

From: [Leo Pustilnikov](#)
To: [David Martin](#); [Vianey Sanderson](#); [Barbara Tenzer](#)
Subject: 1315 3rd CUP
Date: Tuesday, October 13, 2020 11:57:34 AM

EXTERNAL

David,

I hope you are well. Would you know whether 1315 3rd street has a cup or who we could speak to?

Thanks,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Stephanie Venegas](#)
Cc: [Barbara Tenzer](#)
Subject: Re: Referred by David Martin
Date: Thursday, April 29, 2021 12:35:32 PM

EXTERNAL

I can do the 13th or 19th...

Sent from my iPhone

On Apr 29, 2021, at 12:33 PM, Stephanie Venegas
<Stephanie.Venegas@smgov.net> wrote:

Hi Barbara-

Kristin is generally available 3-5pm Monday-Thursday. Is there a date that works for you after May 13?

Thanks,

Stephanie

<image002.png>

Stephanie Venegas
Council & Legislative Affairs Liaison
(310) 458-8257 ext. 5532
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Kristin McCowan <Kristin.McCowan@SMGOV.NET>
Sent: Thursday, April 29, 2021 11:29 AM
To: Barbara Tenzer <b.tenzercommercial@gmail.com>; Leo Pustilnikov <leo@slhinvestments.com>
Cc: Stephanie Venegas <Stephanie.Venegas@SMGOV.NET>
Subject: Re: Referred by David Martin

Barbara,

Sincere apologies – I had this flagged for follow up and completely dropped the ball. It's a pleasure to meet you and I am more than happy to schedule time to connect, grab coffee and discuss our downtown.

I am cc'ing Stephanie Venegas our City Council Liaison and Legislative Affairs Liaison who will be able to also assist us with scheduling.

Unfortunately my schedule is pretty strained these next couple weeks so my hope is that we can schedule for May 13 or after.

Looking forward to meeting and getting to know you better.

Kristin

--

From: Barbara Tenzer <b.tenzercommercial@gmail.com>

Date: Tuesday, April 13, 2021 at 6:45 PM

To: Kristin McCowan <Kristin.McCowan@SMGOV.NET>, Leo Pustilnikov <leo@slhinvestments.com>

Subject: Referred by David Martin

EXTERNAL

Hi Kristin,

We hope you are well.

Leo and I met with David Martin the other day about a fabulous idea Leo has for one of his properties on the Third Street Promenade and David suggested we talk to you about it.

I have a commercial real estate company on the Promenade and was Chair of DTSM.

The Promenade needs to be brought into modern times.

Is there a good time that we could meet for coffee and share the concept with you?

Best,

Barbara

--



Barbara Tenzer, President
1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401
T: 310-395-8383 ~ C: 310-678-7886
b.tenzercommercial@gmail.com ~ www.tenzercommercial.com
License # 01235150

From: [Leo Pustilnikov](#)
To: [Barbara Tenzer](#)
Cc: Kristin.mccowan@santamonica.gov
Subject: Re: Referred by David Martin
Date: Friday, April 16, 2021 1:16:13 PM

EXTERNAL

Councilwoman McCowan,

Are you free to meet and discuss some ideas for the promenade next week or maybe set up a call to discuss if that's more convenient?

I look forward to hearing from you.

Best,
Leo Pustilnikov

On Tue, Apr 13, 2021 at 6:45 PM Barbara Tenzer <b.tenzercommercial@gmail.com> wrote:

Hi Kristin,

We hope you are well.

Leo and I met with David Martin the other day about a fabulous idea Leo has for one of his properties on the Third Street Promenade and David suggested we talk to you about it.

I have a commercial real estate company on the Promenade and was Chair of DTSM.

The Promenade needs to be brought into modern times.

Is there a good time that we could meet for coffee and share the concept with you?

Best,
Barbara

--



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Santa Monica, CA 90401
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b.tenzercommercial@gmail.com ~ www.tenzercommercial.com
License # 01235150

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Cc: [Barbara Tenzer](#)
Subject: Re: Introduction
Date: Tuesday, September 22, 2020 8:52:54 PM

EXTERNAL

David,

Thanks so much! Looking forward to working with you in the months and years to come. Yes, the ordinance as written presents problems for us to tenant in a way that makes it vibrant and successful. If it could exempt the food courts, i think it would help drive traffic to the promenade and the surrounding retailers.

Best,
Leo

Sent from my iPhone

On Sep 22, 2020, at 8:42 PM, David Martin <David.Martin@smgov.net> wrote:

Hi Barbara, and nice to meet you Leo. I look forward to working with you (and hopefully meeting you in person one day soon).

I need to double check with staff on the restrictions for food courts, but I agree that they should be exempt from the limitations. The original idea many years ago was that food courts were the place where we wanted the fast food uses to go. That's why there was a McDonalds in the food court for several years.

Either way, we have to go back to Council to extend the fast food ordinance, so there would be an opportunity to make adjustments if the current ordinance doesn't work for your plans.

David

Get [Outlook for iOS](#)

From: Barbara Tenzer <b.tenzercommercial@gmail.com>
Sent: Tuesday, September 22, 2020 3:17:31 PM
To: David Martin <David.Martin@SMGOV.NET>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Introduction

EXTERNAL

Dear David,

I want you to meet Leo. [REDACTED] He has purchased a building in the 1200 block of the Promenade and is in escrow for the Food Court on the 1300 block of the Promenade.

The city council is going to be voting on the no fast food ordinance for the Promenade and to limit the chains to no more than 150 units.

I want to make sure it does not apply to fast food restaurants that are in the food court on the Promenade. There is a possibility we can put in In & Out Burger and few other great operations.

The ordinance was directed at the retail and existing restaurants on the Promenade. The food court is all fast food. It makes sense that the food court is exempt.

What do you think?

Best regards,
Barbara



Barbara Tenzer, President
1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401
T: 310-395-8383 ~ C: 310-678-7886

b.tenzercommercial@gmail.com ~ www.tenzercommercial.com

License # 01235150

From: [Jing Yeo](#)
To: [David Dromy](#)
Cc: [BMI Engineering, Inc.](#); [Leo Pustilnikov](#)
Subject: RE: 1315 3rd street
Date: Tuesday, September 15, 2020 10:52:58 PM

Hi David,

If the proposal is to subdivide for commercial air space condos (as opposed to subdividing into additional lots), there are not restrictions like there would be if there are any residential units.

Thanks,

Jing

From: David Dromy <david@diico.com>
Sent: Monday, September 14, 2020 12:04 PM
To: Jing Yeo <Jing.Yeo@SMGOV.NET>
Cc: BMI Engineering, Inc. <bmicallifornia@gmail.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: 1315 3rd street

EXTERNAL

Hello Mr. Yeo,

I Hope you enjoyed the weekend.

I'm following up on my previous email. We are trying to proceed with our acquisitions and need to know if we can subdivide the properties for commercial use. Unfortunately, time is of the essence for our transactions. We'd greatly appreciate if you can let us know at your earliest convenience.

Thanks,

David

On Fri, Sep 11, 2020 at 11:31 AM David Dromy <david@diico.com> wrote:

Hello Mr. Yeo,

I'ts been hard trying to reach you, I hope you are well.

I'm following up regarding the commercial subdivision inquiry for : 174 Kinney Street & 169-175 Pier Ave

And

1315 3rd st.

Please advise at your earliest convenience.

Best,

David

310-400-6561

On Tue, Sep 1, 2020 at 10:06 PM David Dromy <david@diico.com> wrote:

Hello Mr. Yeo,

Thank you for your response. The subdivision would be entirely for commercial space.

We'd also like to know if 174 Kinney Street & 169-175 Pier Ave, can be subdivided

to for commercial purposes.

Thank you,
David

On Tue, Sep 1, 2020 at 8:36 PM Jing Yeo <Jing.Yeo@smgov.net> wrote:

Hi Ben,

Are any of the units being converted residential units or is this conversion entirely all commercial space?

From: BMI Engineering, Inc. <bmicalifornia@gmail.com>

Sent: Tuesday, September 1, 2020 5:42 PM

To: Jing Yeo <Jing.Yeo@SMGOV.NET>; David Dromy <david@diico.com>

Subject: 1315 3rd street

EXTERNAL

Greetings,

My client wishes to separate different levels of the above captioned site by filing for a condo. conversion Tentative Tract Map.

Is this possible?

Sincerely,

Ben Manesh

BMI

Engineering, Inc. since 1988

Civil Engineering

Environmental Engineering

Structural Engineering

Land Use Planning & Zoning

Land Surveying

Expediting

17337 Ventura Blvd. Suite 112

Encino, CA 91316

Office: (818)901-8009, (424)216-6232 Mobile: (818)571-6471

email :

bmicalifornia@gmail.com



consider the environment before printing this email.

--

Thank You,

David Dromy
9744 Wilshire Blvd Suite 203
Beverly Hills. CA 90212
Tel: [310.208.4100](tel:310.208.4100) *107
Cell: [310.400.6561](tel:310.400.6561)

Fax: [310.288.0817](tel:310.288.0817)

Email: David@diico.com

Website: www.Diico.com

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From: [Stephanie Venegas](#) on behalf of [Kristin McCowan](#)
To: [Kristin McCowan](#); [Barbara Tenzer](#); [Leo Pustilnikov](#)
Subject: MPT McCowan/Barbara Tenzer/Leo Pustilnikov
Date: Thursday, April 29, 2021 2:41:47 PM
Attachments: [attachment.ics](#)

May 13th works for me. Do you think it would be convenient for Kristin to meet at Casa Martin on the Promenade?

The address is 1251 Third Street Promenade. It is just north of Arizona on the East side of the Promenade.

They have outdoor dining. We can grab a coffee and show her the building and the area we want to talk to her about.

3:00 PM on Thursday May 13th is good.

Best regards,
Barbara

From: [Leo Pustilnikov](#)
To: [Kristin McCowan](#)
Subject: Re: Promenade
Date: Thursday, May 20, 2021 11:23:17 AM

EXTERNAL

Just called... I'm at [REDACTED] No one reached out.

Best,
Leo

Sent from my iPhone

> On May 20, 2021, at 11:07 AM, Kristin McCowan <Kristin.McCowan@smgov.net> wrote:

>

> Leo

>

> I've had some good conversations feel free to give me a call at your convenience. [REDACTED] Wondering if anyone has reached out to you.

>

> --

>

> On 5/17/21, 3:42 PM, "Kristin McCowan" <Kristin.McCowan@SMGOV.NET> wrote:

>

> Leo,

>

> Thanks for your email. I'm looking into this (specifically the parking structure stuff initially) and I think there may be a way. Will keep you posted. Feel free to call and we can discuss.

>

> --

>

> On 5/16/21, 4:52 PM, "Leo Pustilnikov" <leo@slhinvestments.com> wrote:

>

> EXTERNAL

>

> Kristin,

>

> Thank you for taking the time to meet Barbara and me last week. It was a pleasure getting to know you and i hope that in the coming years, we can work together on bringing back the promenade to its former glory as a local, regional and international destination for millions. It needs renewed and coordinated effort by the city and the property owners to find ways of remaking it the unique and desired destination it has been in prior decades.

>

> To that end, i wanted to follow up with you about two items i would appreciate your consideration on:

>

> 1. As you know, i am a founding member of the Santa Monica bayside owners association which among other things has the goal of preserving parking within and access to the promenade. To that end, i understand the city's desire to replace structure 3 with a mixed use project that has affordable housing above the ground floor. As an owner and developer of affordable housing, i applaud the city's efforts and commend it for making this a priority. However, i believe there are ways to create the much needed housing while preserving the parking and still maintaining the cost savings contemplated of the city already owning the land. One such option I believe should be considered is the following:

>

> - I would provide the city with a 99 year lease of 1427-1433 21st (which will cost less than 5% of the estimated \$4m+ of demolishing structure 3) at \$1/year in exchange for a 99 year lease of structure 3 for the same

cost. I would agree to either retrofit or rebuild structure 3 at my cost and maintain it as parking. Additionally, through the development agreement with providence hospital and its phase 2 plans, they are required to replace 10 units currently located at 1417 21st which is being contemplated at the north east corner of future 22nd street and Broadway. In discussions with them prior to covid, they were open to giving away the property so long as someone developed the units and satisfied their replacement requirements. The city can rezone these nearby properties (which combined are almost the same 30,000 square feet of land as structure 3) to allow higher density and height (similar to the existing 1441 21st affordable seniors project) for the creation of 100-150 affordable units on those sites, again, at a net savings to the city of millions of dollars and a net benefit of the business owners who post covid (Eg concerns over public transportation) may rely on customers driving in more than ever before.

>

> 2. As discussed, the promenade is struggling and every block has its own promises and challenges. The 1200 block, which in recent years has struggled the most, is quickly blossoming into a vibrant restaurant row and has potential for redevelopment that emphasizes uses other than retail (Eg office, hotel, etc) while at the same time supports the retail that remains in a more limited capacity. The 1400 block with the proximity to the mall, metro and pier has no lack of traffic but is going through a change and readjustment in retail rents that have struggled since the last recession in the late 2000's. That's where the greatest demand is for retailers today and once the strains of covid dissipate should be the first block back. The 1300 block in between is sort of struggling with its identity. The gallery is about to lose its last Food tenants at the end of June, the criterion next door is attracting tenants just to prevent vacancy by offering 90%+ discounts to rent, and vacancies continue to sprout up. I believe one of the problems with the promenade is it's lost what makes it different and unique while newer outdoor malls have opened and been able to merchandise in ways that a single owner can and the dozens of owners on the promenade cannot. I believe one such opportunity to bring something unique back to the promenade is by converting the 2nd floor of the food court into a cannabis retailer and cafe. The fact that it's not on the street limits access while providing support for the food tenants below and at the same time provides private outdoor space that should not negatively impact visitors to other stores.

>

> Please let me know if either idea resonates and warrants further discussion.

>

> Best,

> Leo

>

> Sent from my iPhone

>

>

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [Kristin McCowan](#)
Subject: Accepted: MPT McCowan/Barbara Tenzer/Leo Pustilnikov @ Thu May 13, 2021 3pm - 4pm (PDT) (Kristin McCowan)
Date: Thursday, April 29, 2021 2:49:39 PM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

MPT McCowan/Barbara Tenzer/Leo Pustilnikov

When Thu May 13, 2021 3pm – 4pm Pacific Time - Los Angeles
Where Meet @ Casa Martin, 1251 3rd Street Promenade ([map](#))
Calendar Kristin McCowan
Who

- Kristin McCowan - organizer
- Leo Pustilnikov - creator
- Barbara Tenzer
- Kristin McCowan

May 13th works for me. Do you think it would be convenient for Kristin to meet at Casa Martin on the Promenade?

The address is 1251 Third Street Promenade. It is just north of Arizona on the East side of the Promenade.

They have outdoor dining. We can grab a coffee and show her the building and the area we want to talk to her about.

3:00 PM on Thursday May 13th is good.

Best regards,
Barbara

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account kristin.mccowan@smgov.net because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://calendar.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#).

From: [Leo Pustilnikov](#)
To: [David Martin](#); [Barbara Tenzer](#)
Subject: Housing element staff report
Date: Monday, May 24, 2021 4:23:31 PM

EXTERNAL

David,

thanks for your time earlier. would you be able to direct me to where i can find the staff report you referenced earlier?

thanks,
leo

From: [Leo Pustilnikov](#)
To: [Claudia Kompa](#)
Cc: [Barbara Tenzer](#); [Andy Agle](#)
Subject: Re: David Martin suggested we chat
Date: Tuesday, May 25, 2021 3:31:44 PM

EXTERNAL

Works for me

Sent from my iPhone

On May 25, 2021, at 3:29 PM, Claudia Kompa
<Claudia.Kompa@santamonica.gov> wrote:

Hi Barbara and Leo,
Andy's only available time next week is between 11:30 and 1pm on Wednesday, June 2. Let me know if this works and I will send out an invitation.

Thanks,

<image001.png>

Claudia Kompa

Executive Administrative Assistant
(310) 458-2201 ext. 5723

santamonica.gov

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From: Barbara Tenzer <b.tenzercommercial@gmail.com>
Sent: Tuesday, May 25, 2021 3:13 PM
To: Leo Pustilnikov <leo@slhinvestments.com>
Cc: Andy Agle <Andy.Agle@santamonica.gov>; Claudia Kompa
<Claudia.Kompa@santamonica.gov>
Subject: Re: David Martin suggested we chat

EXTERNAL

Thanks Andy. Let us know what is best for you.

<~WRD0000.jpg>

Barbara Tenzer, President
1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401
T: 310-395-8383 ~ C: 310-678-7886
b.tenzercommercial@gmail.com ~ www.tenzercommercial.com
License # 01235150

On Tue, May 25, 2021 at 2:48 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

sounds good... looking forward to speaking with you. i am fairly open next week.

best,
leo

On Tue, May 25, 2021 at 10:35 AM Andy Agle <Andy.Agle@santamonica.gov> wrote:

Barbara:

Happy to speak with you. By copy, I am asking my assistant, Claudia, to help find a time when we can talk. Based on my calendar, we will likely need to wait until next week. Thanks.

Andy

From: Barbara Tenzer <b.tenzercommercial@gmail.com>

Sent: Monday, May 24, 2021 4:35 PM

To: Andy Agle <Andy.Agle@santamonica.gov>

Cc: Leo Pustilnikov <leo@slhinvestments.com>

Subject: David Martin suggested we chat

EXTERNAL

Hi Andy,
I don't think I have seen you since we left the DTSM Board. I hope all is well with you.

Leo is on this email as well. He is a new owner on the Promenade and we are working together to bring back the Promenade.

We had a zoom call today with David and he suggested I contact you and set up a call. David said you are in charge of low income housing and Leo has an idea he wants to share with you that addresses low income housing and Parking Structure 3 - where he can help you create maybe double the housing you had intended. Are you available sometime tomorrow, Tuesday, either in the morning before 11:15 or tomorrow after from 12:30 on? Or Wednesday later in the afternoon?

Please let us know.

Looking forward to talking to you.

Best,
Barbara

Error! Filename not specified.

Barbara Tenzer, President
1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401
T: 310-395-8383 ~ C: 310-678-7886
b.tenzercommercial@gmail.com ~ www.tenzercommercial.com
License # 01235150

From: [Leo Pustilnikov](#)
To: [David Martin](#); [Barbara Tenzer](#)
Subject: correct info below
Date: Monday, May 24, 2021 2:09:50 PM

EXTERNAL

Join Zoom Meeting [REDACTED]
[REDACTED] Meeting ID: [REDACTED]
[REDACTED] Passcode: [REDACTED]

When event starts

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [Andy Agle](#)
Subject: Accepted: Low income housing and Parking Structure 3 @ Wed Jun 2, 2021 11:30am - 12pm (PDT) (Andy Agle)
Date: Tuesday, May 25, 2021 3:48:35 PM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

Low income housing and Parking Structure 3

When Wed Jun 2, 2021 11:30am – 12pm Pacific Time - Los Angeles
Calendar Andy Agle
Who

- Andy Agle - organizer
- Leo Pustilnikov - creator
- Barbara Tenzer

Barbara will send the zoom link.

