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Former WeWork executive reimagines beloved Barnes and Noble location



Photo courtesy DFH Architects

WORK WELL WIN: A rendering of the shared working space site.

KATE CAGLE
Daily Press Staff Writer

A wellness-centered shared working space founded by a former WeWork executive will move into the top two floors of the former Barnes and Noble on the Third Street Promenade later this fall. The 30,000-square-foot space called 'work well win Santa Monica' is the on of the first of 90 coworking spaces opening in various cities over the next five years offering perks like meditation rooms, yoga, organic food and

even purified air.

"Santa Monica was super important for us to get a location because it embodies everything we are trying to achieve," said work well win CEO Frank Bistran in an interview with the Daily Press. Bistran said his long commute home from New York City on the Metro-North commuter rail line inspired his idea for a more mindful workspace. "I would look around me and everybody just looked like they'd been beaten up

SEE WORKSPACE PAGE 7

City Council extends mansionization ordinance

KATE CAGLE
Daily Press Staff Writer

About two dozen property owners beat a month-long deadline to submit plans to build a new house before the city instituted restrictions to stop the "mansionization" of Santa Monica neighborhoods. The city typically

receives about five applications a month, but 23 homeowners filed development applications between Jan. 23 and Feb. 23 as they rushed to beat the start of an interim ordinance. Permit specialists will decide whether the drafts were technically completed in time to

SEE ORDINANCE PAGE 6

SMC Board of Trustees approves \$21 Million contract for Early Childhood Lab School construction



Photo courtesy

EARLY CHILDHOOD LAB: A rendering of the ECL.

REED CURTIS
SMC Corsair/Daily Press Writer

The Santa Monica College Board of Trustees has voted unanimously to award the contract to build the new Early Childhood Lab (ECL) School to the Nazerian Group for \$21 million. The City of Santa Monica will provide \$6.7 million for the construction, while SMC will be responsible for the remainder.

Architect and onsite construction manager for the proposed project, Jeffery Weinstein, gave his recommendation to the Board at their April 3 meeting to award the bid to Nazerian based on the recommendation of "multiple K-12 school districts, including Pasadena, Long Beach, Simi Valley, and El Monte." Weinstein is a representative for Vanir Construction Management, the company contracted by SMC to oversee the ECL project, including the construction bidding process.

The ECL is a three-building project of about 20,000 square feet plus additional outdoor play areas. According to SMC, the project was first conceived in 1989 and is part of the formal plans to revitalize the Civic Center area. The

project is a partnership between SMC, the City, and the RAND Corporation. RAND provided money to the City during construction of its nearby headquarters that will be used to fund tuition subsidies for the program.

The day to day operation of the ECL will be handled by local preschool The Growing Place.

The Nazerian Group is a construction company that has been family operated in Southern California for over 40 years that has previously built and rehabilitated local schools and public works. Recent projects by Nazerian include the construction of a new campus for Century High School in Alhambra and the renovation of La Mirada Library in the city of La Mirada.

According to Nazerian Group President Vic Nazerian, the group "specializes in public schools and municipal buildings," and the Board of Trustees mentioned multiple times that the group's experience in these kinds of projects encouraged their decision to choose them to build the ECL. The main incentive according to Weinstein was that their bid came in at just shy of \$22 million, roughly \$2 million

SEE CONSTRUCTION PAGE 5

Isabel A. Ash Esq.

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CONSTRUCTION

FROM PAGE 1

less than the only other "responsible bidder."

A "responsible bid" is a criterion used by the City of Santa Monica, which ensures that a bidder on any city project is fully prepared, certified, and vetted before their bid may be considered.

Due to delays in previous projects of a similar nature, such as the proposed SMC

Malibu Campus, Trustee Rob Rader asked if the bid has any contingency planning for potential delays and cost overruns. Weinstein assured the board that there was "a 10-percent contingency limit on the project," meaning that SMC would not be liable for any cost overruns that exceeded 10-percent of the overall budget.

