

**From:** Kathryn Phelan <kathryn.phelan@lacity.org>

**Date:** Wed, 19 Jan 2022 17:28:51 -0800

**To:** Heather Bleemers <Heather.Bleemers@lacity.org>, Oliver Netburn <oliver.netburn@lacity.org>, Kimberly Huangfu <kimberly.huangfu@lacity.org>

**Subject:** Taix HRA

[GPA\\_Taix HRTR\\_Draft\\_2021.11.19 \(1\) edits.docx](https://drive.google.com/file/d/1hRrPcJt_msbWzkRhVZVq8NVSgSgf088p/view?usp=drive_web)

<[https://drive.google.com/file/d/1hRrPcJt\\_msbWzkRhVZVq8NVSgSgf088p/view?usp=drive\\_web](https://drive.google.com/file/d/1hRrPcJt_msbWzkRhVZVq8NVSgSgf088p/view?usp=drive_web)>

Hi Heather and Oliver,

I am fine with the attached Technical Report and think it does what we need. I made a couple minor edits. With those edits I would be fine with moving forward with this Technical Report. DO NOT FORWARD MY EDITS WITH ANY PARTY OUTSIDE THE CITY. If you agree with them, you can communicate the edits orally in a call or meeting.

As to what I think is one of OHR's biggest issues re Taix eligibility for state listing, the HRA does not assess or conclude for itself that the Taix meets criteria for listing in state register or local register. It summarizes all the past surveys and actions and recognizes that there have been surveys identifying that the ppty is eligible for state listing and local listing and ultimately Council designated it on the HCM and found three features contributed to its eligibility for local and state listing. And then in Section 5 in the impact analysis it concludes the project won't impact what makes it eligible for state and local listing. The conclusion on Taix's eligibility for state listing under State criteria is found in the introduction, the impact analysis and the Report conclusion.

If OHR is against the conclusion in the Report that the Taix is eligible for state register we could do a minor touch and drop a footnote in the impact analysis to say, the drafter of this document disagrees the property is eligible for state listing after reviewing the prior surveys and even notwithstanding Council's thoughts on the matter, but then conclude that even if it is eligible for state the project will not impact it based on the analysis provided therein and council's determination that the signs and bar top are the contributing features. Or if OHR won't have it at all, the intro, impact analysis and conclusion will need to be edited to remove any reference to state criteria eligibility/listing, and Section 3 should be edited to say that the expert finds that the project is not eligible for state listing based on prior surveys (or some new analysis), notwithstanding Council's statement in its designation action. I think doing that would also give us a Technical Report that would help us defend the SCPE. Although you may have more trouble getting that from the applicant.

If you have any questions related to the above, please let me know.

Thanks,

Kathy

Kathryn C. Phelan | Deputy City Attorney | She/Her  
Land Use Division | City Attorney's Office | City of Los Angeles  
kathryn.phelan@lacity.org | 213.978.8242

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**From:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Date:** Wed, 19 Jan 2022 17:50:50 -0800  
**To:** Kathryn Phelan <kathryn.phelan@lacity.org>  
**Cc:** Oliver Netburn <oliver.netburn@lacity.org>, Kimberly Huangfu <kimberly.huangfu@lacity.org>  
**Subject:** Re: Taix HRA

Hi Kathy,

Thank you very much for your review and comments (and VERY speedy at that).  
We understand and will move forward in the discussed manner.

Have a great night!

- Heather

**From:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Date:** Tue, 11 Jan 2022 15:35:57 -0800  
**To:** Kathryn Phelan <kathryn.phelan@lacity.org>, Kimberly Huangfu <kimberly.huangfu@lacity.org>, Oliver Netburn <oliver.netburn@lacity.org>, Lisa Webber <lisa.webber@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, Shannon Ryan <Shannon.Ryan@lacity.org>  
**Subject:** Taix follow-up meeting

Good afternoon,

I hope that everyone is doing well. We were able to connect with the Taix team this morning. Basically, the applicant's land use/CEQA counsel disagree with our approach to the SCPE and are pushing back pretty hard so we are at a place where we are unable to move forward and could use some support. I think that it would be good to have everyone copied here join a follow-up meeting with the applicant and their counsel.

Does that sound ok? I can take a look at everyone's schedules and send out an invite for an internal pre-meeting and another invite for the follow-up meeting.

Let me know your thoughts.

Thank you!

- Heather

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**From:** Kathryn Phelan <kathryn.phelan@lacity.org>  
**Date:** Tue, 11 Jan 2022 15:53:55 -0800  
**To:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Cc:** Kimberly Huangfu <kimberly.huangfu@lacity.org>, Oliver Netburn <oliver.netburn@lacity.org>, Lisa Webber <lisa.webber@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, Shannon Ryan <Shannon.Ryan@lacity.org>  
**Subject:** Re: Taix follow-up meeting

Hello Heather,  
I am happy to attend. I have a trial on Friday that I need to prepare for, so I won't be available this week. It would be good to have a short call before hand to refresh my memory of where we are at on this project as it has been a little bit since we last discussed.