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account andy.agle@santamonica.gov because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://calendar.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#).

From: [Roxanne Tanemori](#)
To: [Leo Pustilnikov](#)
Subject: RE: 2121 Santa Monica Email 3 of 3
Date: Thursday, November 18, 2021 9:59:15 PM
Attachments: [image001.png](#)

Hi Leo – we anticipate starting the public hearing process at Planning Commission at the end of January and City Council sometime in March 2022. I will send out an email to interested parties January to confirm the dates.

Thank you,

Roxanne

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, November 17, 2021 8:09 AM
To: Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>
Subject: Re: 2121 Santa Monica Email 3 of 3

EXTERNAL

Hi Roxanne,

Any update on this project?

thanks,
leo

On Wed, May 19, 2021 at 1:08 PM Roxanne Tanemori <Roxanne.Tanemori@smgov.net> wrote:

The work on the DA is not complete; both the City and applicant have been focused on other matters in the past year due in large part to the pandemic.

Thanks –

Roxanne

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, May 19, 2021 12:16 PM
To: Roxanne Tanemori <Roxanne.Tanemori@SMGOV.NET>
Subject: Re: 2121 Santa Monica Email 3 of 3

EXTERNAL

thank you for the update. any idea why council hasn't taken it under consideration yet?

On Sun, May 16, 2021 at 11:32 PM Roxanne Tanemori <Roxanne.Tanemori@smgov.net> wrote:

Leo,

The PSJ development agreement and phase two project has not been reviewed by City Council yet. I don't have an estimate of when we will be scheduling hearings; perhaps in the fall?

Thanks,
Roxanne



Roxanne Tanemori, AICP

Principal Planner

(310) 458-8341 ext. 8202

roxanne.tanemori@santamonica.gov

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Reach the City Planning team anytime at 311!](#)

[Zoning Code](#) | [Applications & Forms](#) | [Plans & Projects](#)

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Friday, May 14, 2021 1:11 PM

To: Roxanne Tanemori <Roxanne.Tanemori@SMGOV.NET>

Subject: Re: 2121 Santa Monica Email 3 of 3

EXTERNAL

Roxanne,

Hope you have been well. What's the status of the providence redevelopment?

thanks,
leo

On Tue, Nov 27, 2018 at 12:15 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

Thanks!

Sent from my iPhone

On Nov 27, 2018, at 12:00 PM, Roxanne Tanemori <Roxanne.Tanemori@SMGOV.NET> wrote:

From: Roxanne Tanemori
Sent: Tuesday, November 27, 2018 11:59 AM
To: 'Leo Pustilnikov' <leo@slhinvestments.com>
Subject: RE: 2121 Santa Monica Email 1 of 3

I'll attach the scanned version of the DA in several parts – the current proposal hasn't been approved yet – so I can't send you a final version. You can look at the concept plans online:

<https://www.smgov.net/Departments/PCD/Projects/2121-Santa-Monica-Blvd-/-Providence-SJHC-Phase-Two-Project-Master-Plan/>

From: Leo Pustilnikov [<mailto:leo@slhinvestments.com>]
Sent: Tuesday, November 27, 2018 11:55 AM
To: Roxanne Tanemori <Roxanne.Tanemori@SMGOV.NET>
Subject: Re: 2121 Santa Monica

Both ideally...

Best,
Leo

Sent from my iPhone

On Nov 27, 2018, at 11:52 AM, Roxanne Tanemori <Roxanne.Tanemori@SMGOV.NET> wrote:

Are you interested in the original Development Agreement from 1998 or the Phase Two Project proposal that is pending?

Roxanne

From: Leo Pustilnikov [<mailto:leo@slhinvestments.com>]
Sent: Monday, November 26, 2018 7:07 PM
To: Roxanne Tanemori <Roxanne.Tanemori@SMGOV.NET>
Subject: Re: 2121 Santa Monica

Roxanne,

Hope you had a nice thanksgiving. Is it possible to get a copy of the providence saint johns development agreement?

thanks,
leo

On Mon, Jul 9, 2018 at 3:05 PM Roxanne Tanemori
<Roxanne.Tanemori@smgov.net> wrote:

You can contact Providence's project representative Paula Larmore; she handles day-to-day project management and interfaces with the City:

Paula J. Larmore | Attorney at Law
1250 Sixth Street, Suite 200 | Santa Monica, CA 90401
O: (310) 656-4311 | **F:** (310) 392-3537 |
plarmore@hlkklaw.com

-
-
[Thanks,](#)
[Roxanne](#)

-
-
-
From: Leo Pustilnikov [<mailto:leo@slhinvestments.com>]
Sent: Monday, July 9, 2018 1:27 PM
To: Roxanne Tanemori <Roxanne.Tanemori@SMGOV.NET>
Subject: Re: 2121 Santa Monica

-
[the applicant ideally \(someone at providence\)... the link hyperlinks to emails with both architectural teams but the emails bounce back.](#)

-
[thanks,](#)
[leo](#)

-
[<Final Recorded Saint John's DA Amendment.pdf>](#)

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [Andy Agle](#)
Subject: Accepted: Low income housing and Parking Structure 3 @ Wed Jun 2, 2021 11:30am - 12pm (PDT) (Andy Agle)
Date: Tuesday, May 25, 2021 3:57:41 PM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

Low income housing and Parking Structure 3

When Wed Jun 2, 2021 11:30am – 12pm Pacific Time - Los Angeles

Where [REDACTED] ([map](#))

Calendar Andy Agle

Who

- Andy Agle - organizer
- Leo Pustilnikov - creator
- Barbara Tenzer

From: Barbara Tenzer >
Sent: Tuesday, May 25, 2021 3:53 PM
To: Leo Pustilnikov >; Andy Agle >; Claudia Kompa >
Subject: Zoom meeting invite on June 2nd at 11:30 AM

EXTERNAL

Barbara Tenzer is inviting you to a scheduled Zoom meeting.

Topic: Housing & parking structure
Time: Jun 2, 2021 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

[REDACTED]

Meeting ID: [REDACTED]
Passcode: [REDACTED]

Barbara Tenzer, President
1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401
T: 310-395-8383 ~ C: 310-678-7886
b.tenzercommercial@gmail.com ~ www.tenzercommercial.com
License # 01235150

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account andy.agle@santamonica.gov because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://calendar.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#).

From: [Leo Pustilnikov](#)
To: [Kathleen Rawson](#)
Cc: barry@snellcpa.com; [Kristin McCowan](#); [Lana Negrete](#); [Phil Brock](#); [Oscar de la Torre](#)
Subject: Re: Covid test
Date: Friday, December 17, 2021 4:20:21 PM
Attachments: [image0.jpeg](#)
[attachment.txt](#)
[image0.jpeg](#)
[attachment.txt](#)

EXTERNAL

When i called the ambassador line cause i couldn't reach George, whoever picked up said dtsm authorized it. If the lines are recorded, you can verify and maybe educate those on the lines.

I also called George about this at 10:55 and was informed they weren't there when he showed up at 12:05 but when i showed up at 2:30, they were... and i was told about them at 11am so maybe they did a magic trick and "disappeared" in between? This is very frustrating when i am trying to bring select uses and retailers to the street to rebrand the 1200 block into something for locals and can't get any help!

Even now an hour after my call to the ambassadors, they are still here! Are they waiting until 2022 to respond is the \$5m budget insufficient?

From: [Leo Pustilnikov](#)
To: barry@snellcpa.com; [Kathleen Rawson](#)
Cc: [Kristin McCowan](#); [Lana Negrete](#); [Phil Brock](#); [Oscar de la Torre](#)
Subject: Covid test
Date: Friday, December 17, 2021 3:27:37 PM
Attachments: [image0.jpeg](#)
[attachment.txt](#)

EXTERNAL

Barry and Kathleen,

I came to the promenade to see a pop up open in front of my building. When i called the ambassadors, they said dtsm gave them permission to block my buildings and accused me of being hostile because i was upset they were blocking my buildings! What kind of rinky dink operation are you guys running. These guys don't even have business licenses and are dealing with peoples health and safety!

Leo

From: [Leo Pustilnikov](#)
To: [Kathleen Rawson](#)
Cc: [barry@snellcpa.com](#); [Kristin McCowan](#); [Lana Negrete](#); [Phil Brock](#); [Oscar de la Torre](#); [ramon.batista@smgov.net](#); [Barbara Tenzer](#)
Subject: Re: Covid test
Date: Saturday, December 18, 2021 6:21:19 PM
Attachments: [image0.jpeg](#)
[attachment.txt](#)
[image0.jpeg](#)
[attachment.txt](#)
[image0.jpeg](#)
[attachment.txt](#)

EXTERNAL

And today a new company in front of one of my other buildings... it's bad enough that i have to pay a gallery to go into my space rather than collect any rent and now these guys can just block my frontage for free?

From: [Leo Pustilnikov](#)
To: [Kathleen Rawson](#)
Cc: [Barbara Tenzer](#); dtsmboard@googlegroups.com; [Kristin McCowan](#); [Lana Negrete](#); [Oscar de la Torre](#); [Phil Brock](#); [Barry Snell](#); ramon.batista@smgov.net; [Laura Borsecnik](#); [MacKenzie Carter](#); [George Head Of The ambassadors](#)
Subject: Re: Covid test
Date: Sunday, December 19, 2021 5:24:26 PM

EXTERNAL

Again, covid positive individuals walking around the promenade is not a prudent idea when it's already struggling... an outbreak or two caused by these testing locations is about the worst news we can get and not the publicity we need coming out of covid (if the new variant doesn't kill that momentum).

Sent from my iPhone

On Dec 19, 2021, at 5:21 PM, Kathleen Rawson <kathleen@downtownsm.com> wrote:

Yes, and that happened today.

Sent from my iPhone

On Dec 19, 2021, at 5:19 PM, Barbara Tenzer <b.tenzercommercial@gmail.com> wrote:

Laura said she was moving them in the street and not in front of the Leo's property that is blocking the entrance when we show it.



Barbara Tenzer, President
T: 310-395-8383 C: 310-678-7886
b.tenzercommercial@gmail.com
www.tenzercommercial.com
License # 01235150

On Sun, Dec 19, 2021 at 4:19 PM Kathleen Rawson <kathleen@downtownsm.com> wrote:

Good afternoon, all.

This situation has been clarified, and I am happy to report everyone did their job.

First, this Covid Testing tent did not seek or gain permission from DTSM, Inc. to set up on the Promenade.

When it was reported to the Downtown Ambassadors and staff, they inquired with the vendor, then turned it over to SMPD and code compliance.

SMPD (Public Service Officers) determined the Covid testing tent was part of the Federal effort to curb spread. There is a similar set up on SM Blvd.

The SMPD determined it is an allowed use, given they are not charging and it is a public service.

The interaction with the testing tents was thorough and expeditious.

I know, Leo and Barbara, this is not the outcome you desire, but know that it was taken seriously.

On a better note, the Promenade has been jam packed since Friday.

Best,
Kathleen

Kathleen Rawson

CEO

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355

www.DowntownSM.com

[Facebook](#) | [Twitter](#)

On Sat, Dec 18, 2021 at 8:00 PM Barbara Tenzer

<b.tenzercommercial@gmail.com> wrote:

They never came. The SMPD Said it was code compliance.
Laura said they can be in the street

On Sat, Dec 18, 2021 at 6:47 PM Kathleen Rawson

<kathleen@downtownsm.com> wrote:

SMPD and code compliance were notified and asked to come out again this morning when they set up.

Sent from my iPhone

> On Dec 18, 2021, at 6:21 PM, Leo Pustilnikov

<leo@slhinvestments.com> wrote:

>

> And today a new company in front of one of my other buildings... it's bad enough that i have to pay a gallery to go into my space rather than collect any rent and now these guys

can just block my frontage for free?

>

>

>

> Sent from my iPhone

>

>> On Dec 17, 2021, at 4:20 PM, Leo Pustilnikov

<leo@slhinvestments.com> wrote:

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>> When i called the ambassador line cause i couldn't reach George, whoever picked up said dtsm authorized it. If the lines are recorded, you can verify and maybe educate those on the lines.

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>>

>> Even now an hour after my call to the ambassadors, they are still here! Are they waiting until 2022 to respond is is the \$5m budget insufficient?

>>

>>

>>

>> Leo

>>

>>

>> Sent from my iPhone

>>

>>>> On Dec 17, 2021, at 4:10 PM, Kathleen Rawson

<kathleen@downtownsm.com> wrote:

>>>>

>>>> Leo,

>>>>

>>>> You are well aware that DTSM did not give this group permission to be on the Promenade and that code compliance and SMPD have been advised to come and help deal with it.

>>>>

>>>> Our Ambassador Manager has been in touch with you and has personally advised you of above.

>>>>

>>>> I understand it is frustrating to have a rogue vendor on the Promenade, but it not ok to pass along information to our elected officials that you know is incorrect as it relates to our operation.

>>>>

>>>> Hopefully SMPD will be able to resolve the issue shortly.

>>>>

>>>> Kathleen

>>>>

>>>> Sent from my iPhone

>>>>

>>>>> On Dec 17, 2021, at 3:27 PM, Leo Pustilnikov

<leo@slhinvestments.com> wrote:

>>>>>

>>>>> Barry and Kathleen,

>>>>>

>>>>> I came to the promenade to see a pop up open in front of my building. When i called the ambassadors, they said dtsm gave them permission to block my buildings and accused me of being hostile because i was upset they were blocking my buildings! What kind of rinky dink operation are you guys running. These guys don't even have business licenses and are dealing with peoples health and safety!

>>>>>

>>>>> Leo

>>>>>

>>

>>>>

>>>>>

>>>>>

>>>>>

>>>>> Sent from my iPhone

--



Barbara Tenzer, President

T: 310-395-8383 C: 310-678-7886

b.tenzercommercial@gmail.com

www.tenzercommercial.com

License # 01235150

From: [Leo Pustilnikov](#)
To: [Kathleen Rawson](#)
Cc: [Barbara Tenzer](#); dtsmboard@googlegroups.com; [Kristin McCowan](#); [Lana Negrete](#); [Oscar de la Torre](#); [Phil Brock](#); barry@snellcpa.com; ramon.batista@smgov.net; [Laura Borsecnik](#); [MacKenzie Carter](#); gcaragea@blockbyblock.com
Subject: Re: Covid test
Date: Sunday, December 19, 2021 5:22:09 PM

EXTERNAL

Kathleen, the information you are providing is incorrect as there are literally dozens of these fly by night operators doing covid tests to milk the federal government of the \$20-30/test reimbursement. I had 2 friends ask me and i refused because i don't believe having potentially covid positive testing around the commercial core of the city is a prudent idea. If the city wants to permit covid testing in public spaces, it should not be on crowded thoroughfares that compete with rent paying tenants such as same day health and other reputable operators of that kind.

Leo

Sent from my iPhone

On Dec 19, 2021, at 4:19 PM, Kathleen Rawson <kathleen@downtownsm.com> wrote:

Good afternoon, all.

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Best,
Kathleen

Kathleen Rawson

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[Facebook](#) | [Twitter](#)

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Sent from my iPhone

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>

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> Sent from my iPhone

>

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>>

>>

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>> Leo

>>

>>

>> Sent from my iPhone

>>

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>>> Our Ambassador Manager has been in touch with you and has personally advised you of above.

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>>> I understand it is frustrating to have a rogue vendor on the Promenade, but it not ok to pass along information to our elected officials that you know is incorrect as it relates to our operation.

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>>> Hopefully SMPD will be able to resolve the issue shortly.

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>>> Kathleen

>>>

>>> Sent from my iPhone

>>>

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>>>> Barry and Kathleen,

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>>>>

>>>> Leo

>>>>

>>

>>>

>>>>

>>>>

>>>>

>>>> Sent from my iPhone

--



Barbara Tenzer, President
T: 310-395-8383 C: 310-678-7886
b.tenzercommercial@gmail.com
www.tenzercommercial.com
License # 01235150

From: [David White](#)
To: [Leo Pustilnikov](#)
Subject: RE: 2nd Email: May 20th 2022 - Update Regarding Lighting
Date: Wednesday, June 22, 2022 11:35:03 AM

I think we are all set but I will confirm with Public Works. I appreciate the offer very much. I will also make sure PD is aware of the continued break-ins.



David White

City Manager

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, June 22, 2022 11:01 AM
To: David White <David.White@santamonica.gov>
Subject: Re: 2nd Email: May 20th 2022 - Update Regarding Lighting

EXTERNAL

Amazon has them available for delivery tomorrow... don't mind contributing to the city of it speeds things up... i had 2 more break ins at the gallery building since we met

Sent from my iPhone

On Jun 22, 2022, at 10:53 AM, David White <David.White@santamonica.gov> wrote:

It is my understanding that it is due to issues with the photocells that need to be replaced that power the lights. That was the quick response that I received.



David White

City Manager

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Wednesday, June 22, 2022 10:51 AM

To: David White <David.White@santamonica.gov>

Subject: Re: 2nd Email: May 20th 2022 - Update Regarding Lighting

EXTERNAL

David,

With all due respect, I'm concerned why public works incorrectly informed you they were working as of two weeks ago when it seems they were not. Any idea?

Best,

Leo

Sent from my iPhone

On Jun 22, 2022, at 10:12 AM, David White
<David.White@santamonica.gov> wrote:

John, just as a quick follow-up. I connected with our Public Works Team this AM and they are working to repair the lights.

**David White**

City Manager

santamonica.gov

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From: David White <David.White@santamonica.gov>
Sent: Wednesday, June 22, 2022 12:41 AM
To: John Alle <johnallecompany@gmail.com>
Cc: Leases Rentals <leasesandrentalsla@gmail.com>; Rick Valte <Rick.Valte@santamonica.gov>; Susan Cola <Susan.Cola@santamonica.gov>; Douglas Sloan <Douglas.Sloan@santamonica.gov>; Sue Himmelrich <Sue.Himmelrich@santamonica.gov>; Kristin McCowan <Kristin.McCowan@santamonica.gov>; Gleam Davis <Gleam.Davis@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Christine Parra <Christine.Parra@santamonica.gov>; Denise Anderson-Warren <Denise.Anderson-Warren@santamonica.gov>; Ramon Batista <Ramon.Batista@santamonica.gov>; [REDACTED] <kurt@westcoastinvestors.com>; [REDACTED] <sebastian@samedayhealth.com>; [REDACTED] <david@dhouston.com>; [REDACTED] <Leo.Pustilnikov@slhinvestments.com>; [REDACTED] <siezman@aracapital.com>; [REDACTED] <janet@janetmorrislaw.com>; [REDACTED] <b.tenzercommercial@gmail.com>; [REDACTED] <ladd@downtownsm.com>; [REDACTED] <julia.ladd@macerich.com>; [REDACTED] <rrader@ovationtv.com>; [REDACTED] <peter@ilseftword.com>; Michele Aronson <maronson@douglasemmett.com>; [REDACTED] <joshua@wnmrealty.com>; Anuj Gupta <Anuj.Gupta@santamonica.gov>; [REDACTED] <ericka.lesley@smgov.net>; [REDACTED] <jvt@vtbs.com>; Kevin Herrera <marketing@downtownsm.com>; Susan Cline <Susan.Cline@santamonica.gov>; [REDACTED] <jkreshek@federalrealty.com>; [REDACTED] <john.harris@downtownsm.com>; Christopher Dishlip <Christopher.Dishlip@santamonica.gov>; Robert Resnick <[\[REDACTED\]@santamonica.gov](mailto:[REDACTED]@santamonica.gov)>; [REDACTED] <Barry.Snell@snellcpa.com>
Subject: Re: 2nd Email: May 20th 2022 - Update Regarding Lighting

John, thank you for the email. I did go down to promenade this evening after our City Council meeting and went to the alleyway a little before midnight. The alley lights were not working. I will work with our Public Works team to address this issue.

