Encino Neighborhood Council disapproved of the lease at a meeting held May 22, 2013 when they first heard that the city council voted on May 7, 2013 to approve that the General Services Department negotiate a lease with the ACF for use of the old Fire Station 83.

I therefore request that the city council on Tuesday August 26, 2014 order the MFC to provide an opportunity for public comment and give the CD5 community an opportunity to be heard.

There are many questions that the community is entitled to have answered such as:

The 5<sup>th</sup> paragraph on page 2 states on the first line "As consideration for the lease, ACF will provide community services to the public. We would like to know what those public services are.

The 6<sup>th</sup> paragraph on page 2 states "The tenant improvement work is estimated to cost between \$1.2million and \$1.5 million, and will consist of upgrades to the facility, while preserving the façade.

No mention is made of one of the main concerns that deterred the city and other agencies, namely the potential cost to remediate and rehabilitate the property. The Report of General Manager to the Board of Recreation and Park Commissioners on January 20, 2010 recommended soil testing for contamination and remediation. There exists an underground 1,000 gallon fuel storage tank. The report said: "the site needs further survey and abatement that will also include the lead paint found there." and referred to asbestos abatement needed.

The lease with the ACF needs to cover the above as part of rehabilitating the property for occupancy.

Another very important issue is financial responsibility. Does the ACF have the financial ability to pay \$1.2 million-\$1.5 million for the tenant improvement work? There is no mention of proof that the ACF has this amount on their balance sheet, or an account set up with reserve funds set aside for this project or a bank line of credit to pay for it.

Because the above items must be addressed before the city completes and executes a lease with the ACF, I respectfully request that the lease negotiations be postponed to allow the public comment and inclusion of the above considerations.

Sincerely yours,



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