Thanks,  
Kathy

Kathryn C. Phelan | Deputy City Attorney | She/Her  
Land Use Division | City Attorney's Office | City of Los Angeles  
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**From:** Ken Bernstein <ken.bernstein@lacity.org>

**From:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Date:** Wed, 19 Jan 2022 14:35:38 -0800  
**To:** Kathryn Phelan <kathryn.phelan@lacity.org>  
**Cc:** Oliver Netburn <oliver.netburn@lacity.org>, Kimberly Huangfu <kimberly.huangfu@lacity.org>  
**Subject:** Re: 1911 Sunset Historic Report

[GPA\\_Taix\\_HRTR\\_Draft\\_2021.11.19 \(1\).docx](https://drive.google.com/file/d/18vJNw_bHWIYjaAwEtsYL-YCZw8yPWLmL/view?usp=drive_web)

<[https://drive.google.com/file/d/18vJNw\\_bHWIYjaAwEtsYL-YCZw8yPWLmL/view?usp=drive\\_web](https://drive.google.com/file/d/18vJNw_bHWIYjaAwEtsYL-YCZw8yPWLmL/view?usp=drive_web)>

Hi everyone,

Attached is a Word version for your review.

Thanks again for your help!

- Heather

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**From:** Kathryn Phelan <kathryn.phelan@lacity.org>  
**Date:** Wed, 19 Jan 2022 14:42:59 -0800  
**To:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Cc:** Oliver Netburn <oliver.netburn@lacity.org>, Kimberly Huangfu <kimberly.huangfu@lacity.org>  
**Subject:** Re: 1911 Sunset Historic Report

Thank you!

Kathryn C. Phelan | Deputy City Attorney | She/Her  
Land Use Division | City Attorney's Office | City of Los Angeles  
kathryn.phelan@lacity.org | 213.978.8242

**From:** Kathryn Phelan <kathryn.phelan@lacity.org>  
**Date:** Wed, 19 Jan 2022 13:55:35 -0800  
**To:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Cc:** Oliver Netburn <oliver.netburn@lacity.org>, Kimberly Huangfu <kimberly.huangfu@lacity.org>  
**Subject:** Re: 1911 Sunset Historic Report

Thank you so much!

Kathryn C. Phelan | Deputy City Attorney | She/Her  
Land Use Division | City Attorney's Office | City of Los Angeles  
kathryn.phelan@lacity.org | 213.978.8242

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**From:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Date:** Wed, 9 Feb 2022 07:47:19 -0800  
**To:** Oliver Netburn <oliver.netburn@lacity.org>  
**Subject:** Fwd: Revised Historic Report

Let's schedule some time to go over this and respond.

----- Forwarded message -----

**From:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Date:** Thu, Feb 3, 2022 at 11:56 AM  
**Subject:** Re: Revised Historic Report  
**To:** Tim Moran <tim@irvineassoc.com>  
**CC:** Alexander Irvine <alex@irvineassoc.com>, Oliver Netburn <oliver.netburn@lacity.org>

Received, thank you. We'll get back to you soon.

On Wed, Feb 2, 2022 at 1:45 PM Tim Moran <tim@irvineassoc.com> wrote:  
Hi Heather and Oliver,

Please use the following link to access the revised Historic Report for the Project:

Password: c8yM7E8b

<https://irvineassoc.egnyte.com/dl/HcnzWxRaK>

Please let me know if you have any questions or need anything else.

Best,

Timothy Moran  
Senior Project Manager  
Irvine & Associates, Inc.

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**From:** Oliver Netburn <oliver.netburn@lacity.org>  
**Date:** Wed, 9 Feb 2022 10:16:09 -0800  
**To:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Subject:** Re: Revised Historic Report

Would you wanna meet after Pre-PLUM if you're free?

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**From:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Date:** Wed, 9 Feb 2022 10:44:57 -0800  
**To:** Oliver Netburn <oliver.netburn@lacity.org>  
**Subject:** Re: Revised Historic Report

**From:** Tim Moran <tim@irvineassoc.com>  
**Date:** Wed, 2 Feb 2022 21:45:54 +0000  
**To:** "Heather.Bleemers@lacity.org" <Heather.Bleemers@lacity.org>, Oliver Netburn <oliver.netburn@lacity.org>  
**Cc:** Alexander Irvine <alex@irvineassoc.com>  
**Subject:** Revised Historic Report  
**Priority:** High

Hi Heather and Oliver,

Please use the following link to access **the revised Historic Report** for the Project:

Password: c8yM7E8b

<https://irvineassoc.egnyte.com/dl/HcnzWxRaK>

Please let me know if you have any questions or need anything else.

Best,

Timothy Moran  
Senior Project Manager  
Irvine & Associates, Inc.  
660 S. Figueroa St. Suite 1780  
Los Angeles, CA 90017  
Office: 213.437.3403  
Mobile: 805.908.9942  
[tim@irvineassoc.com](mailto:tim@irvineassoc.com)  
[www.irvineassoc.com](http://www.irvineassoc.com)

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**From:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Date:** Thu, 3 Feb 2022 11:56:28 -0800  
**To:** Tim Moran <tim@irvineassoc.com>  
**Cc:** Alexander Irvine <alex@irvineassoc.com>, Oliver Netburn <oliver.netburn@lacity.org>  
**Subject:** Re: Revised Historic Report

Received, thank you. We'll get back to you soon.