Dave White
City Manager
City of Santa Monica

From: John Alle <johnallecompany@gmail.com>
Sent: Tuesday, June 21, 2022 09:39
To: David White <David.White@santamonica.gov>
Cc: Leases Rentals <leasesandrentalsla@gmail.com>; Rick Valte <Rick.Valte@santamonica.gov>; Susan Cola <Susan.Cola@santamonica.gov>; Douglas Sloan <Douglas.Sloan@santamonica.gov>; Sue Himmelrich <Sue.Himmelrich@santamonica.gov>; Kristin McCowan <Kristin.McCowan@santamonica.gov>; Gleam Davis <Gleam.Davis@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Christine Parra <Christine.Parra@santamonica.gov>; Denise Anderson-Warren <Denise.Anderson-Warren@santamonica.gov>; Ramon Batista <Ramon.Batista@santamonica.gov>; [REDACTED] <kurt@westcoastinvestors.com>; [REDACTED] <kurt@westcoastinvestors.com>; [REDACTED] <sebastian@samedayhealth.com>; [REDACTED] <sebastian@samedayhealth.com>; [REDACTED] <david@dhhouston.com>; [REDACTED] <david@dhhouston.com>; [REDACTED] <Leo.Pustilnikov@slhinvestments.com>; [REDACTED] <siezman@aracapital.com>; [REDACTED] <siezman@aracapital.com>; [REDACTED] <janet@janetmorrisslaw.com>; [REDACTED] <janet@janetmorrisslaw.com>; [REDACTED] <b.tenzercommercial@gmail.com>; [REDACTED] <b.tenzercommercial@gmail.com>; [REDACTED] <barry@snellcpa.com>; [REDACTED] <barry@snellcpa.com>; [REDACTED] <ladd@downtownsm.com>; [REDACTED] <ladd@downtownsm.com>; [REDACTED] <julia.ladd@macerich.com>; [REDACTED] <julia.ladd@macerich.com>; [REDACTED] <rrader@ovationtv.com>; [REDACTED] <rrader@ovationtv.com>; [REDACTED] <peter@ilseftword.com>; [REDACTED] <peter@ilseftword.com>; Michele Aronson <maronson@douglasemmett.com>; [REDACTED] <joshua@wnmrealty.com>; [REDACTED] <joshua@wnmrealty.com>; Anuj Gupta <Anuj.Gupta@santamonica.gov>; [REDACTED] <ericka.lesley@smgov.net>; [REDACTED] <ericka.lesley@smgov.net>; [REDACTED] <jvt@vtbs.com>; [REDACTED] <jvt@vtbs.com>; Kevin Herrera <marketing@downtownsm.com>; Susan Cline <Susan.Cline@santamonica.gov>; [REDACTED] <jkreshek@federalrealty.com>; [REDACTED] <jkreshek@federalrealty.com>; [REDACTED] <john.harris@downtownsm.com>; [REDACTED] <john.harris@downtownsm.com>; Christopher Dishlip <Christopher.Dishlip@santamonica.gov>

Subject: Re: 2nd Email: May 20th 2022 - Update Regarding Lighting

EXTERNAL

Dear City Manager White,

What are you talking about? A "Manager" walks his City, doesn't avoid portions, because he does not want to see the "rif raff", as you refer to the homeless.

All the City pole lights (every single light) have been out and remain out. Look for yourself

We have you, the Director of Public Works, The City Parking Manager (and his boss) and the job still does not get done.

In the last two weeks a restaurant employee was attacked leaving at night, a janitorial crew member was pushed over from behind for no reason. two guys were seen shooting up with heroin, one which I saw and have photos of, 3 camped out in doorwells, and lastly, a fight between two transients that resulted in small bottles of tequila being thrown. And two broken pane glass windows.

Please do your job.

John Alle

On Fri, Jun 10, 2022 at 1:48 PM David White

<David.White@santamonica.gov> wrote:

I wanted to provide an update regarding the status of restoring and repairing the lighting referenced below. Our Public Works Department has advised me that we were able to reconnect power and get 6 of the 7 lights back up and functioning by this past Tuesday evening. The northernmost light (next to the Wells Fargo bank parking lot) will take some more time to resolve and required us to have to order some parts that we have not yet received. We will continue to work to resolve this matter.



David White

City Manager

santamonica.gov

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[Subscribe to City of Santa Monica Email Updates](#)

From: David White

Sent: Tuesday, May 31, 2022 8:41 PM

To: Leases Rentals <leasesandrentalsla@gmail.com>

Cc: Rick Valte <Rick.Valte@santamonica.gov>; Susan Cola <Susan.Cola@santamonica.gov>; Douglas Sloan <Douglas.Sloan@santamonica.gov>; Sue Himmelrich <Sue.Himmelrich@santamonica.gov>; Kristin McCowan <Kristin.McCowan@santamonica.gov>; Gleam Davis <Gleam.Davis@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Christine Parra <Christine.Parra@santamonica.gov>; Denise Anderson-Warren <Denise.Anderson-Warren@santamonica.gov>; Ramon Batista <Ramon.Batista@santamonica.gov>; [REDACTED] <kurt@westcoastinvestors.com>; [REDACTED] <sebastian@samedayhealth.com>; [REDACTED] <johnallecompany@gmail.com>; [REDACTED] <david@dhhouston.com>; [REDACTED] <[REDACTED]> Leo Pustilnikov <leo@slhinvestments.com>; [REDACTED] <siezman@aracapital.com>; [REDACTED] <janet@janetmorrislaw.com>; [REDACTED] <b.tenzercommercial@gmail.com>; [REDACTED] <barry@snellcpa.com>; [REDACTED] <ladd@downtownsm.com>; [REDACTED] <julia.ladd@macerich.com>; [REDACTED] <rrader@ovationtv.com>; [REDACTED] <peter@ilseftword.com>; Michele Aronson <maronson@douglasemmett.com>; [REDACTED] <joshua@wnmrealty.com>; Anuj Gupta <Anuj.Gupta@santamonica.gov>; [REDACTED] <ericka.lesley@smgov.net>; [REDACTED] <jvt@vtbs.com>; Kevin Herrera <marketing@downtownsm.com>; Susan Cline <Susan.Cline@santamonica.gov>; [REDACTED] <jkreshek@federalrealty.com>; [REDACTED] <john.harris@downtownsm.com>

Subject: RE: 2nd Email: May 20th 2022

Good evening. I just received word from our Public Works Director that we anticipate that we will have power restored for the 8 alley lights by June 10.



David White

City Manager

santamonica.gov

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From: Leases Rentals <leasesandrentalsla@gmail.com>

Sent: Thursday, May 26, 2022 8:57 AM

To: David White <David.White@santamonica.gov>

Cc: Rick Valte <Rick.Valte@santamonica.gov>; Susan Cola <Susan.Cola@santamonica.gov>; douglas.sloan@fresno.gov; Sue Himmelrich <Sue.Himmelrich@santamonica.gov>; Kristin McCowan <Kristin.McCowan@santamonica.gov>; Gleam Davis <Gleam.Davis@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Christine Parra <Christine.Parra@santamonica.gov>; Denise Anderson-Warren <Denise.Anderson-Warren@santamonica.gov>; Ramon Batista <Ramon.Batista@santamonica.gov>; [REDACTED] <kurt@westcoastinvestors.com>; [REDACTED] <sebastian@samedayhealth.com>; johnallecompany@gmail.com; [REDACTED] <david@dhhouston.com>; [REDACTED] Leo Pustilnikov <leo@slhinvestments.com>; siezman@aracapital.com; [REDACTED] <janet@janetmorrisslaw.com>; [REDACTED] <b.tenzercommercial@gmail.com>; barry@snellcpa.com; [REDACTED] <ladd@downtownsm.com>; julia.ladd@macerich.com; rrader@ovationtv.com; [REDACTED] <peter@ilseftword.com>; Michele Aronson <maronson@douglasemmett.com>; joshua@wnmrealty.com; Anuj Gupta <Anuj.Gupta@santamonica.gov>; ericka.lesley@smgov.net; jvt@vtbs.com; Kevin Herrera <marketing@downtownsm.com>; Susan Cline <Susan.Cline@santamonica.gov>; jkreshek@federalrealty.com; john.harris@downtownsm.com

Subject: Re: 2nd Email: May 20th 2022

EXTERNAL

Dear City Manager White,

None of the City Council Members or members of the public had any problem receiving our two emails.

The letter comes from our group of 11 property owners whose buildings border what has become a very dangerous alley at night, with illegal activities occurring at our doorsteps.

Please restore power to the 8 City pole lights along the alleyway and the lights along the boarded-up garage.

As City Manager and head of Emergency Services, this is your responsibility. The City owns Parking Garage 3, so this also falls under your duties and responsibility

By doing nothing you are inviting potential injury, accident, and worse, unnecessary death. And frankly, jeopardizing your job.

Since the lights were turned off in the alleyway, there have been - - one overdose, 3 blazes due to addicts smoking combined weed and crack and missing their mark, more people sleeping in our doorways, 2 incidents of openly gay sex in front of shoppers walking by, and numerous people using the rear sides of our buildings as a urinal and toilet.

We sent you photos from last night at 10 pm. The link below shows what was occurring at 6:30 this morning. And you should know two of us parked in Garage 4. The payment machine was broken into. Your culprit is shown. **The homeless you encourage us to call our "neighbors, and show kindness to", are now wearing BRASS KNUCKLES.**

And, 2 homeless people were IMPERSONATING Ambassadors. One wearing a blue polo was asleep in the stairwells, and another wearing a torn black Ambassador polo shirt was urinating in the stairwell. How did they obtain the shirts?

<https://photos.app.goo.gl/TV44aQvYMZefoEFs5>

<https://photos.app.goo.gl/jyYDFeywEBHaH6FA>

Sincerely,

**Jim Argyropoulos, Jonathan Condos, Saul Cohen,
Sara Cohen, Sebastian Martinez, John Alle,
Fred Gindy, David Houston, Gary Freedman,
Jared Freedman, James Wilson**

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Is the reason you remain silent because you are running for a City-appointed DTSM Board seat?

Doing the right thing should have no bearing on your being selected. Doing otherwise makes you part of the same ongoing problem we have experienced for the last 3 years.

On Wed, May 25, 2022 at 8:10 PM David White
<David.White@santamonica.gov> wrote:

Thank you for this email. I can appreciate your frustration in not receiving an acknowledgement of your email. I am sorry about that. I did a quick search through my email and could not find a record of a May 20th email from this email address, would you please clarify who the email came from so I can find it or work with my IT Department to find out where it is. I am concerned that something may not be landing in my "Inbox". As far as I can tell this is the only email that I can find from leasesandrentalsla@gmail.com. Thank you very much for the help, I appreciate it.



David White

City Manager

santamonica.gov

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[Subscribe to City of Santa Monica Email Updates](#)

From: Leases Rentals <leasesandrentalsla@gmail.com>

Sent: Wednesday, May 25, 2022 5:38 PM

To: David White <David.White@santamonica.gov>; Rick Valte <Rick.Valte@santamonica.gov>; Susan Cola <Susan.Cola@santamonica.gov>; douglas.sloan@fresno.gov; Sue Himmelrich <Sue.Himmelrich@santamonica.gov>; Kristin McCowan <Kristin.McCowan@santamonica.gov>; Glean Davis <Glean.Davis@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Christine Parra <Christine.Parra@santamonica.gov>; Denise Anderson-Warren <Denise.Anderson-Warren@santamonica.gov>

Cc: Ramon Batista <Ramon.Batista@santamonica.gov>; Police <Police@santamonica.gov>; [REDACTED] <kurt@westcoastinvestors.com>; [REDACTED] <sebastian@samedayhealth.com>; johnallecompany@gmail.com; [REDACTED] <david@dhhouston.com>; [REDACTED] Leo Pustilnikov <leo@slhinvestments.com>; siezman@aracapital.com; [REDACTED] <janet@janetmorrislaw.com>; [REDACTED] <b.tenzercommercial@gmail.com>; barry@snellcpa.com; [REDACTED] <ladd@downtownsm.com>; julia.ladd@macerich.com; rrader@ovationtv.com; [REDACTED] <peter@ilseftword.com>; Michele Aronson <maronson@douglasemmett.com>; joshua@wnmrealty.com; Anuj Gupta <Anuj.Gupta@santamonica.gov>; ericka.lesley@smgov.net; jvt@vtbs.com; Kevin Herrera <marketing@downtownsm.com>; jkreshek@federalrealty.com; jsweetnam@federalrealty.com; lvrastil@federalrealty.com; cirwin@federalrealty.com; jcondos@westcoastinvestors.com; [REDACTED] <robin@tregcorp.com>; john.harris@downtownsm.com

Subject: 2nd Email: May 20th 2022

EXTERNAL

Dear City Manager White,

This is a follow up to our letter because we haven't received a response from our previous email Friday May 20th.

All of the lights on the City's 8 light poles from Arizona Ave. on the north to Santa Monica Blvd. on the south, are out.

In addition, all of the lights on garage 3 (which is now boarded up) are out.

As the City is responsible for providing light in each of the alleyways and as the largest property owner on the block, the City is responsible for providing adequate lighting.

There are drug addicts and small fires being started at night. One of the pictures in the link shows someone passed out directly in front of the office doors of Downtown Santa Monica, Inc.

If there is a death, assault, accident or other injury you are exposing the City to a possible lawsuit and damages.

Please provide 'light' so that the alleyway is secure to pedestrians and drivers.

<https://photos.app.goo.gl/jyYDFeywEBHaH6FA>

Sincerely,

Jim Argyropoulos Jonathan Condos Saul Cohen

Sara Cohen Sebastian Martinez John Alle

Fred Gindy David Houston Gary Freedman

Jared Freedman James Wilson

--

John E. Alle

President

JOHN ALLE COMPANY

Real Estate Advisors

Website: www.JOHNALLECOMPANY.com

Cell: (310) 990-7124

Office: (626) 795-1511 or (310) 319-1511

Email: johnallecompany@gmail.com

From: [David White](#)
To: [Leo Pustilnikov](#)
Subject: RE: 2nd Email: May 20th 2022 - Update Regarding Lighting
Date: Wednesday, June 22, 2022 10:53:09 AM

It is my understanding that it is due to issues with the photocells that need to be replaced that power the lights. That was the quick response that I received.



David White

City Manager

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, June 22, 2022 10:51 AM
To: David White <David.White@santamonica.gov>
Subject: Re: 2nd Email: May 20th 2022 - Update Regarding Lighting

EXTERNAL

David,

With all due respect, I'm concerned why public works incorrectly informed you they were working as of two weeks ago when it seems they were not. Any idea?

Best,

Leo

Sent from my iPhone

On Jun 22, 2022, at 10:12 AM, David White <David.White@santamonica.gov> wrote:

John, just as a quick follow-up. I connected with our Public Works Team this AM and they are working to repair the lights.



David White

City Manager

santamonica.gov

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From: David White <David.White@santamonica.gov>
Sent: Wednesday, June 22, 2022 12:41 AM
To: John Alle <johnallecompany@gmail.com>
Cc: Leases Rentals <leasesandrentalsla@gmail.com>; Rick Valte <Rick.Valte@santamonica.gov>; Susan Cola <Susan.Cola@santamonica.gov>; Douglas Sloan <Douglas.Sloan@santamonica.gov>; Sue Himmelrich <Sue.Himmelrich@santamonica.gov>; Kristin McCowan <Kristin.McCowan@santamonica.gov>; Gleam Davis <Gleam.Davis@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Christine Parra <Christine.Parra@santamonica.gov>; Denise Anderson-Warren <Denise.Anderson-Warren@santamonica.gov>; Ramon Batista <Ramon.Batista@santamonica.gov>; [REDACTED] <kurt@westcoastinvestors.com>; [REDACTED] <sebastian@samedayhealth.com>; [REDACTED] <david@dhouston.com>; [REDACTED] Leo Pustilnikov <leo@slinvestments.com>; [REDACTED] <siezman@aracapital.com>; [REDACTED] <janet@janetmorrisslaw.com>; [REDACTED] <b.tenzercommercial@gmail.com>; [REDACTED] <ladd@downtownsm.com>; [REDACTED] <julia.ladd@macerich.com>; [REDACTED] <rrader@ovationtv.com>; [REDACTED] <peter@ilseftword.com>; Michele Aronson <maronson@douglasemmett.com>; [REDACTED] <joshua@wnmrealty.com>; Anuj Gupta <Anuj.Gupta@santamonica.gov>; [REDACTED] <ericka.lesley@smgov.net>; [REDACTED] <jvt@vtbs.com>; Kevin Herrera <marketing@downtownsm.com>; Susan Cline <Susan.Cline@santamonica.gov>; [REDACTED] <jkreshek@federalrealty.com>; [REDACTED] <john.harris@downtownsm.com>; Christopher Dishlip <Christopher.Dishlip@santamonica.gov>; Robert Resnick <[REDACTED]>; Barry Snell <barry@snellcpa.com>
Subject: Re: 2nd Email: May 20th 2022 - Update Regarding Lighting

John, thank you for the email. I did go down to promenade this evening after our City Council meeting and went to the alleyway a little before midnight. The alley lights were not working. I will work with our Public Works team to address this issue.

