

Communication from Public

Name: Ford Allen

Date Submitted: 05/03/2021 02:22 PM

Council File No: 21-0163

Comments for Public Posting: I'm corresponding concerning the proposed development at Bay St and Mateo St, know as 1000 Mateo and Mateo Arts LLC. I've recently learned that the applicant also controls the building next to me at 2028 Bay St. The character of this developer and his partners is illustrated by the letter I have attached to this email. The tenants at the building I manage will likely want to share their personal experience concerning the applicant and his partners as well. Ultimately, I believe the applicant is not the appropriate party to be granted the entitlement for the project. From my experience the applicant will likely cause damages to surrounding properties, city infrastructure and actively poses a risk to the health and safety of individuals near his projects. This opinion is based on my direct experience with the applicant and his partners. Please review the attached letter and kindly contact me with any questions. Respectfully, Ford -- Ford Allen Bay Street Arts 2038 Bay Street Los Angeles CA 90021 213-239-4620

Ford Allen
Bay Street Arts LLC
2038 Bay Street
Los Angeles CA 90021
baystreetarts@gmail.com
213-239-4620

RE: Mateo Arts LLC and 1000 Mateo Project

4/24/21

I'm writing concerning Sammi Shaaya who is the applicant for the proposed project called 1000 Mateo, under the umbrella of Mateo Arts LLC, SRG Properties LLC and Dart Partners LLC, which are all owned by Daniel Abrams. Sammi and his partners steamroll over neighboring buildings and tenants in the pursuit of their interests without regard for the health and safety of others, to say nothing of the financial damages that their actions cause. Therefore Sammi is not the right applicant for the above project, nor are any of the numerous LLC's created by Daniel Abrams. Let me explain below how I come to this belief.



I am the manager of the building at 2038 Bay St. Sammi Shaaya took control of the building next door at 2028 Bay St in 2018. At 1:51pm on October 26, 2018, Sam left me a voicemail explaining that while he was sandblasting the interior of 2028 Bay Street, that the sandblasting dust was shooting into 2038 Bay St from the adjoining wall. I have Sammi's voicemail available for review. I also received numerals calls, texts and emails form the tenants at 2038 Bay explaining the damages that were taking place and the hazardous conditions inside the building created by Sammi Shaaya.



I called Sammi immediately and asked him to stop sandblasting until an inspection could be performed and solution to the problem could be found. Upon speaking

with Sammi, he informed me that he would not stop sandblasting, that "this was not his first rodeo", that he would enter my building and plug holes from my side as they popped up. This last suggestion was not feasible for several reasons, one of which is that multiple tenant's units share the adjoining wall. 24 hours notice for entry is usually required for entry. Sammi's renovation schedule could not supersede tenant's rights. Sammi sought to create an emergency to gain entry to the building and tenant's units. At this point I did not have confidence that Sammi would put the tenant's interests, health or safety as a priority. It is my job to protect the tenants and the property. Sammi continued to sandblast for 3 days without stopping. Sammi did not pay for clean up or damages caused by the sandblasting that began October 28, 2018. Upon my request for proof of insurance, he and Daniel refused to furnish any documentation. I contacted my insurance carrier to handle the damages.



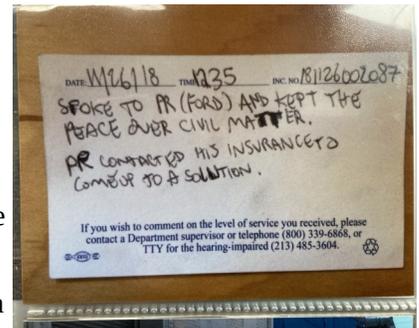
After my insurance inspected and cleaned up from the sandblasting and I compensated the tenants for loss of use, Sammi began sandblasting AGAIN, also for 3 days, beginning November 26, 2018. Sam would not stop sandblasting and demanded entry into the building as the only option to avoid further damages. At this point I called the police and ultimately hired an attorney to intervene. Sammi finally stopped sandblasting but I believe only after his work was complete. He sandblasted for 6 days while toxic dust shot into 2038 Bay Street.