Construction on the ECL is set to begin this year, with the center planned to open in 2020.

editor@smdp.com

COMMUNITY BRIEFS

Pico Blvd. Landlord Outreach Event Aimed at Ending Homelessness

Chair of the Los Angeles County Board of Supervisors, Sheila Kuehl, Third District Supervisor, will join the Housing Authority of the County of Los Angeles (HACoLA), the Housing Authority of the City of Los Angeles (HACLA), the Santa Monica Housing Authority (SMHA), and other partner organizations to host HouseLA, an event to inform landlords throughout the County about the benefits of providing housing to individuals and families who are experiencing homelessness.

Los Angeles County has made unprecedented commitments to ending homelessness. At the event, landlords will learn about the various programs that serve those who are homeless as well as the incentives offered to landlords to rent to them, such as holding fees, security deposits, and damage mitigation assistance. Since February 2016, over 700 landlords have attended similar events held in other communities throughout the County to learn about the programs.

The event is aimed at landlords throughout the County interested in renting their units to formerly homeless families and individuals. To RSVP and find parking instructions, please visit: <https://www.eventbrite.com/e/house-la-tickets-43465207606> or call (626) 586-1669.

The event will be Wednesday, April 11, 10 a.m. - 1:30 p.m. at Santa Monica College - Theatre Arts Building?1900 Pico Boulevard. Please park in Structures 3 and 4

HACoLA serves in Los Angeles County, administering both the Section 8 Housing Choice Voucher and Public Housing programs. The Section 8 Housing Choice Voucher program currently assists approximately 23,000 families through a partnership with over 13,000 property owners. The Public Housing program manages 3,229 units of public and other affordable housing throughout Los Angeles County.

HACLA operates similar programs in the City of Los Angeles, administering the Section 8 Housing Choice Voucher program, which assists over 56,000 families.

SMHA serves in the City of Santa Monica, administering the Section 8 Housing Choice Voucher program, which assists over 1,300 families.

SUBMITTED BY THE LOS ANGELES COUNTY COMMUNITY DEVELOPMENT COMMISSION

Pico Blvd. Committee for Racial Justice presents: Resisting Environmental Racism

At the April 8 Committee For Racial Justice Workshop, a recent EPA report and various examples of environmental racism in LA county will be discussed. Speakers will include Dr. Suzanne Paulson, a professor in the Institute of the Environment at UCLA where she serves as the director of the Center for Clean Air and attorney Angela Johnson Meszaros, a lawyer with the CA regional office of EARTHJUSTICE.

Dr. Paulson, also a professor in the Dept. of Atmospheric & Oceanic Sciences at UCLA, teaches climate change and air pollution to undergraduate and graduate students. Her current research is on the impact of tiny naturally occurring and human-made particles on human health and the earth's climate. She also studies the influence of the built environment on pollution levels in urban areas at block and sub-block scales. She will share some scientific and perhaps surprising evidence about the nature of the dangers of air pollution in several local communities, including the Pico neighborhood of Santa Monica.

Angela Johnson Meszaros has focused on policy development, implementation, and enforcement in a variety of environmental areas including: the impacts of climate change policy on communities of color, eliminating extraction of oil in LA's urban neighborhoods, meeting the health-based air standards established by the Clean Air Act, public participation in environmental decision-making, reducing childhood lead poisoning, land use policies and their impact on community health, reducing health impacts of air toxics from mobile and stationary sources, Superfund clean-up, the California Environmental Quality Act, and air permit development and compliance.

Join in an informative discussion and learn what can be done to decrease the public health dangers linked to the pollution that surrounds us and how the federal Environmental Protection Agency has come to conclude that Environmental Racism is real.

This is part of an ongoing monthly workshop series sponsored by the Committee For Racial Justice. Co-sponsored by Virginia Ave. Park; the African American Parent, Staff, Student Support Group; and the Church in Ocean Park. For more information, (310) 422-5431

The event will be Sunday, April 8, from 6 - 8:30 p.m. (singing group under the leadership of Dr. Kim Harris meets at 5:30 p.m. in Thelma Terry Bldg). Potluck supper at 6 p.m. and program at 6:30 p.m. Virginia Avenue Park, Thelma Terry Bldg., 2200 Virginia Ave. Free.

SUBMITTED BY JOANNE BERLIN

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