Dave White
City Manager
City of Santa Monica

From: John Alle <johnallecompany@gmail.com>
Sent: Tuesday, June 21, 2022 09:39
To: David White <David.White@santamonica.gov>
Cc: Leases Rentals <leasesandrentalsla@gmail.com>; Rick Valte <Rick.Valte@santamonica.gov>; Susan Cola <Susan.Cola@santamonica.gov>; Douglas Sloan <Douglas.Sloan@santamonica.gov>; Sue Himmelrich <Sue.Himmelrich@santamonica.gov>; Kristin McCowan <Kristin.McCowan@santamonica.gov>; Gleam Davis <Gleam.Davis@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Christine Parra <Christine.Parra@santamonica.gov>; Denise Anderson-Warren <Denise.Anderson-Warren@santamonica.gov>; Ramon Batista <Ramon.Batista@santamonica.gov>; [REDACTED] <[REDACTED]> kurt@westcoastinvestors.com <kurt@westcoastinvestors.com>; [REDACTED] <[REDACTED]> sebastian@samedayhealth.com <sebastian@samedayhealth.com>; [REDACTED] <[REDACTED]> david@dhouston.com <david@dhouston.com>; [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> Leo Pustilnikov <leo@slhinvestments.com>; siezman@aracapital.com <siezman@aracapital.com>; [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> janet@janetmorrisslaw.com <janet@janetmorrisslaw.com>; [REDACTED] <[REDACTED]> b.tenzercommercial@gmail.com <b.tenzercommercial@gmail.com>; barry@snellcpa.com <barry@snellcpa.com>; [REDACTED] <[REDACTED]> ladd@downtownsm.com <ladd@downtownsm.com>; julia.ladd@macerich.com <julia.ladd@macerich.com>; rrader@ovationtv.com <rrader@ovationtv.com>; [REDACTED] <[REDACTED]> peter@ilseftword.com <peter@ilseftword.com>; Michele Aronson <maronson@douglasemmett.com>; joshua@wnmrealty.com <joshua@wnmrealty.com>; Anuj Gupta <Anuj.Gupta@santamonica.gov>; ericka.lesley@smgov.net <ericka.lesley@smgov.net>; jvt@vtbs.com <jvt@vtbs.com>; Kevin Herrera <marketing@downtownsm.com>; Susan Cline <Susan.Cline@santamonica.gov>; jkreshek@federalrealty.com <jkreshek@federalrealty.com>; john.harris@downtownsm.com <john.harris@downtownsm.com>; Christopher Dishlip <Christopher.Dishlip@santamonica.gov>
Subject: Re: 2nd Email: May 20th 2022 - Update Regarding Lighting

EXTERNAL

Dear City Manager White,

What are you talking about? A "Manager" walks his City, doesn't avoid portions, because he does not want to see the "rif raff", as you refer to the homeless.

All the City pole lights (every single light) have been out and remain out. Look for yourself

We have you, the Director of Public Works, The City Parking Manager (and his boss) and the job still does not get done.

In the last two weeks a restaurant employee was attacked leaving at night, a janitorial crew member was pushed over from behind for no reason. two guys were seen shooting up with heroin, one which I saw and have photos of, 3 camped out in doorwells, and lastly, a fight between two transients that resulted in small bottles of tequila being thrown. And two broken pane glass windows.

Please do your job.

John Alle

On Fri, Jun 10, 2022 at 1:48 PM David White <David.White@santamonica.gov> wrote:

I wanted to provide an update regarding the status of restoring and repairing the lighting referenced below. Our Public Works Department has advised me that we were able to reconnect power and get 6 of the 7 lights back up and functioning by this past Tuesday evening. The northernmost light (next to the Wells Fargo bank parking lot) will take some more time to resolve and required us to have to order some parts that we have not yet received. We will continue to work to resolve this matter.



David White

City Manager

santamonica.gov

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From: David White

Sent: Tuesday, May 31, 2022 8:41 PM

To: Leases Rentals <leasesandrentalsla@gmail.com>

Cc: Rick Valte <Rick.Valte@santamonica.gov>; Susan Cola <Susan.Cola@santamonica.gov>; Douglas Sloan <Douglas.Sloan@santamonica.gov>; Sue Himmelrich <Sue.Himmelrich@santamonica.gov>; Kristin McCowan <Kristin.McCowan@santamonica.gov>; Gleam Davis <Gleam.Davis@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Christine Parra <Christine.Parra@santamonica.gov>; Denise Anderson-Warren <Denise.Anderson-Warren@santamonica.gov>; Ramon Batista <Ramon.Batista@santamonica.gov>;

[REDACTED] <kurt@westcoastinvestors.com>;

[REDACTED] <sebastian@samedayhealth.com>;

[johnallecompany@\[REDACTED\]](mailto:johnallecompany@[REDACTED]) <david@dhhouston.com>;

[REDACTED] <leo@slinvestments.com>; Leo Pustilnikov

<siezman@aracapital.com>; [REDACTED]

[REDACTED] <janet@janetmorrisslaw.com>; [REDACTED]

b.tenzercommercial@gmail.com; barry@snellcpa.com; [REDACTED]

ladd@downtownsm.com; julia.ladd@macerich.com; rrader@ovationtv.com;

[REDACTED] <peter@ilseftword.com>; Michele Aronson

<maronson@douglasemmett.com>; joshua@wnmrealty.com; Anuj Gupta

<Anuj.Gupta@santamonica.gov>; ericka.lesley@smgov.net; jvt@vtbs.com; Kevin

Herrera <marketing@downtownsm.com>; Susan Cline

<Susan.Cline@santamonica.gov>; jkreshek@federalrealty.com;

john.harris@downtownsm.com

Subject: RE: 2nd Email: May 20th 2022

Good evening. I just received word from our Public Works Director that we anticipate that we will have power restored for the 8 alley lights by June 10.



David White

City Manager

santamonica.gov

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David White

City Manager

santamonica.gov

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Cc: Ramon Batista <Ramon.Batista@santamonica.gov>; Police

<Police@santamonica.gov>; [REDACTED]
kurt@westcoastinvestors.com; [REDACTED]
sebastian@samedayhealth.com; johnallecompany@gmail.com;
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barry@snellcpa.com; [REDACTED] ladd@downtownsm.com;
julia.ladd@macerich.com; rrader@ovationtv.com; [REDACTED]
peter@ilseftword.com; Michele Aronson <maronson@douglasemmett.com>;
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ericka.lesley@smgov.net; jvt@vtbs.com; Kevin Herrera
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isweetnam@federalrealty.com; lvrastil@federalrealty.com;
cirwin@federalrealty.com; jcondos@westcoastinvestors.com;
[REDACTED] robin@tregcorp.com; john.harris@downtownsm.com
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Sincerely,

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Sara Cohen Sebastian Martinez John Alle
Fred Gindy David Houston Gary Freedman
Jared Freedman James Wilson**

--

John E. Alle

President
JOHN ALLE COMPANY

Real Estate Advisors

Website: www.JOHNALLECOMPANY.com

Cell: (310) 990-7124
Office: (626) 795-1511 or (310) 319-1511
Email: johnallecompany@gmail.com

From: [David White](#)
To: [Leo Pustilnikov](#)
Subject: RE: DTSM Board Term
Date: Friday, July 1, 2022 4:01:42 PM

Not implying that whatsoever, just saying that there may be certain ways that items have been implemented in the past that is governing behavior. I am not saying that it is wrong or right, just acknowledging the fact that we may learn that folks are doing things a certain way because it has been done that way in the past. I don't know and if that is the case, we can certainly deal with it.



David White

City Manager

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, July 1, 2022 3:59 PM
To: David White <David.White@santamonica.gov>
Subject: Re: DTSM Board Term

EXTERNAL

Much appreciated. Thanks but a past practice doesn't change a bylaw, no?

happy 4th!

best,
leo

On Fri, Jul 1, 2022 at 3:52 PM David White <David.White@santamonica.gov> wrote:

Leo, thank you for reaching out. Let me connect with our City Clerk on process and get back to you. I am not clear on why it would go to the end of the month. There may be a past practice here or something else – remember, I'm still relatively new here. I appreciate your patience.



David White

City Manager

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Friday, July 1, 2022 3:49 PM

To: David White <David.White@santamonica.gov>; Luke Cain

<[REDACTED]> Lucian Tudor <tudor.lucian.silviu@global-dining.com>

Subject: DTSM Board Term

EXTERNAL

Dear City Manager White,

I just spoke with Barry Snell and he refuses to acknowledge that I, and the 4 other new board members, are directors of DTSM until a swearing in is held. I cannot however find any location in the Third Amended and Restated Bylaws from 2009 or the 2016 Amendment (both attached) requiring a swearing in and the 2016 amendment makes it very clear the term begins July 1st (today).

Instead, he seeks to sideline us for almost 2% of our term by waiting until month end. How do we rectify this? A special meeting should have been held prior to the start of the term to appoint new committees so the DTSM Board process can continue without delay.

How do we rectify this?

Thanks,

Leo

From: [Leo Pustilnikov](#)
To: [David White](#); [Luke Cain](#); [Lucian Tudor](#)
Subject: DTSM Board Term
Date: Friday, July 1, 2022 3:49:44 PM
Attachments: [Certificate of Amendment 2016.pdf](#)
[Third Amended & Restated Bylaws.pdf](#)

EXTERNAL

Dear City Manager White,

I just spoke with Barry Snell and he refuses to acknowledge that I, and the 4 other new board members, are directors of DTSM until a swearing in is held. I cannot however find any location in the Third Amended and Restated Bylaws from 2009 or the 2016 Amendment (both attached) requiring a swearing in and the 2016 amendment makes it very clear the term begins July 1st (today).

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How do we rectify this?

Thanks,
Leo

From: [David White](#)
To: barry@snellcpa.com; John.Harris@downtownsm.com
Cc: [Anuj Gupta](#)
Subject: FW: DTSM Board Term
Date: Wednesday, July 6, 2022 3:05:51 PM
Attachments: [Certificate of Amendment 2016.pdf](#)
[Third Amended & Restated Bylaws.pdf](#)

Barry and John, I hope all is well. I received the following note from Leo, one of the newly appointed Board members. In quickly scanning the bylaws, at first blush, it appears that the members appointed by the Council replace the existing appointments on July 1. You may have a different reading of the bylaws but I want to be responsive to Leo to let him know that we don't see anything that precludes them from being sworn in and commencing in their roles immediately. What are your thoughts?



David White

City Manager

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, July 1, 2022 3:49 PM
To: David White <David.White@santamonica.gov>; Luke Cain <[REDACTED]>
Lucian Tudor <tudor.lucian.silviu@global-dining.com>
Subject: DTSM Board Term

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committees so the DTSM Board process can continue without delay.

How do we rectify this?

Thanks,
Leo

From: [Leo Pustilnikov](#)
To: [David White](#)
Cc: [Sandra Santiago](#)
Subject: Re: DTSM Board Term
Date: Wednesday, July 6, 2022 7:42:56 PM

EXTERNAL

Sounds good, looking forward

Sent from my iPhone

On Jul 6, 2022, at 7:03 PM, David White <David.White@santamonica.gov> wrote:

Leo, it would be great to get together. I have copied Sandra Santiago from the City Manager's Office who can find a time for us to connect – thank you Sandra!



David White

City Manager

santamonica.gov

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[Subscribe to City of Santa Monica Email Updates](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 6, 2022 6:30 PM
To: David White <David.White@santamonica.gov>
Cc: Luke Cain <[REDACTED]> Lucian Tudor
<tudor.lucian.silviu@global-dining.com>
Subject: Re: DTSM Board Term

EXTERNAL

David,

I was just informed something that explains why Barry intended on the delays and it's

both disappointing and underhanded what transpired in the past week. The reason for the confusion by the board on the start date is due to the 2016 amendment and the complete and utter ignorance of the past boards. I am troubled by the inner workings of the board and feel this is just the first of many questionable ethics practices we will have to endure in trying to set the ship straight.

To that end, i wanted to see if you were free sometime in the next few weeks to meet for a few minutes?

Thanks,
Leo

Sent from my iPhone

On Jul 6, 2022, at 6:09 PM, David White <David.White@santamonica.gov> wrote:

Leo, I had a chance to review the bylaws and connect with Barry at DTSM. Your interpretation seems reasonable and aligns with the Bylaws. I understand from Barry that he is pretty short staffed at the moment and doing all he can to pull things together. It sounds like he will be sending out an orientation packet in the near term (possibly as early as tomorrow) and may be reaching out for a special meeting. In terms of timing, what has been indicated to me is that normally the swearing in occurs at the next regularly scheduled board meeting, which is July 28.



David White

City Manager

santamonica.gov

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[Subscribe to City of Santa Monica Email Updates](#)

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Friday, July 1, 2022 3:49 PM

To: David White <David.White@santamonica.gov>; Luke Cain

<[REDACTED] Lucian Tudor
<tudor.lucian.silviu@global-dining.com>

Subject: DTSM Board Term

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How do we rectify this?

Thanks,
Leo

From: [David White](#)
To: [Leo Pustilnikov <leo@shinvestments.com>](mailto:leo@shinvestments.com)
Subject: David White / Leo Pustilnikov
Date: Tuesday, July 12, 2022 9:48:26 AM
Attachments: [attachment.ics](#)

From: [Sandra Santiago](#)
To: [Leo Pustilnikov](#)
Subject: RE: DTSM Board Term
Date: Tuesday, July 12, 2022 9:46:27 AM

Great! Please meet David in his office.

City Hall is located at 1685 Main Street, SM, CA 90401. The City Manager's Office is on the 2nd Floor, Room 209.

I will send an invite shortly.

Thanks so much,
Sandra

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, July 11, 2022 5:06 PM
To: Sandra Santiago <Sandra.Santiago@santamonica.gov>
Cc: David White <David.White@santamonica.gov>
Subject: Re: DTSM Board Term

EXTERNAL

Sandra,

18th at 10:30 is good... where will it be?

Thank you,
Leo

Sent from my iPhone

On Jul 11, 2022, at 4:23 PM, Sandra Santiago <Sandra.Santiago@santamonica.gov> wrote:

Hi Leo,

Thanks so much for reaching out.

Below are some suggested dates/times for this meeting:

July 18 – 10:30am

July 19 – 1:30pm

Please let me know what works best for you.

Thanks so much,
Sandra

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 6, 2022 7:42:48 PM
To: David White <David.White@santamonica.gov>
Cc: Sandra Santiago <Sandra.Santiago@santamonica.gov>
Subject: Re: DTSM Board Term

EXTERNAL

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Sent from my iPhone

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David White

City Manager

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 6, 2022 6:30 PM
To: David White <David.White@santamonica.gov>

Cc: Luke Cain <[REDACTED]> Lucian Tudor
<tudor.lucian.silviu@global-dining.com>

Subject: Re: DTSM Board Term

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To that end, i wanted to see if you were free sometime in the next few weeks to meet for a few minutes?

Thanks,
Leo

Sent from my iPhone

On Jul 6, 2022, at 6:09 PM, David White
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David White

City Manager

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Friday, July 1, 2022 3:49 PM

To: David White <David.White@santamonica.gov>; Luke Cain <[REDACTED]> Lucian Tudor <tudor.lucian.silviu@global-dining.com>

Subject: DTSM Board Term

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How do we rectify this?

Thanks,
Leo

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [David White](#)
Subject: Accepted: David White / Leo Pustilnikov @ Mon Jul 18, 2022 10:30am - 11am (PDT) (David White)
Date: Tuesday, July 12, 2022 10:09:39 AM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

(Monday Jul 18, 2022 · 10:30am – 11am (Pacific Time - Los Angeles	When
City Hall - 1685 Main Street, SM, CA 90401 - City Manager's Office is on the 2nd .Floor, Room 209 View map	Location
David White david.white@santamonica.gov	Organizer
creator - Leo Pustilnikov View all guest info	Guests

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

From: [Leo Pustilnikov](#)
To: [Jing Yeo](#)
Cc: [Barbara Tenzer](#)
Subject: Re: Question
Date: Wednesday, July 13, 2022 11:20:30 AM
Attachments: [SB 330 Preliminary Application Form.pdf](#)

EXTERNAL

so i not need to submit an sb 330 pre application (attached)? also, what are the replacement requirements for rent controlled properties? in this case it's fully vacant but still rent controlled...

On Wed, Jul 13, 2022 at 10:53 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hi Barbara and Leo,

I think what you are asking is how to file a pre-submittal application (like an application to get preliminary feedback before filing a Planning application). The application form is here: <https://www.smgov.net/uploadedFiles/Departments/PCD/Applications-Forms/Pre-Submittal-Application.pdf>

Filing of all Planning applications now goes through a digital process. Please click here to make a virtual appointment:

<https://outlook.office365.com/owa/calendar/CityPlanning@smgov.net/bookings/>

You will be contacted by the intake planner with further instructions on how to upload your application and how to get ready for your virtual appointment.

Thanks,

Jing

From: David Martin <David.Martin@santamonica.gov>
Sent: Wednesday, July 13, 2022 5:54 AM
To: Barbara Tenzer <b.tenzercommercial@gmail.com>
Cc: Leo Pustilnikov <leo@slhinvestments.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: Re: Question

Hi Barbara,

I'm copying Jing on this reply so she can get you the information. Thanks

David

Get [Outlook for iOS](#)

From: Barbara Tenzer <b.tenzercommercial@gmail.com>

Sent: Tuesday, July 12, 2022 11:02 PM

To: David Martin

Cc: Leo Pustilnikov

Subject: Question

EXTERNAL

Hi David,

Can u tell us where Leo can submit a pre application for a housing project?

Thank you.

Best,

Barbara

--



Tenzer Commercial Brokerage Group, Inc.

Barbara Tenzer, President

O: 310-395-8383

C: 310-678-7886

b.tenzercommercial@gmail.com

www.tenzercommercial.com

License#01235150

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [City Planning](#)
Subject: Accepted: Planning Application Submittals @ Tue Jul 19, 2022 9am - 10am (PDT) (City Planning)
Date: Tuesday, July 12, 2022 10:07:18 PM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

City Planning

Manage Booking

Additional Information

!Thank you for making an appointment to submit your Planning application

At least 24 hours prior to your appointment, you will be receiving two follow-up e-mails: the first will indicate that "[PLANNER NAME] shared the folder [ADDRESS OF YOUR PROJECT] with you". Once you open the e-mail and tap the blue "Open" rectangle icon on this page, the second e-mail will be generated which will provide you with an access code (usually an 8-digit number) for the file. If these e-mails do not appear in your inbox, please check any spam or "junk" folders as sometimes the .e-mails are inadvertently sent to these locations

It is within the [ADDRESS OF YOUR PROJECT] folder where the following required :application materials will need to be uploaded in advance of your appointment
A PDF with a complete set of plans; and (1
A PDF containing all the rest of the application materials including the SIGNED (2 application. The application and any supplemental or support documentation must be combined into a single PDF document. Uploading the materials into the file .utilizes a simple "drag and drop" operation

At your scheduled time, please click on the link for your video call where your appointment will begin and a planner will walk through your application materials with you. If the materials are acceptable, online payment information will be sent to .(you (please note that at this time we are only able to accept credit card payments

.....
Join Teams Meeting
en-US



[REDACTED]
[REDACTED]
[REDACTED]
Meeting ID: [REDACTED]

If you need a local number, get one here. And if you've forgotten the dial-in PIN, you can reset it

Learn More <https://aka.ms/JoinTeamsMeeting> | Meeting options:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

.....