He had no permit for either instances of sandblasting. He has performed all the work on 2028 Bay without ever obtaining a permit. Extensive changes have been made to the interior of the building known as 2028 Bay Street.

No reimbursements have ever been paid for the damage he caused. False insurance information was furnished to me in superior court during a case between myself and Sammi and his partners. Sammi and his partners also furnished incorrect names as the responsible parties to evade a judgment in that case. A subsequent reimbursement agreement requested by Sam's partners (in order to avoid a judgment in a second court appearance), was also never paid. So it turns out this was indeed "not his first rodeo" as he put it. He knew exactly what to do in order to avoid legal and financial responsibility. My insurance deductible was never paid. My insurance carrier did not renew my policy. I replaced 2 AC units damaged by the sandblasting dust. I have since decided to take the loss rather than continue expensive, time consuming and labyrinthine pursuits for reimbursements to damages caused by the sandblasting. Sammi and his partners will likely never pay for any reimbursements even if ordered to by the courts. These developers are insulated by their wealth from any harm they may cause.



This is the person who has applied to build a massive project on the corner of Bay Street and Mateo Street, the access for my tenants and other businesses on Bay Street. These players have never managed a project of this scale. The ones they have managed resulted in the situation I described. The damage described above was caused from a neighboring building that is approximately 10,000 sqft. Imagine the damage that Sammi can do with a 200,000 sqft project! Sammi and his partners are not responsible builders and this entitlement should not be granted. Knowingly granting entitlements to them may open the city to liability when businesses are interrupted and damages are caused.



If permission to build is granted, the only other option that MIGHT make the project safe for surrounding buildings and businesses could be the creation of an escrow fund to cover damages and interruption costs that Sammi will likely cause during the project. The fund should be managed by outside counsel as Sammi and his partners have proven they will furnish false evidence even in court, ie, the false insurance documentation I was given. Ultimately, I believe that Sammi is not the right applicant for this project. That also applies to Daniel Abrams, Dart Partners LLC and any company with Sammi or Daniel as members. Perhaps another more responsible applicant and company can be found to manage and build the proposed project? That is the safest course to avoid a situation like the one I have experienced.

If you would like to discuss the details of this letter or to see pictures and insurance documentation concerning the incidents described above, please do not hesitate to contact me.

X

Ford Allen
Manager, Bay Street Arts LLC

Communication from Public

Name: Jessica Lall
Date Submitted: 05/03/2021 01:40 PM
Council File No: 21-0163
Comments for Public Posting: Please see attached letter of support.



May 3, 2021

Councilmember Marqueece Harris-Dawson, Chair
Planning and Land Use Management Committee
200 N. Spring Street
Los Angeles, CA 90012

Re: Support for 1024 S. Mateo Street

Dear Councilmember Harris-Dawson,

Established in 1924, Central City Association (CCA) is committed to advancing policies and projects that enhance Downtown Los Angeles' (DTLA) vibrancy and increase opportunity in the region. We are a membership organization representing over 300 members including businesses, nonprofits and trade associations that have played a leading role in transforming DTLA from an office district into a dynamic mixed-use 24/7 urban environment. **We are pleased to voice our strong support for Mateo Arts' proposed 1024 S. Mateo Street development project.**

We welcome developments that activate our city center and provide opportunities for people to live near work, transit and key landmarks in DTLA. The 1024 S. Mateo Street project would replace a vehicle storage facility with 106 live/work units, including nine units set aside for very low-income affordable units, 93,000 square feet of office space and 27,000 square feet of retail and restaurant space in the Arts District neighborhood of DTLA.

The proposed mixed-income, mixed-use project also neighbors several similar developments and major public investments, including the 6th Street Viaduct, a revitalized LA River and the future Metro Arts District rail station. This project will be great asset that will continue to enrich the area's walkability and strengthen the community.

CCA is a strong advocate for innovative mixed-use developments in the most transit- and job-rich, walkable urban center in Los Angeles. We thank you for your consideration.

Sincerely,

Jessica Lall
President & CEO,
Central City Association of Los Angeles

cc: Councilmember Kevin de León
Councilmember Bob Blumenfield
Councilmember Gil Cedillo
Councilmember John Lee
Councilmember Mark Ridley-Thomas