When
(Tuesday Jul 19, 2022 · 9am – 10am (Pacific Time - Los Angeles)

Location
Our office address
[View map](#)

Organizer
City Planning
cityplanning@smgov.net

Guests
creator - Leo Pustilnikov
[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

From: [Jing Yeo](#)
To: [Leo Pustilnikov](#)
Cc: [Barbara Tenzer](#)
Subject: RE: Question
Date: Wednesday, July 13, 2022 11:29:04 AM
Attachments: [SB330 Handout.pdf](#)

Leo – thanks for clarifying that you actually wanted to submit an SB330 preliminary application. Yes it's fine to do that the link below to make a virtual filing appointment is still the same. Please make sure to fill out the entire application form and provide all required application materials or your application will be rejected.

In terms of replacement requirements, because it's still rent-controlled, I strongly recommend that you contact the Rent Control Board about the process to remove the units so you have full understanding of the requirements. If your intent is to remove the units and build new rental units, there are obligations that they would be best position to advise you on.

SB330 has separate obligations for these “protected units” including replacement as deed-restricted affordable. Do you have an address for the project and what the proposal is?

Attached is an explanatory handout for SB330.

Thanks,
Jing

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 13, 2022 11:20 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: Question

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To: Barbara Tenzer <b.tenzercommercial@gmail.com>

Cc: Leo Pustilnikov <leo@slhinvestments.com>; Jing Yeo <Jing.Yeo@santamonica.gov>

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I'm copying Jing on this reply so she can get you the information. Thanks

David

Get [Outlook for iOS](#)

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Sent: Tuesday, July 12, 2022 11:02 PM

To: David Martin

Cc: Leo Pustilnikov

Subject: Question

EXTERNAL

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Barbara

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Tenzer Commercial Brokerage Group, Inc.

Barbara Tenzer, President

O: 310-395-8383

C: 310-678-7886

b.tenzercommercial@gmail.com

www.tenzercommercial.com

License#01235150

From: [City Planning](#)
Cc: [Leo Pustilnikov](#)
Subject: Canceled: Planning Application Submittals
Date: Wednesday, July 13, 2022 5:47:48 PM
Attachments: [attachment.jcs](#)

NOTE: This is a read-only view of the booking.
Please use Microsoft Bookings for web, iOS or Android to edit this booking.
Any changes made here will be lost.

Customer Info

Name: Leonid Pustilnikov
Email: leo@slhinvestments.com
Phone Number: [REDACTED]
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Booking Info

Service name: Planning Application Submittals
Location: Our office address

Custom Fields

Question 1- Project Address
Answer- 1420-1422 20th Street
Question 2- Application Type (please enter the type of application you are filing)
Answer- SB 330 Preliminary Application

Internal Notes

This is where you can add notes about this service that only you and your staff see.

<div style="width:100%;height: 20px;">

</div>


<div class="me-email-text" style="color:#252424;font-family:'Segoe UI','Helvetica Neue',Helvetica,Arial,sans-serif;" lang="en-US">
<div style="margin-top: 24px; margin-bottom: 20px;">
Microsoft Teams meeting
</div>
<div style="margin-bottom: 20px;">
<div style="margin-top: 0px; margin-bottom: 0px; font-weight: bold">
Join on your computer or mobile app
</div>
<a class="me-email-headline" style="font-size: 14px;font-family:'Segoe UI Semibold','Segoe UI','Helvetica Neue',Helvetica,Arial,sans-serif;text-decoration: underline;color: #6264a7;" href=[REDACTED]

[REDACTED] target="_blank" rel="noopener">Click here to join the meeting
</div>
<div style="margin-bottom:20px; margin-top:20px">
<div style="margin-bottom:4px">Or join by entering a meeting ID

Meeting ID: [REDACTED]

 Passcode: [REDACTED]
</div>
</div>

<div style="margin-bottom: 24px;margin-top: 20px;">
Learn More | <a class="me-email-link" style="font-size: 14px;text-decoration: underline;color: #6264a7;font-family:'Segoe UI','Helvetica Neue',Helvetica,Arial,sans-serif;" target="_blank" href=[REDACTED]

 [Meeting options](#)

</div>

</div>

<div style="font-size: 14px; margin-bottom: 4px;font-family:'Segoe UI','Helvetica Neue',Helvetica,Arial,sans-serif;">

</div>

<div style="font-size: 12px;">

</div>

</div>

<div style="width:100%;height: 20px;">

</div>

Additional Information

Thank you for making an appointment to submit your Planning application!

At least 24 hours prior to your appointment, you will be receiving two follow-up e-mails: the first will indicate that "[PLANNER NAME] shared the folder [ADDRESS OF YOUR PROJECT] with you". Once you open the e-mail and tap the blue "Open" rectangle icon on this page, the second e-mail will be generated which will provide you with an access code (usually an 8-digit number) for the file. If these e-mails do not appear in your inbox, please check any spam or "junk" folders as sometimes the e-mails are inadvertently sent to these locations.

It is within the [ADDRESS OF YOUR PROJECT] folder where the following required application materials will need to be uploaded in advance of your appointment:

- 1) A PDF with a complete set of plans; and
- 2) A PDF containing all the rest of the application materials including the SIGNED application. The application and any supplemental or support documentation must be combined into a single PDF document. Uploading the materials into the file utilizes a simple "drag and drop" operation.

At your scheduled time, please click on the link for your video call where your appointment will begin and a planner will walk through your application materials with you. If the materials are acceptable, online payment information will be sent to you (please note that at this time we are only able to accept credit card payments).

From: [Leo Pustilnikov](#)
To: [Jing Yeo](#)
Cc: [Barbara Tenzer](#)
Subject: Re: Question
Date: Thursday, July 14, 2022 1:31:22 PM

EXTERNAL

Jing,

Are you free for a quick 3 minute call? If so, what's the best number to reach you?

Thanks,
Leo

Sent from my iPhone

On Jul 13, 2022, at 6:47 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

No, page 8 of the handout you emailed states the following:

Where the household income of current or previous occupants is not known, the replacement units shall be provided as affordable to low-income households in an amount proportional to the number of low-income households present throughout the City of Santa Monica according to the most current data from the Comprehensive Housing Affordability Strategy (CHAS) database provided by the Department of Housing and Urban Development (HUD)

but the CHAS website is impossible to use so i was wondering if you had the data for this. we have a 10 unit that's had 6 vacant for many years (5+) but of the remaining 4, we don't know the incomes for 2 so i wanted to know what the % was for the affordability based on the chas.

thanks,
leo

On Wed, Jul 13, 2022 at 5:28 PM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Are you asking about the income/rent limits for deed-restricted affordable housing? The City would require that the replacement units be deed-restricted affordable. If so, the chart can be found here (it's the 3rd line):

<https://www.santamonica.gov/housing-ahpp-limits>

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 13, 2022 3:46 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: Question

EXTERNAL

well the units are rent controlled and replacement units would be affordable and/or rent controlled but i'm curious if you know the santa monica chas hud numbers for affordability?

thanks,

leo

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Subject: Re: Question

EXTERNAL

so i not need to submit an sb 330 pre application (attached)? also, what are the replacement requirements for rent controlled properties? in this case it's fully vacant but still rent controlled...

On Wed, Jul 13, 2022 at 10:53 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hi Barbara and Leo,

I think what you are asking is how to file a pre-submittal application (like an application to get preliminary feedback before filing a Planning application).

The application form is here:

<https://www.smgov.net/uploadedFiles/Departments/PCD/Applications-Forms/Pre-Submittal-Application.pdf>

Filing of all Planning applications now goes through a digital process. Please click here to make a virtual appointment:

<https://outlook.office365.com/owa/calendar/CityPlanning@smgov.net/bookings/>

You will be contacted by the intake planner with further instructions on how to upload your application and how to get ready for your virtual appointment.

Thanks,

Jing

From: David Martin <David.Martin@santamonica.gov>
Sent: Wednesday, July 13, 2022 5:54 AM
To: Barbara Tenzer <b.tenzercommercial@gmail.com>
Cc: Leo Pustilnikov <leo@slhinvestments.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: Re: Question

Hi Barbara,

I'm copying Jing on this reply so she can get you the information. Thanks

David

Get [Outlook for iOS](#)

From: Barbara Tenzer <b.tenzercommercial@gmail.com>
Sent: Tuesday, July 12, 2022 11:02 PM
To: David Martin
Cc: Leo Pustilnikov
Subject: Question

EXTERNAL

Hi David,

Can u tell us where Leo can submit a pre application for a housing project?

Thank you.

Best,

Barbara

--

Tenzer Commercial Brokerage Group, Inc.

Barbara Tenzer, President

O: 310-395-8383

C: 310-678-7886

b.tenzercommercial@gmail.com

www.tenzercommercial.com

License#01235150

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [City Planning](#)
Subject: Accepted: Planning Application Submittals @ Thu Jul 21, 2022 10am - 11am (PDT) (City Planning)
Date: Wednesday, July 13, 2022 5:48:20 PM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

City Planning

Manage Booking

Additional Information

!Thank you for making an appointment to submit your Planning application

At least 24 hours prior to your appointment, you will be receiving two follow-up e-mails: the first will indicate that "[PLANNER NAME] shared the folder [ADDRESS OF YOUR PROJECT] with you". Once you open the e-mail and tap the blue "Open" rectangle icon on this page, the second e-mail will be generated which will provide you with an access code (usually an 8-digit number) for the file. If these e-mails do not appear in your inbox, please check any spam or "junk" folders as sometimes the .e-mails are inadvertently sent to these locations

It is within the [ADDRESS OF YOUR PROJECT] folder where the following required :application materials will need to be uploaded in advance of your appointment
A PDF with a complete set of plans; and (1
A PDF containing all the rest of the application materials including the SIGNED (2 application. The application and any supplemental or support documentation must be combined into a single PDF document. Uploading the materials into the file .utilizes a simple "drag and drop" operation

At your scheduled time, please click on the link for your video call where your appointment will begin and a planner will walk through your application materials with you. If the materials are acceptable, online payment information will be sent to .(you (please note that at this time we are only able to accept credit card payments

.....
Join Teams Meeting
en-US



[REDACTED]
[REDACTED]
[REDACTED]
Meeting ID: [REDACTED]

If you need a local number, get one here. And if you've forgotten the dial-in PIN, you can reset it

Learn More <https://aka.ms/JoinTeamsMeeting> | Meeting options:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

.....

When
(Thursday Jul 21, 2022 · 10am – 11am (Pacific Time - Los Angeles

Location
Our office address
[View map](#)

Organizer
City Planning
cityplanning@smgov.net

Guests
creator - Leo Pustilnikov
[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [City Planning](#)
Subject: Accepted: Planning Application Submittals @ Thu Jul 21, 2022 10am - 11am (PDT) (City Planning)
Date: Monday, July 18, 2022 10:00:05 AM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

City Planning

Manage Booking

Additional Information

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Join Teams Meeting
en-US



[REDACTED]
[REDACTED]
[REDACTED]
Meeting ID: [REDACTED]

If you need a local number, get one here. And if you've forgotten the dial-in PIN, you can reset it

Learn More <https://aka.ms/JoinTeamsMeeting> | Meeting options:

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

.....

When
(Thursday Jul 21, 2022 · 10am – 11am (Pacific Time - Los Angeles

Location
Our office address
[View map](#)

Organizer
City Planning
cityplanning@smgov.net

Guests
creator - Leo Pustilnikov
[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

From: [City Planning](#)
To: [Tony Kim](#)
Cc: ["Leo Pustilnikov"](#)
Subject: Canceled: Planning Application Submittals - Leonid Pustilnikov
Date: Monday, July 18, 2022 6:25:01 PM
Attachments: [attachment.ics](#)

Customer Info

Name: Leonid Pustilnikov
Email: leo@slhinvestments.com
Phone Number: [REDACTED]
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Booking Info

Service name: Planning Application Submittals
Location: Our office address

Custom Fields

Question 1- Project Address
Answer- 1420-1422 20th Street
Question 2- Application Type (please enter the type of application you are filing)
Answer- SB 330 Preliminary Application

Additional Information

Internal Notes

This is where you can add notes about this service that only you and your staff see.

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or join by e [REDACTED] g ID

Meeting ID: [REDACTED]

Passcode: [REDACTED]

[Learn More](#) | [Meeting options](#)

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will indicate that "[PLANNER NAME] shared the folder [ADDRESS OF YOUR PROJECT] with you". Once you open the e-mail and tap the blue "Open" rectangle icon on this page, the second e-mail will be generated which will provide you with an access code (usually an 8-digit number) for the file. If these e-mails do not appear in your inbox, please check any spam or "junk" folders as sometimes the e-mails are inadvertently sent to these locations.

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From: [Leo Pustilnikov](#)
To: [Ariel Socarras](#)
Subject: Re: 22bld-3841 (Blu Jam Cafe)
Date: Wednesday, December 28, 2022 8:27:40 AM

EXTERNAL

Ariel,

Thanks for replying while on vacation. Any chance you can ping Kamran for status on comments?

Best,
Leo

Sent from my iPhone

On Dec 28, 2022, at 8:26 AM, Ariel Socarras <Ariel.Socarras@santamonica.gov> wrote:

Matt,

3841 can continue the review as normal. It is introducing new equipment, just like the other three spaces, and requires a permit for that scope in addition to the new hand sink. We rely on you and your design team to tell us what is being proposed, but that is how I understand things for this project.

Ariel Socarras

Building & Safety Division Manager
1685 Main St. Mail Stop #03
Santa Monica CA 90401

<[image001.png](#)>

From: Shane Peters <Shane.Peters@santamonica.gov>

Date: Tuesday, December 27, 2022 at 3:04 PM

To: Matt Martinez <mmartinez@kitchenunited.com>, Ariel Socarras <Ariel.Socarras@santamonica.gov>, David Martin <David.Martin@santamonica.gov>, Daniel Batarseh <Daniel.Batarseh@santamonica.gov>, Kamran Ravandi <Kamran.Ravandi@santamonica.gov>, Orville Sabado <Orville.Sabado@santamonica.gov>, Daniel Galvan <Daniel.Galvan@santamonica.gov>, Katie Seaman

<Katie.Seaman@santamonica.gov>, Ara Sargsyan
<Ara.Sargsyan@santamonica.gov>, mailto:jchhabra@ph.lacounty.gov
<jchhabra@ph.lacounty.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>, Leo Pustilnikov
<leo@slhinvestments.com>, Lucy Kalustova <lkalustova@ph.lacounty.gov>
Subject: RE: 22bld-3841 (Blu Jam Cafe)

Matt,

I wish I could answer that for you, that's above me. My part as we discussed, I will stand behind, I think you are fine with a STP Plumbing permit with that approved Health sheet stating that's all they want. If a STP is not an option per Management then a red line on the kitchen floor plan showing where exactly the hand sink is required by Health dept should suffice. You have myself and Health dept agreeing so that's good. Keep me in loop please! I am here to help and I work for You!
Respectfully,

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov
<image002.png>
<image003.png>

"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, December 27, 2022 2:42 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bld-3841 (Blu Jam Cafe)

EXTERNAL

Hi Shane,

We did not hear back from anyone at Building & Safety if these plans could be removed from the online system. Since we are so far down the line, already paid plan check fees & already received plan check comments, will these plans be able to move forward in the examinations process, including the hand sink the Health Department had us add?

<image005.png> **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: Shane Peters <Shane.Peters@santamonica.gov>
Sent: Tuesday, December 27, 2022 2:14 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bld-3841

I believe "3841" only needed a Plumbing "STP" for hand sink only, no plan submittal needed? As noted on Health approval for Blu Jam? Please advise if that has changed and why? Thanks Matt!

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov
<image002.png>
<image003.png>

"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, December 27, 2022 1:49 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>;

Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bld-3769

EXTERNAL

Yes sir, I've requested a legible version of the entire sheet without any cropping & hope to have that ASAP to share with you.

<image005.png> **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: Shane Peters <Shane.Peters@santamonica.gov>
Sent: Tuesday, December 27, 2022 1:46 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bld-3769

We need entire sheet, no cropping that's a legal document for the record we cant alter that please.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov

<image002.png>
<image003.png>

"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, December 27, 2022 1:39 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bld-3769

EXTERNAL

Good afternoon Shane,
The stamped "approved" Health Department floor plan was uploaded to the "Plans" folder (see screenshot below), but it's similar to the American Gravy floor plan & has edges cropped. I'll reach out to the member for a more legible copy & share with you ASAP.

<image006.png>

<image005.png> **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: Shane Peters <Shane.Peters@santamonica.gov>
Sent: Tuesday, December 27, 2022 1:24 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: 22bld-3769

Hello Matt, I do not see the Health stamps on submitted plan? As we discussed last week.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov
<image002.png>
<image003.png>

"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Friday, December 23, 2022 4:10 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Shane Peters <Shane.Peters@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: Kitchen United: 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841) resubmittal
Importance: High

EXTERNAL

Good afternoon all,
Please be advised, resubmittal documents for each kitchen have been uploaded to ProjectDox within the "Plans" folder for greater visibility. I've included an itemized response letter describing how each comment was addressed within the plans & which sheet(s) to find pertinent information. Record Health approval information has also been uploaded & can be found in both the "Plans" & "Supporting Documents" folders. Please review and let us know if you have any questions or concerns. Thank you all again for your assistance with this project, we appreciate it! Happy Holidays!

<image005.png> **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Thursday, December 22, 2022 8:54 AM
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Subject: Kitchen United submittal (22BLD-3769; 22BLD-3828 and 22BLD-3841)

Good morning all,

We can use the list below as a rough agenda for our call at 10am today:

1. What is the status of Architectural review? As of this morning, comments have not been added to ProjectDox & the resubmittal task is not available to move forward.
2. What is the approximate turnaround time for review/approval once we resubmit the next revision package?
3. Information was placed in the "Supporting Documents" folder to match how Ariel executed the initial upload. Please confirm if this information is viewable by plans examiners. Previous items placed here were deemed "missing" from the previous resubmittal.
4. What field inspection(s) will be necessary once plan approvals are received?
5. Will individual trades need to pull permits & arrange for inspections? Can we execute a single trade permit as originally requested?
6. When can we expect to be released?

<image005.png> **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: [Leo Pustilnikov](#)
To: [Kamran Ravandi](#); [Corey Becker](#); [Matt Martinez](#)
Subject: Fwd: 22bid-3828
Date: Tuesday, December 27, 2022 1:35:53 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image005.png](#)

EXTERNAL

Kamran,

Thanks for your time last week. How are the plans Matt submitted last Friday. Is there anything else you need that wasn't included in them?

Happy holidays!

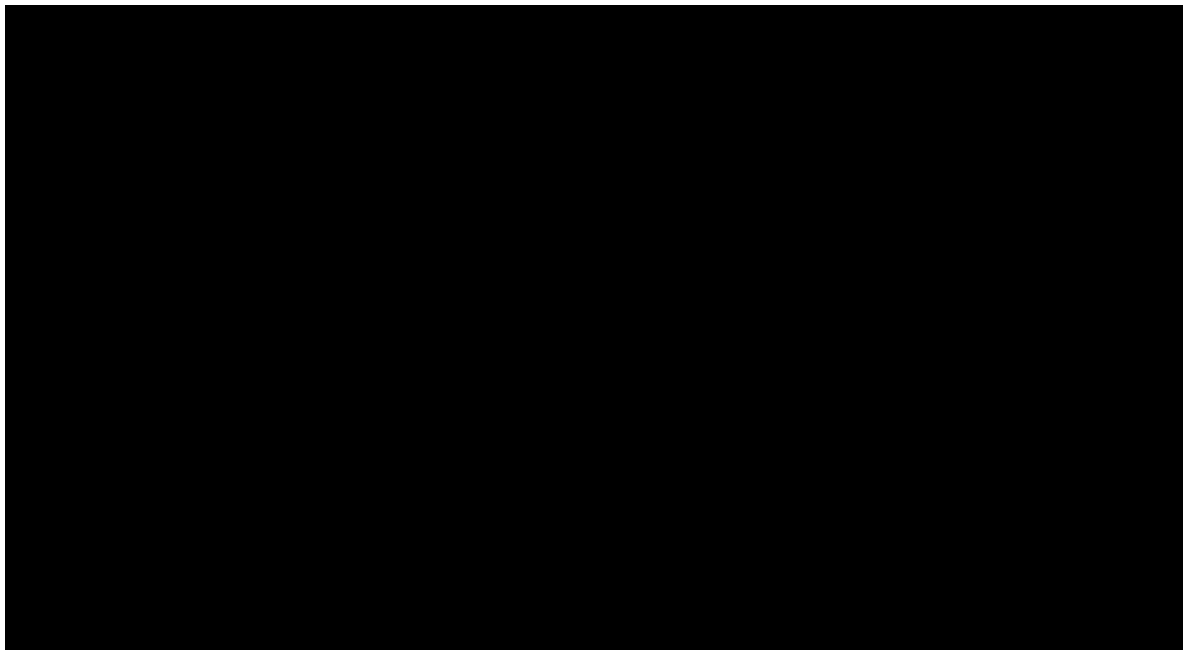
Thanks,
Leo

Sent from my iPhone

Begin forwarded message:

From: Shane Peters <Shane.Peters@santamonica.gov>
Date: December 27, 2022 at 1:31:48 PM PST
To: Matt Martinez <mmartinez@kitchenunited.com>, Ariel Socarras <Ariel.Socarras@santamonica.gov>, David Martin <David.Martin@santamonica.gov>, Daniel Batarseh <daniel.batarseh@santamonica.gov>, Kamran Ravandi <kamran.ravandi@santamonica.gov>, Orville Sabado <orville.sabado@santamonica.gov>, Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>, Leo Pustilnikov <leo@slhinvestments.com>
Subject: 22bid-3828

This one we need the entire sheet on plan not just a close up of floor plan.



Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division

1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



City of
Santa Monica

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Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: RE: Kitchen United: 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841) resubmittal

Importance: High

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Matt Martinez

Director of Architecture & Design

kitchen united

323-393-3581

From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Thursday, December 22, 2022 8:54 AM

To: 'Ariel Socarras' <Ariel.Socarras@santamonica.gov>; 'David Martin' <David.Martin@santamonica.gov>; 'daniel.batarseh@santamonica.gov' <daniel.batarseh@santamonica.gov>; 'kamran.ravandi@santamonica.gov' <kamran.ravandi@santamonica.gov>; 'Orville Sabado' <Orville.Sabado@santamonica.gov>; 'Leo Pustilnikov' <leo@slhinvestments.com>; Corey Becker <cbecker@kitchenunited.com>

Subject: Kitchen United submittal (22BLD-3769; 22BLD-3828 and 22BLD-3841)

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6. When can we expect to be released?

Matt Martinez

Director of Architecture & Design

kitchen united

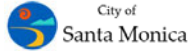


323-393-3581

From: [Shane Peters](mailto:Shane.Peters@santamonica.gov)
To: [Matt Martinez](mailto:Matt.Martinez@kitchenunited.com); [Ariel Socarras](mailto:Ariel.Socarras@santamonica.gov); [David Martin](mailto:David.Martin@santamonica.gov); [Daniel Batarseh](mailto:Daniel.Batarseh@santamonica.gov); [Kamran Ravandi](mailto:Kamran.Ravandi@santamonica.gov); [Orville Sabado](mailto:Orville.Sabado@santamonica.gov); [Daniel Galvan](mailto:Daniel.Galvan@santamonica.gov); [Katie Seaman](mailto:Katie.Seaman@santamonica.gov)
Cc: [Corey Becker](mailto:Corey.Becker@kitchenunited.com); [Leo Pustilnikov](mailto:Leo.Pustilnikov@shinvestments.com)
Subject: RE: 22bl-3769
Date: Tuesday, December 27, 2022 2:01:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)

Unfortunately, I am not authorized to upload or download any documents in system, that will need to be addressed by someone above me.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, December 27, 2022 1:46 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@shinvestments.com>
Subject: RE: 22bl-3769

EXTERNAL

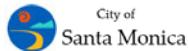
Yes sir, I've requested a legible version of the entire sheet without any cropping & hope to have that ASAP to share with you.



From: Shane Peters <Shane.Peters@santamonica.gov>
Sent: Tuesday, December 27, 2022 1:46 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@shinvestments.com>
Subject: RE: 22bl-3769

We need entire sheet, no cropping that's a legal document for the record we cant alter that please.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, December 27, 2022 1:39 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@shinvestments.com>
Subject: RE: 22bl-3769

EXTERNAL

Good afternoon Shane,
The stamped "approved" Health Department floor plan was uploaded to the "Plans" folder (see screenshot below), but it's similar to the American Gravy floor plan & has edges cropped. I'll reach out to the member for a more legible copy & share with you ASAP.

22BLD-3769

Back Forward Projects Profile Info

Main Contact:

Project Reports Workflow Portals Info

Folder: 22BLD-3769\Supporting Docs

1315 3RD STREET PROM - Kitchen 1 - Addition of new equipment in existing commercial kitchen. Not associated with dining facilities.



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Shane Peters <Shane.Peters@santamonica.gov>

Sent: Tuesday, December 27, 2022 1:24 PM

To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@shinvestments.com>

Subject: 22bid-3769

Hello Matt, I do not see the Health stamps on submitted plan? As we discussed last week.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



City of
Santa Monica

"All Technical inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Friday, December 23, 2022 4:10 PM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Shane Peters <Shane.Peters@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@shinvestments.com>

Subject: RE: Kitchen United: 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841) resubmittal

Importance: High

EXTERNAL

Good afternoon all,

Please be advised, resubmittal documents for each kitchen have been uploaded to ProjectDox within the "Plans" folder for greater visibility. I've included an itemized response letter describing how each comment was addressed within the plans & which sheet(s) to find pertinent information. Record Health approval information has also been uploaded & can be found in both the "Plans" & "Supporting Documents" folders. Please review and let us know if you have any questions or concerns. Thank you all again for your assistance with this project, we appreciate it! Happy Holidays!



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Thursday, December 22, 2022 8:54 AM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Leo Pustilnikov <leo@shinvestments.com>; Corey Becker <cbecker@kitchenunited.com>

Subject: Kitchen United submittal (22BLD-3769; 22BLD-3828 and 22BLD-3841)

Good morning all,

We can use the list below as a rough agenda for our call at 10am today:

1. What is the status of Architectural review? As of this morning, comments have not been added to ProjectDox & the resubmittal task is not available to move forward.
2. What is the approximate turnaround time for review/approval once we resubmit the next revision package?
3. Information was placed in the "Supporting Documents" folder to match how Ariel executed the initial upload. Please confirm if this information is viewable by plans examiners. Previous items placed here were deemed "missing" from the previous resubmittal.

4. What field inspection(s) will be necessary once plan approvals are received?
5. Will individual trades need to pull permits & arrange for inspections? Can we execute a single trade permit as originally requested?
6. When can we expect to be released?



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: [Leo Pustilnikov](#)
To: [Jennifer Taylor](#)
Subject: Re: Kitchen United
Date: Thursday, December 29, 2022 4:25:29 PM

EXTERNAL

Signed but they are chronically delinquent so looking for new tenants... I'm fairly open so let's schedule something...

Sent from my iPhone

On Dec 29, 2022, at 4:02 PM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Ha, for sure! I had thought a restaurant had signed the lease for the space for Mexican restaurant/bar. Did that fall through? I'll get a meeting with planning for next week.
Do you want to send me a few dates/times for next Weds – Fri?

From: Leo Pustilnikov <leo@downtownsm.com>
Sent: Thursday, December 29, 2022 3:52 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Re: Kitchen United

EXTERNAL

I own enterprise fish so I'm pretty sure i know if it's available ;)... if you can schedule a meeting with planning, it would be helpful so i know what perspective tenant options are.

Thanks,
Leo

Sent from my iPhone

On Dec 29, 2022, at 3:03 PM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Hi Leo,

You were in perfect hands with Dave and David.

I don't think the Enterprise Fish Co space is available. But if you have heard otherwise and want to explore the sports bar concept, I'm happy to schedule a virtual meeting with our Planning Team so they can confirm the zoning use and AE approval process. Any other sites you're also considering?.....

Thanks,
Jennifer

From: Leo Pustilnikov <leo@downtownsm.com>
Sent: Thursday, December 29, 2022 1:25 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Leonid Pustilnikov <leo@slhinvestments.com>
Cc: Martin Ronzio-Garcia <martin@downtownsm.com>
Subject: Re: Kitchen United

EXTERNAL

Jennifer,

Had a call with city staff last week and am hopeful all permits will be approved by next week for a mid January opening. David White and David martin were very helpful in getting everyone on board asap.

I have a few questions about enterprise fish and potential uses... who would be the best person to discuss that with? I'm thinking of opening a sports bar there and wanted to see if there are any issues with that.

Thanks,
Leo

Sent from my iPhone

On Dec 29, 2022, at 11:00 AM, Jennifer Taylor
<Jennifer.Taylor@santamonica.gov> wrote:

Hi Leo,

I just wanted to check in to see how things are coming with the City and LA County DPH permits for Kitchen United? Please let me know if there's anything I can do to help nudge with either agency. Last week, I was at SM Brewworks and

spoke to the staff there. They are looking forward to being part of your project on Third St. It will be a good opportunity for them to continue to raise awareness of their locally-made beer. #DrinkLocalSM

Best wishes for a happy, healthy, safe and prosperous 2023.
See you soon!

<image001.png>

Jennifer Taylor
Economic Development Manager
(310) 458-8906
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: [Jennifer Taylor](#)
To: [Tony Kim](#); [Leo Pustilnikov](#)
Subject: Enterprise Fish Co - potential uses
Date: Thursday, December 29, 2022 5:08:10 PM
Attachments: [attachment.ics](#)

Hi Leo,

See below for some prelim feedback from Planning (thank you, Tony). The sports bar concept would need to operate as a restaurant. Tony will be able to provide some more guidance when we talk. Let us know if this time works. Thanks, Jennifer

On Main Street in the NC district, restaurants up to 5,000 SF are permitted outright. Restaurants greater than 5,000 SF aren't prohibited, but they require a Conditional Use Permit and are limited to 50 seats.

https://content.qcode.us/lib/santa_monica_ca/alerts/documents/ordinance_2726ccs.pdf

Standalone bars/nightclubs/lounges are not permitted in the NC district.

Microsoft Teams meeting

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Passcode: [REDACTED]
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Or call in (audio only)

[REDACTED] United States, Los Angeles
Phone Conference ID: [REDACTED]
[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

From: [Leo Pustilnikov](#)
To: [Jennifer Taylor](#)
Cc: [Tony Kim](#)
Subject: Re: Enterprise Fish Co - potential uses
Date: Thursday, December 29, 2022 5:46:00 PM

EXTERNAL

It's currently a 9k restaurant that's grandfathered.. question is would adding tvs and maybe games be an issue and would it be possible to expand it to the neighboring space since i own the block... Also if a use other than what's allowed by the zoning was desired, would the appropriate move be a zone text amendment?

Thanks,
Leo

Sent from my iPhone

On Dec 29, 2022, at 5:08 PM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Hi Leo,

See below for some prelim feedback from Planning (thank you, Tony). The sports bar concept would need to operate as a restaurant. Tony will be able to provide some more guidance when we talk. Let us know if this time works. Thanks, Jennifer

On Main Street in the NC district, restaurants up to 5,000 SF are permitted outright. Restaurants greater than 5,000 SF aren't prohibited, but they require a Conditional Use Permit and are limited to 50 seats.

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Standalone bars/nightclubs/lounges are not permitted in the NC district.

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[Click here to join the meeting](#)

Meeting ID: [REDACTED]
Passcode: [REDACTED]
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Or call in (audio only)

[REDACTED] United States, Los Angeles

Phone Conference ID: [REDACTED]

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

<mime-attachment.ics>

From: [Leo Pustilnikov](#)
To: [David Martin](#); [Barbara Tenzer](#)
Subject: 3rd Street Fast Food
Date: Sunday, October 18, 2020 5:28:19 PM
Attachments: [s20201021-09Ba.pdf](#)
[attachment.txt](#)

EXTERNAL

David,

I noticed the redline posted for consideration... can it possibly exempt the gallery building?

<https://www.smgov.net/departments/pcd/agendas/Planning-Commission/2020/20201021/s20201021-09Ba.pdf>

Thank,
Leo

From: [Tony Kim](#)
To: [Leo Pustilnikov](#)
Subject: RE: Promenade Fast Food
Date: Wednesday, October 21, 2020 1:46:00 PM

That is correct, but the ban on restaurants with over 150 locations has not yet been adopted. Tonight will be the first step of the discussion with the Planning Commission before it goes to the City Council for adoption.

Tony

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, October 21, 2020 1:42 PM
To: Tony Kim <Tony.Kim@SMGOV.NET>
Subject: Re: Promenade Fast Food

EXTERNAL

Tony,

Thanks so much. This is very helpful. Does this also mean the ban on restaurants with 150 locations also doesn't apply?

Thanks,
Leo

Sent from my iPhone

On Oct 21, 2020, at 1:35 PM, Tony Kim <Tony.Kim@smgov.net> wrote:

Hi Leo,

Jing Yeo asked me to reply to your inquiry. An exemption would not currently be needed for Food Halls from the prohibition of fast food restaurants on the Promenade. Under the current economic recovery [Interim Zoning Ordinance](#), a Food Hall is a separate land use with its own land use definition. The Food Hall definition does not prohibit fast food uses, so the proposed prohibition on certain types of fast food establishments would not apply to Food Halls.

The Planning Commission will be discussing this item tonight. I hope this information helps.

Tony Kim

Principal Planner | City Planning Division | City of Santa Monica
1685 Main Street | Mail Stop 28 | Santa Monica | CA | 90401
310.458.8341 | tony.kim@smgov.net | www.smgov.net/pcd

-----Original Message-----

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Sunday, October 18, 2020 5:32 PM

To: Jing Yeo <Jing.Yeo@SMGOV.NET>; Barbara Tenzer
<b.tenzercommercial@gmail.com>

Subject: Promenade Fast Food

EXTERNAL

Jing,

I am purchasing the gallery building on 1315 3rd street which has historically been fast food and restaurant on the lower 2 levels. The current establishments are struggling and need a mix of local and national vendors to remain viable. Given the history of use (eg McDonalds was there for decades), would it be possible to propose to exempt the gallery building from this ban?

Please feel free to contact me if you have any questions.

Thanks,

Leo



Sent from my iPhone

From: [Leo Pustilnikov](#)
To: scott.albright@smgov.net
Subject: 174 Kinney
Date: Tuesday, November 24, 2020 1:56:07 PM

EXTERNAL

Scott,

I got your email from my civil engineer Harvey Goodman. I am purchasing 174 Kinney and would like to separate it from 177 pier but i understand the lot sizes are non conforming. The lot is 90 x 193. Would i able to cut them up to 90 x 96.5 or some other dimensions instead of 100')?

Let me know if you have any questions.

Thanks,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Andy Agle](#)
Cc: [Barbara Tenzer](#); [Claudia Kompa](#)
Subject: Re: David Martin suggested we chat
Date: Wednesday, June 9, 2021 11:20:16 AM

EXTERNAL

sounds good... looking forward

On Wed, Jun 9, 2021 at 9:43 AM Andy Agle <Andy.Agle@santamonica.gov> wrote:

Barbara and Leo:

I spoke with David Martin yesterday and wanted to update you on our conversation. I'll ask Claudia to find a time that we can talk.

Andy

From: Barbara Tenzer <b.tenzercommercial@gmail.com>
Sent: Tuesday, May 25, 2021 3:13 PM
To: Leo Pustilnikov <leo@slhinvestments.com>
Cc: Andy Agle <Andy.Agle@santamonica.gov>; Claudia Kompa <Claudia.Kompa@santamonica.gov>
Subject: Re: David Martin suggested we chat

EXTERNAL

Thanks Andy. Let us know what is best for you.



Barbara Tenzer, President

1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401

T: 310-395-8383 ~ C: 310-678-7886

b.tenzercommercial@gmail.com ~ www.tenzercommercial.com

License # 01235150

On Tue, May 25, 2021 at 2:48 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

sounds good... looking forward to speaking with you. i am fairly open next week.

best,

leo

On Tue, May 25, 2021 at 10:35 AM Andy Agle <Andy.Agle@santamonica.gov> wrote:

Barbara:

Happy to speak with you. By copy, I am asking my assistant, Claudia, to help find a time when we can talk. Based on my calendar, we will likely need to wait until next week. Thanks.

Andy

From: Barbara Tenzer <b.tenzercommercial@gmail.com>

Sent: Monday, May 24, 2021 4:35 PM

To: Andy Agle <Andy.Agle@santamonica.gov>

Cc: Leo Pustilnikov <leo@slhinvestments.com>

Subject: David Martin suggested we chat

EXTERNAL

Hi Andy,

I don't think I have seen you since we left the DTSM Board. I hope all is well with you.

Leo is on this email as well. He is a new owner on the Promenade and we are working together to bring back the Promenade.

We had a zoom call today with David and he suggested I contact you and set up a call. David said you are in charge of low income housing and Leo has an idea he wants to share with you that addresses low income housing and Parking Structure 3 - where he can help you create maybe double the housing you had intended. Are you available sometime tomorrow, Tuesday, either in the morning before 11:15 or tomorrow after from 12:30 on?

Or Wednesday later in the afternoon?

Please let us know.

Looking forward to talking to you.

Best,

Barbara

Barbara Tenzer, President

1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401

T: 310-395-8383 ~ C: 310-678-7886

b.tenzercommercial@gmail.com ~ www.tenzercommercial.com

License # 01235150

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Subject: Re: Gallery subdivision
Date: Monday, June 7, 2021 7:05:16 PM

EXTERNAL

Thank you for the prompt reply.

Sent from my iPhone

On Jun 7, 2021, at 2:44 PM, David Martin <David.Martin@smgov.net> wrote:

Hi Leo,

You are correct that you don't need to fill out the displaced individuals form. It is only for residential tenants.

David

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, June 7, 2021 11:17 AM
To: David Martin <David.Martin@SMGOV.NET>
Subject: Gallery subdivision

EXTERNAL

David,

I believe my engineer submitted to subdivide the gallery into 1 retail air lot and 3 office air lots. Do we need to fill out the displaced individuals since it's all commercial and staying commercial on the application?

thanks,
leo

From: [Leo Pustilnikov](#)
To: [Claudia Kompa](#)
Cc: [Barbara Tenzer](#); [Andy Agle](#)
Subject: Re: David Martin suggested we chat
Date: Wednesday, June 9, 2021 11:31:16 AM
Attachments: [image001.png](#)

EXTERNAL

both work for me...

On Wed, Jun 9, 2021 at 11:25 AM Claudia Kompa <Claudia.Kompa@santamonica.gov> wrote:

Hi Barbara and Leo,

Do any of the following dates/times work for you?

6/16 at 1pm

6/17 10am to 12pm

Thank you,



Claudia Kompa

Executive Administrative Assistant

(310) 458-2201 ext. 5723

santamonica.gov

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Claudia

From: Andy Agle <Andy.Agle@santamonica.gov>
Sent: Wednesday, June 9, 2021 9:44 AM
To: Barbara Tenzer <b.tenzercommercial@gmail.com>; Leo Pustilnikov <leo@slhinvestments.com>
Cc: Claudia Kompa <Claudia.Kompa@santamonica.gov>
Subject: RE: David Martin suggested we chat

Barbara and Leo:

I spoke with David Martin yesterday and wanted to update you on our conversation. I'll ask Claudia to find a time that we can talk.

Andy

From: Barbara Tenzer <b.tenzercommercial@gmail.com>
Sent: Tuesday, May 25, 2021 3:13 PM
To: Leo Pustilnikov <leo@slhinvestments.com>
Cc: Andy Agle <Andy.Agle@santamonica.gov>; Claudia Kompa <Claudia.Kompa@santamonica.gov>
Subject: Re: David Martin suggested we chat

EXTERNAL

Thanks Andy. Let us know what is best for you.



Barbara Tenzer, President

1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401

T: 310-395-8383 ~ C: 310-678-7886

b.tenzercommercial@gmail.com ~ www.tenzercommercial.com

License # 01235150

On Tue, May 25, 2021 at 2:48 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

sounds good... looking forward to speaking with you. i am fairly open next week.

best,

leo

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Barbara:

Happy to speak with you. By copy, I am asking my assistant, Claudia, to help find a time when we can talk. Based on my calendar, we will likely need to wait until next week. Thanks.

Andy

From: Barbara Tenzer <b.tenzercommercial@gmail.com>

Sent: Monday, May 24, 2021 4:35 PM

To: Andy Agle <Andy.Agle@santamonica.gov>

Cc: Leo Pustilnikov <leo@slhinvestments.com>

Subject: David Martin suggested we chat

EXTERNAL

Hi Andy,

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Leo is on this email as well. He is a new owner on the Promenade and we are working together to bring back the Promenade.

We had a zoom call today with David and he suggested I contact you and set up a call. David said you are in charge of low income housing and Leo has an idea he wants to share with you that addresses low income housing and Parking Structure 3 - where he can help you create maybe double the housing you had intended. Are you available sometime tomorrow, Tuesday, either in the morning before 11:15 or tomorrow after from 12:30 on?

Or Wednesday later in the afternoon?

Please let us know.

Looking forward to talking to you.

Best,

Barbara

Barbara Tenzer, President

1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401

T: 310-395-8383 ~ C: 310-678-7886

b.tenzercommercial@gmail.com ~ www.tenzercommercial.com

License # 01235150

From: [Leo Pustilnikov](#)
To: [Stephanie Reich](#)
Cc: [Adam Kanizo](#); [Regina Szilak](#); [Caroline Yeh](#)
Subject: Re: 174 Kinney
Date: Thursday, June 10, 2021 7:04:59 PM

EXTERNAL

Stephanie,

We would likely spruce it up a bit, primarily the Pier building (maybe structural and waterproofing) and hopefully activate the entire outdoor area from Kinney to Pier. The historic report didn't exactly mention much distinct architectural features to the properties and the roof along Kinney seems to have been modified after the 1960's and in speaking to Robert Chattel a few months ago he suggested before i propose anything significant, i discuss it with you and get your feedback so yes, i would love to meet and brainstorm possible options. It may be helpful to meet at the site if possible to visualize everything. Let me know if that's possible and when your schedule permits meeting?

Thanks,
Leo

Sent from my iPhone

On Jun 10, 2021, at 6:47 PM, Stephanie Reich <Stephanie.Reich@smgov.net> wrote:

Hi Leo,

Thanks so much for letting us, we'll be interested to know your plans for the property.

Yes, as a designated City Landmark, you can apply for a Mills Act Contract. I suggest you contract with a historic preservation consultant to review the property and help develop review of the property and recommend a maintenance program. Here is a link to the Landmarks Commission meeting from August of last year see Item 10-A so you can see some examples of the materials typically provided:

<https://www.smgov.net/departments/pcd/agendas/Landmarks-Commission/2020/20200824/a20200824.htm>

If your application is received prior to May 31, 2022, we will be able to process it in that calendar year.

Please let me know if you'd still like to meet and Caroline Yeh can arrange a meeting.

All best,
Stephanie

<image002.png>

Stephanie Reich, AIA, LEED AP

Design and Historic Preservation Planner

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

Schedule your COVID-19 Vaccine

<http://www.publichealth.lacounty.gov/media/Coronavirus/vaccine/index.htm>

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Thursday, June 10, 2021 10:45 AM

To: Stephanie Reich <Stephanie.Reich@SMGOV.NET>; Adam Kanizo <adam@diico.com>

Subject: 174 Kinney

EXTERNAL

Stephanie,

We recently purchased the enterprise fish property on Kinney and Pier and would like to see if we can apply for mills act contract on it. Are you free to discuss the process with us sometime in the next few weeks?

thanks,
leo

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [Andy Agle](#)
Subject: Accepted: Land Swap @ Wed Jun 16, 2021 1pm - 1:30pm (PDT) (Andy Agle)
Date: Wednesday, June 9, 2021 1:23:15 PM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

Land Swap

When Wed Jun 16, 2021 1pm – 1:30pm Pacific Time - Los Angeles
Where Microsoft Teams Meeting ([map](#))
Calendar Andy Agle
Who

- Andy Agle - organizer
- Leo Pustilnikov - creator
- Barbara Tenzer

Microsoft Teams meeting
Join on your computer or mobile app
[Click here to join the meeting](#)
[Learn More | Meeting options](#)

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account andy.agle@santamonica.gov because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://calendar.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#).

From: [David Martin](#)
To: [Leo Pustilnikov](#)
Cc: [Andy Agle](#); [Barbara Tenzer\(b.tenzercommercial@gmail.com\)](#)
Subject: RE: 21st Swap Proposal
Date: Tuesday, June 29, 2021 10:59:36 AM

Hi Leo,

Hope you're doing well. Andy and I have talked about your proposal and we think a closed session discussion with the City Council is the next step. We would explain the concept to Council and get their direction on whether or not they would like us to move forward. We are currently looking for available Council dates, and we will get back to you once we have a date. Let me know if you have any questions.

David

-----Original Message-----

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, June 25, 2021 2:30 PM
To: Andy Agle <Andy.Agle@santamonica.gov>; David Martin <David.Martin@SMGOV.NET>; Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: 21st Swap Proposal

EXTERNAL

Any update?

Sent from my iPhone

> On Jun 16, 2021, at 1:49 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

>

>

> Andy,

>

> Thanks for your time earlier. As discussed, my ideal situation is as follows:

>

> 1. SaMo, PSJ (providence st john) and I (along with a bona fide affordable housing developer/operator) enter into an agreement that I privately develop 150 supportive units (which are restricted) plus 20 rent controlled units. Ideally that agreement lifts their requirement to replace their 10 units and I contribute my 21st street site to them to expand the future park they intend to build and I take a portion they planned for a park along broadway between 21st and future 22nd. Ideally this can be memorialized.

> 2. We finalize a site plan and i engage architects to begin massing and designing the new project.

> 3. I submit to the city for plan check and I build the project with a private not for profit affordable housing developer I have an existing relationship with.

> 4. Once the project is built, we relocate the current tenants at 21st to the new project and PSJ can expand their park.

> 5. The developer would manage and operate the building and provide supportive services either in house or through 3rd parties.

> 6. Once the project is built, I provide the city the fee interest (the land of the property subject to a 99 year lease to the non profit developer) in exchange for the fee interest to 1320 4th street.

>

> Ideally we can finalize a site plan before the housing element is adopted around october 2020, we can submit plans by year end and we can start construction mid to late 2022 and be complete before the end of 2023 (esp if we have little to no parking).

>

> i had preliminary discussions with PSJ about a variant of this years back and their biggest issue was city consent.

Let me know if you see any kinks with the above. i can engage counsel re: surplus land act but i'm sure there's a way to comply and all parties would have exactly what they want.

>

> best,

> leo

From: [Leo Pustilnikov](#)
To: [Caroline Yeh](#)
Cc: [Adam Kanizo](#)
Subject: Re: Enterprise Fish Company building/174 Kinney
Date: Monday, June 14, 2021 5:37:21 PM
Attachments: [Outlook-jp4kntc.png](#)

EXTERNAL

either works for me

On Mon, Jun 14, 2021 at 5:34 PM Caroline Yeh <Caroline.Yeh@smgov.net> wrote:

Hi Leo,

Let me know if you available for a virtual meeting with Stephanie during one of these times this week:

Tues, 6/15 - 3 PM

Wed, 6/16 - 11 AM



Caroline Yeh

Staff Assistant, City Planning

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, June 11, 2021 11:58 AM
To: Stephanie Reich <Stephanie.Reich@SMGOV.NET>
Cc: Adam Kanizo <adam@diico.com>; Regina Szilak <Regina.Szilak@SMGOV.NET>; Caroline Yeh <Caroline.Yeh@SMGOV.NET>
Subject: Re: Enterprise Fish Company building/174 Kinney

EXTERNAL

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thanks,
leo

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Let's meet virtually first, and see what guidance we can provide. If it's helpful we can certainly arrange an on-site meeting.

All best, Stephanie

Stephanie Reich, AIA, LEED AP
Design and Historic Preservation Planner
Planning & Community Development
City of Santa Monica
City Hall East Mail Stop 28
Santa Monica, CA 90401

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Thursday, June 10, 2021 7:04:53 PM

To: Stephanie Reich <Stephanie.Reich@SMGOV.NET>

Cc: Adam Kanizo <adam@diico.com>; Regina Szilak <Regina.Szilak@SMGOV.NET>; Caroline Yeh <Caroline.Yeh@SMGOV.NET>

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EXTERNAL

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Thanks,
Leo

Sent from my iPhone

On Jun 10, 2021, at 6:47 PM, Stephanie Reich
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Yes, as a designated City Landmark, you can apply for a Mills Act Contract. I suggest you contract with a historic preservation consultant to review the property and help develop review of the property and recommend a maintenance program. Here is a link to the Landmarks Commission meeting from August of last year see Item 10-A so you can see some examples of the materials typically provided:

<https://www.smgov.net/departments/pcd/agendas/Landmarks-Commission/2020/20200824/a20200824.htm>

If your application is received prior to May 31, 2022, we will be able to process it in that calendar year.

Please let me know if you'd still like to meet and Caroline Yeh can arrange a meeting.

All best,

Stephanie

<image002.png>

Stephanie Reich, AIA, LEED AP

Design and Historic Preservation Planner

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Schedule your COVID-19 Vaccine](#)

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thanks,

leo

From: [Leo Pustilnikov](#)
To: [David Martin](#); [Barbara Tenzer](#); [Eli Taban](#)
Subject: Gallery
Date: Wednesday, June 16, 2021 2:01:55 PM

EXTERNAL

David,

I wanted to let you know the following updates for the gallery:

1. Next week I believe my civil is submitting the air lots to the City for gallery.
2. I'll be submitting for a CUP for the ground floor and 2nd level to serve full alcohol in the next few weeks as social eats is closing up shop at the end of next month so the restaurants will be tenant free unfortunately.
3. To further the discussion I've had previously with various individuals at the City, there appears to be support for cannabis on the promenade (various degrees of it). I have given it a lot of thought and believe the best path forward would be for a council member to propose a 13 item that gets to a text amendment that allows cannabis cafes and lounges within food courts above the 1st level so it can be consumed on site and sold on the promenade but still be out of sight of everyone while still being there and attracting visitors and I think there should be some additional allowance for small retail adjacent to cafes so there can be a store and the city can capture the taxes. This way, I don't believe there would be much litigation as anyone who follows would be able to do it and most owners wouldn't want to go through the headache of establishing food courts and so the operators don't have to worry about selection processes.

Let me know your thoughts.

best,
leo

From: [Caroline Yeh](#)
To: [Leo Pustilnikov](#)
Cc: [Adam Kanizo](#)
Subject: Re: Enterprise Fish Company building/174 Kinney
Date: Monday, June 14, 2021 6:15:27 PM
Attachments: [Outlook-jp4kntc.png](#)
[Outlook-viyqeqc.png](#)
[Outlook-i3hp1z1t.png](#)
[Outlook-gb3w5fwp.png](#)

Great!



Caroline Yeh

Staff Assistant, City Planning

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, June 14, 2021 6:13 PM
To: Caroline Yeh <Caroline.Yeh@SMGOV.NET>
Cc: Adam Kanizo <adam@diico.com>
Subject: Re: Enterprise Fish Company building/174 Kinney

EXTERNAL

yes

On Mon, Jun 14, 2021 at 6:12 PM Caroline Yeh <Caroline.Yeh@smgov.net> wrote:

Hi Leo,

Let me know if you two got a Microsoft Teams invite.



Caroline Yeh

Staff Assistant, City Planning

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, June 14, 2021 5:52 PM
To: Caroline Yeh <Caroline.Yeh@SMGOV.NET>
Cc: Adam Kanizo <adam@diico.com>
Subject: Re: Enterprise Fish Company building/174 Kinney

EXTERNAL

yes, just us is fine...

thanks,
leo

On Mon, Jun 14, 2021 at 5:45 PM Caroline Yeh <Caroline.Yeh@smgov.net> wrote:

Hi Leo,

Great! Your meeting is confirmed for Tuesday, June 15 at 3 PM. Will try to schedule the meeting using Microsoft Teams. Should I invite you and Adam? Anyone else on your team?



Caroline Yeh

Staff Assistant, City Planning

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

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Caroline Yeh

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Cc: Adam Kanizo <adam@diico.com>; Regina Szilak <Regina.Szilak@SMGOV.NET>; Caroline Yeh <Caroline.Yeh@SMGOV.NET>

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<image002.png>

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Design and Historic Preservation Planner

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To: [Caroline Yeh](#)
Cc: [Adam Kanizo](#)
Subject: Re: Enterprise Fish Company building/174 Kinney
Date: Monday, June 14, 2021 5:52:29 PM
Attachments: [Outlook-jp4kntc.png](#)
[Outlook-viygeqca.png](#)

EXTERNAL

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Staff Assistant, City Planning

santamonica.gov

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<image002.png>

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thanks,

leo

From: [Leo Pustilnikov](#)
To: [David Martin](#); [Barbara Tenzer](#)
Subject: 9.10.040 Land Use Regulations
Date: Monday, July 19, 2021 2:44:50 PM

EXTERNAL

David,

 I was talking to my attorney about fast food at the food court and he said as the code is currently written, it's not allowed. Wasn't the purpose to allow fast food at food halls like the gallery? I don't see anything in the code exempting it.

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.qcode.us_codes_santamonica_view.php-3Ftopic-3D9-2D2-2D9-5F10-2D9-5F10-5F040-26frames-3Don&d=DwIFaQ&c=MAPW6jERgCI-QasJk8aff5SdlVhEdJGfy4ukc-3xZwo&r=4_nZs_Eoa8LQvtzipnWiaFbziodW9Vjdyy8CZsROY1k&m=g1UeIK1k2_mjWx7CXmz7wDeQg_Na3NYCEaKURIS11-U&s=G-XJBOz3szy4Z6aKCBheCCL25X_hzO7nOnEsZOkt_Y&e=

Best,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Stephanie Reich](#); [Regina Szilak](#)
Subject: historic
Date: Tuesday, June 15, 2021 3:16:07 PM
Attachments: [X \(5-B\) STOA 15ENT-0084 \(174 Kinney Street-171 Pier Avenue\).pdf](#)
[X \(9-B\) ARG Pier Ave and Kinney St DRAFT 5 20 15.pdf](#)

EXTERNAL

From: dtsmboard@googlegroups.com on behalf of Leo Pustilnikov
To: dtsmboard@googlegroups.com; rich@downtownsm.com; snell@downtownsm.com; sedman@downtownsm.com; David.White@santamonica.gov
Subject: Re: Request for Documents
Date: Thursday, August 4, 2022 7:35:37 AM

EXTERNAL

Is anyone getting my emails since I'm not getting any acknowledgement?

In addition to the below, i would like to see the interim ceo agreement as well. Why was someone hired to go on vacation during the period he is supposed to cover for the incoming ceo that's on vacation?!

Thanks,
Leo

Sent from my iPhone

On Aug 3, 2022, at 11:37 AM, Leo Pustilnikov <leo@downtownsm.com> wrote:

Barry, Eric, and Rich,

The five new board members including myself were appointed or elected over a month ago and to date, have not received a single item requested. From the various emails, I recall at least 4 separate board members requesting various governing documents to understand the situation and to my knowledge, none of those were replied to.

These documents should a) be readily available and b) should have been provided on or before our first day as board members in order to foster a productive work environment to advance the goals and objectives of the organization.

To that end, I request someone provide the entire board (or at least the new board members) the following documents for review no later than close of business tomorrow:

1. Block by block contract with any exhibits including staffing levels
2. DTSM 2022-2023 proposed budget (that apparently per the last board meeting is going to council in September without the new board having the opportunity to review or comment)
3. Block by block incident reports for calendar year 2022
4. A copy of the new executive director contract
5. Organizational chart with staffing for DTSM
6. All services contracts between the city and dtsm as the one i was provided makes no mention or reference to Palisades and Tongva parks
7. Scheduling of block by block staff for for Q3 2022

Again, these are not documents that require any work beyond locating, attaching, and emailing so it should not be dependent on staffing to bring the new board up to speed.

I appreciate your cooperation and look forward to working with all of you.

best,
leo

--

You received this message because you are subscribed to the Google Groups "Board of Directors" group.
To unsubscribe from this group and stop receiving emails from it, send an email to dtsmboard+unsubscribe@googlegroups.com.
To view this discussion on the web visit

--

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To view this discussion on the web visit

From: [Leo Pustilnikov](#)
To: [Jing Yeo](#); [David Martin](#)
Cc: [Barbara Tenzer](#)
Subject: Re: Question
Date: Tuesday, August 2, 2022 6:34:48 PM

EXTERNAL

Any idea what the next step is given there's no housing element and this is an affordable project?

Sent from my iPhone

On Jul 21, 2022, at 5:05 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Jing/David,

We submitted the project which is located at 1420-1422 20th street earlier today. Can you please ask staff to send us the invoice for the submittal? I was told sometimes it takes the city over a week to send it.

Thanks,
Leo

Sent from my iPhone

On Jul 14, 2022, at 5:29 PM, Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hi Leo,
I used the CHAS too and came up with the below table. Based on this the proportion of lower income households to the total is 33%.

2006-2018 2005-2007 2000

Query Tool Data

This table generator produces a small number of tables that focus on some of the most commonly used CHAS figures. It is meant to help individuals looking for data for a specific jurisdiction. Start by selecting the appropriate geographic summary level. If you are looking for data for a city, it will probably be under "Place". If your local jurisdiction is a "township" it will probably be under MCD (which stands for minor civil division). Take care to select the correct jurisdiction. Note that all numbers are household counts.

Users can select a specific jurisdiction of interest (such as a state, county, or city) and receive a few simple tables including information such as the number of low income households, or the number of households with housing cost burden. Results can be viewed in a web browser, or downloaded in spreadsheet form.

This tool is meant to provide similar information to the data in the CHAS query tool in the State of the Cities Data System, which contains CHAS data from 1990 and 2000 (available here: <https://scoods.huduser.gov/chas/index.html>)

Please Select Data Year: 2014-2018

Please Select Geographic Summary Level: Place

Please select a State: California

Please select Place: Santa Monica city X

Displaying data for Santa Monica city, California
Year Selected: 2014-2018 ACS

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	875	5,935	6,810
Household Income >30% to <=50% HAMFI	710	2,950	3,660
Household Income >50% to <=80% HAMFI	945	3,095	4,040
Household Income >80% to <=100% HAMFI	710	2,445	3,155
Household Income = 100% HAMFI	9,750	17,475	27,225
Total	12,990	32,495	45,485

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 13, 2022 5:47 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: Question

EXTERNAL

No, page 8 of the handout you emailed states the following:

Where the household income of current or previous occupants is not known, the replacement units shall be provided as affordable to low-income households in an amount proportional to the number of low-income households present throughout the City of Santa Monica according to the most current data from the Comprehensive Housing Affordability Strategy (CHAS) database provided by the Department of Housing and Urban Development (HUD)

but the CHAS website is impossible to use so i was wondering if you had the data for this. we have a 10 unit that's had 6 vacant for many years (5+) but of the remaining 4, we don't know the incomes for 2 so i wanted to know what the % was for the affordability based on the chas.

thanks,
leo

On Wed, Jul 13, 2022 at 5:28 PM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Are you asking about the income/rent limits for deed-restricted affordable housing? The City would require that the replacement units be deed-restricted affordable. If so, the chart can be found here (it's the 3rd line):

<https://www.santamonica.gov/housing-ahpp-limits>

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 13, 2022 3:46 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: Question

EXTERNAL

well the units are rent controlled and replacement units would be affordable and/or rent controlled but i'm curious if you know the santa monica chas hud numbers for affordability?

thanks,
leo

On Wed, Jul 13, 2022 at 11:29 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Leo – thanks for clarifying that you actually wanted to submit an SB330 preliminary application. Yes it's fine to do that the link below to make a virtual filing appointment is still the same. Please make sure to fill out the entire application form and provide all required application materials or your application will be rejected.

In terms of replacement requirements, because it's still rent-controlled, I strongly recommend that you contact the Rent Control Board about the process to remove the units so you have full understanding of the requirements. If your intent is to remove the units and build new rental units, there are obligations that they would be best position to advise you on.

SB330 has separate obligations for these "protected units" including replacement as deed-restricted affordable. Do you have an address for the project and what the proposal is?

Attached is an explanatory handout for SB330.
Thanks,
Jing

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 13, 2022 11:20 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: Question

EXTERNAL

so i not need to submit an sb 330 pre application (attached)? also, what are the replacement requirements for rent controlled properties? in this case it's fully vacant but still rent controlled...

On Wed, Jul 13, 2022 at 10:53 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hi Barbara and Leo,

I think what you are asking is how to file a pre-submittal application (like an application to get preliminary feedback before filing a Planning application). The application form is here:

<https://www.smgov.net/uploadedFiles/Departments/PCD/Applications-Forms/Pre-Submittal-Application.pdf>

Filing of all Planning applications now goes through a digital process. Please click here to make a virtual appointment:

<https://outlook.office365.com/owa/calendar/CityPlanning@smgov.net/bookings/>

You will be contacted by the intake planner with further instructions on how to upload your application and how to get ready for your virtual appointment.

Thanks,

Jing

From: David Martin <David.Martin@santamonica.gov>

Sent: Wednesday, July 13, 2022 5:54 AM

To: Barbara Tenzer <b.tenzercommercial@gmail.com>

Cc: Leo Pustilnikov <leo@slhinvestments.com>; Jing Yeo <Jing.Yeo@santamonica.gov>

Subject: Re: Question

Hi Barbara,

I'm copying Jing on this reply so she can get you the information. Thanks

David

Get [Outlook for iOS](#)

From: Barbara Tenzer <b.tenzercommercial@gmail.com>

Sent: Tuesday, July 12, 2022 11:02 PM

To: David Martin

Cc: Leo Pustilnikov

Subject: Question

EXTERNAL

Hi David,

Can u tell us where Leo can submit a pre application for a housing project?

Thank you.

Best,

Barbara

--


Tenzer Commercial Brokerage Group, Inc.

Barbara Tenzer, President

O: 310-395-8383

C: 310-678-7886

b.tenzercommercial@gmail.com

www.tenzercommercial.com

License#01235150

From: [Leo Pustilnikov](#)
To: [Elizabeth De La Barra](#)
Subject: Re: Board and Commission Onboarding Orientation and Training
Date: Wednesday, August 3, 2022 8:48:44 AM
Attachments: [image001.png](#)
[image001.png](#)

EXTERNAL

Just realized I'll be in the air during the Monday one so Tuesday

Sent from my iPhone

On Aug 2, 2022, at 6:28 PM, Leo Pustilnikov <leo@downtownsm.com> wrote:

Can info Monday?

Sent from my iPhone

On Aug 2, 2022, at 5:11 PM, Elizabeth De La Barra
<Elizabeth.DeLaBarra@santamonica.gov> wrote:

Hello Board/Commission members

Welcome and thank you for volunteering to serve as a Board or Commission member for the City of Santa Monica. New members are required to attend a Board and Commission onboarding orientation and cyber security training provided by the City Attorney's Office and the Information Services Department. Two dates are provided below. Please email with the preferred date you wish to attend.

My name is Elizabeth De La Barra, the new Board and Commission Liaison in the City Clerk's Office. Please feel free to reach out to me if you have any questions or concerns.

Monday August 08, 2022 at 9:00 am – 11:00 am

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

[Learn More](#) | [Meeting options](#)

Or

Tuesday, August 09, 2022 at 6:00 pm – 8:00 pm

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or join by e[redacted]g ID

Meeting ID:

Passcode:



Elizabeth De La Barra

City Clerk's Office

Board and Commission Liaison

(310) 458-8211 Ext. 5559

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)



Elizabeth De La Barra

City Clerk's Office

Board and Commission Liaison

(310) 458-8211 Ext. 5559

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From: [Leo Pustilnikov](#)
To: [Esterlina Lugo](#); advice@fppc.ca.gov
Subject: Re: Appointment to the Downtown Santa Monica, Inc. Board
Date: Thursday, July 28, 2022 11:25:30 AM
Attachments: [R11029.Efiling.pdf](#)
[AppointmentLetter_20220727_L.Pustilnikov.doc](#)

EXTERNAL

Dear FPPC,

I was recently appointed to the DTSM Board in Santa Monica. The attached letter says investments in the "Bayside District" but the attached resolution says "in the jurisdiction and interests in real property in Santa Monica" and adds "within a 2 mile radius of property owned or used by the City of Santa Monica". I own a number of properties within Southern California and the westside. I was wondering if:

- a. I need to list all my properties in the Bayside District or within Santa Monica
- b. List properties within 2 miles of either the Bayside District or Santa Monica
- c. I am not privy to know where Santa Monica uses or owns properties so how can I list whether I own properties within 2 miles of either?

I imagine given the Board's concern of the Bayside District, the list should only include properties within said district.

Please advise.

thanks,
leo

On Wed, Jul 27, 2022 at 9:35 PM Esterlina Lugo <Esterlina.Lugo@santamonica.gov> wrote:

Good evening,

Not sure if you had an opportunity to take a look at the resolution attached. Exhibit 1 generally provides information on the disclosures and the categories. Please refer to the exhibit, if you haven't already. If you still have questions, you can contact FPPC for guidance/advice on what you are required to disclose. They will ask you for your disclosure category and the description, so make sure you have the resolution handy when speaking to them.

Contact FPPC by:

Email: advice@fppc.ca.gov

or

Phone: [866-ASK-FPPC](tel:866-ASK-FPPC) ([1-866-275-3772](tel:1-866-275-3772))

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 27, 2022 7:31 PM
To: Esterlina Lugo <Esterlina.Lugo@santamonica.gov>

Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Martin Ronzio-Garcia <martin@downtownsm.com>

Subject: Re: Appointment to the Downtown Santa Monica, Inc. Board

EXTERNAL

For the form 700 disclosing requirements, do i need to disclose only real estate interests in dtsm or in samo and does the 2 mile radius apply to either?

Thanks,
Leo
Sent from my iPhone

On Jul 27, 2022, at 4:18 PM, Esterlina Lugo <Esterlina.Lugo@santamonica.gov> wrote:

Good afternoon, Mr. Pustilnikov,

Congratulations on your appointment to the Downtown Santa Monica, Inc. Board! As you may know, the appointment was made by the City Council at its meeting held on June 28, 2022, for a term ending June 30, 2026.

Attached please find the welcome letter requesting your Form 700. A hard copy will follow via USPS.

Thank you.

Esterlina Lugo, CMC
Deputy City Clerk

City of Santa Monica
City Clerk's Office
(310) 458-8211, Ext. 5560

From: [Leo Pustilnikov](#)
To: [Esterlina Lugo](#)
Cc: [Jennifer Taylor](#); [Martin Ronzio-Garcia](#)
Subject: Re: Appointment to the Downtown Santa Monica, Inc. Board
Date: Wednesday, July 27, 2022 7:33:11 PM
Attachments: [AppointmentLetter_20220727_L.Pustilnikov.doc attachment.html](#)
[BaysideDistrictCorpReso.pdf attachment.html](#)
[R11029.Efiling.pdf attachment.html](#)
[2021 Conflict Letter.pdf attachment.html](#)
[CAO Harrassment Policy Letter.21.pdf attachment.html](#)
[Religious Exemption_CSM Vaccination Policy.pdf attachment.html](#)

EXTERNAL

For the form 700 disclosing requirements, do i need to disclose only real estate interests in dtsm or in samo and does the 2 mile radius apply to either?

Thanks,
Leo
Sent from my iPhone

On Jul 27, 2022, at 4:18 PM, Esterlina Lugo <Esterlina.Lugo@santamonica.gov> wrote:

Good afternoon, Mr. Pustilnikov,

Congratulations on your appointment to the Downtown Santa Monica, Inc. Board! As you may know, the appointment was made by the City Council at its meeting held on June 28, 2022, for a term ending June 30, 2026.

Attached please find the welcome letter requesting your Form 700. A hard copy will follow via USPS.

Thank you.

Esterlina Lugo, CMC
Deputy City Clerk

City of Santa Monica
City Clerk's Office
(310) 458-8211, Ext. 5560

From: [Leo Pustilnikov](#)
To: [Bruce Fairty](#)
Cc: [Eric Sedman](#); [dtsmboard@googlegroups.com](#); [rich@downtownsm.com](#); [snell@downtownsm.com](#); [David.White@santamonica.gov](#)
Subject: Re: Request for Documents
Date: Thursday, August 4, 2022 9:38:59 AM

EXTERNAL

I am in agreement with Bruce and am perplexed how either of our requests requires any sort of meeting. The purpose of the request is to obtain foundational information to understand the operations of the commission we are on and how to improve it. Mere receipt of the documentation does not constitute a meeting within the definition of government code 54952.2 (eg the brown act). We are not seeking to hear, discuss, deliberate or take action on the requested documents but merely understand them. If there's a concern that everyone is cc'd and a reply can constitute a meeting then bcc everyone on the documents but to set up a meeting to look at foundational documents we all should have been provided with over a month again sounds unusual to say the least.

Best,
Leo

Sent from my iPhone

On Aug 4, 2022, at 9:02 AM, Bruce Fairty <fairty@downtownsm.com> wrote:

Hi Eric.

Last week I sent out an email requesting incident reports. I know that at the very least Leo has made a similar request. I would like to receive this info along with the annual budget, which I requested in the same email.

I also note the confidentiality comment. Ultimately it is the board's decision as to the level of confidentiality and information control that should be maintained. I will state my position here, which is that there seems to be an unnecessary level of confidentiality and secrecy being maintained, and information needs to flow to the board far more expeditiously than closed session mtgs allow for. I personally will not support this going forward.

Thanks
Bruce

Sent from my iPhone

On Aug 4, 2022, at 8:49 AM, Eric Sedman <sedman@downtownsm.com> wrote:

Good morning Leo,

Let me take this moment to confirm that I have received your email(s) and acknowledge the request(s) for documents/information. I will be meeting with Interim Executive Director John Harris this afternoon and will address your request(s) to John and DTSM, Inc., staff at that time.

Due to confidentiality issues please understand that some of what you have requested may require disclosure in a Closed Session Special meeting, which if needed will be scheduled.

Kind regards,
Eric Sedman
Board Chair

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355
www.DowntownSM.com
[Facebook](#) | [Twitter](#)

On Thu, Aug 4, 2022 at 7:35 AM Leo Pustilnikov <leo@downtownsm.com> wrote:

Is anyone getting my emails since I'm not getting any acknowledgement?

In addition to the below, i would like to see the interim ceo agreement as well. Why was someone hired to go on vacation during the period he is supposed to cover for the incoming ceo that's on vacation?!

Thanks,
Leo

Sent from my iPhone

On Aug 3, 2022, at 11:37 AM, Leo Pustilnikov <leo@downtownsm.com> wrote:

Barry, Eric, and Rich,

The five new board members including myself were appointed or elected over a month ago and to date, have not received a single item requested. From the various emails, I recall at least 4 separate board members requesting various governing documents to understand the situation and to my knowledge, none of those were replied to.

These documents should a) be readily available and b) should have been provided on or before our first day as board members in order to foster a productive work environment to advance the goals and objectives of the organization.

To that end, I request someone provide the entire board (or at least the new board members) the following documents for review no later than close of business tomorrow:

1. Block by block contract with any exhibits including staffing levels
2. DTSM 2022-2023 proposed budget (that apparently per the last board meeting is going to council in September without the new board having the opportunity to review or comment)
3. Block by block incident reports for calendar year 2022
4. A copy of the new executive director contract
5. Organizational chart with staffing for DTSM
6. All services contracts between the city and dtsm as the one i was provided makes no mention or reference to Palisades and Tongva parks
7. Scheduling of block by block staff for for Q3 2022

Again, these are not documents that require any work beyond locating, attaching, and emailing so it should not be dependent on staffing to bring the new board up to speed.

I appreciate your cooperation and look forward to working with all of you.

best,
leo

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From: dtsmboard@googlegroups.com on behalf of [Leo Pustilnikov](#)
To: [Lora Vrastil](#)
Cc: [Jamison Hayward](#); [Lucian Tudor](#); dtsmboard@googlegroups.com; [Richard Mongarro](#); [John Harris](#); [Martin Ronzio-Garcia](#); [Laura Borsecnik](#)
Subject: Re: Special Board Meeting Thursday August 11th Attendance Poll
Date: Monday, August 8, 2022 9:13:39 AM

EXTERNAL

I can appear via zoom

Sent from my iPhone

On Aug 8, 2022, at 9:03 AM, Lora Vrastil <vrastil@downtownsm.com> wrote:

Jamison

I can be there.

Lora

On Mon, Aug 8, 2022 at 7:25 AM Jamison Hayward <jamison@downtownsm.com> wrote:

Hi Lucian,

Once we hear from every board member and determine the viability of the meeting, we will create and send a new calendar invite.

Best,

Jamison Hayward
Research & Data Manager

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355
www.DowntownSM.com
[Facebook](#) | [Twitter](#)

On Sun, Aug 7, 2022 at 2:56 PM Lucian Tudor <tudor@downtownsm.com> wrote:

Jamison,

You gonna send a calendar invite?

Regards,
Lucian

Sent from my iPhone

On Aug 5, 2022, at 17:14, Jamison Hayward <jamison@downtownsm.com> wrote:

Good Afternoon,

DTSM is planning a special board meeting in person Thursday, August 11th at 5pm if we are able to reach a quorum. Please respond with a confirmation of availability or if you are unable to attend please let me know.

Thanks,

Jamison Hayward
Research & Data Manager

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From: [Esterlina Lugo](#)
To: [Leo Pustilnikov](#)
Cc: [Lucian Tudor](#); [Lora Vrastil](#); [Luke Cain](#); [Bruce Fairty](#); [Elizabeth De La Barra](#); [Martin Ronzio-Garcia](#); [Jamison Hayward](#)
Subject: RE: Information follow up
Date: Tuesday, August 9, 2022 11:47:51 AM

Good morning,
I apologize for the delay in response time.

The City Clerk's office provides notification to those members that are appointed by the City Council, which is the reason some members may not have received the same notification as others. Those appointed by Downtown will not receive any notification from the City. However, if our office is notified of a new member appointed by the downtown, we will gladly share the training links to those members and invite them to join trainings hosted by the city.

We have been a bit short staffed, and we are in the middle of an election, so response time is slower than usual. I can send you the Ethic's training link that is offered online, which we provide to new members. Also, new members are required to file the Form 700 Statement of Economic Interests.

I need to create Netfile accounts for Boardmembers Vrastil and Fairty, so that they can file the Form 700. As for the ethics training site, members can create their new account by entering an email address and creating a password. I will send separate emails with the information.

Thank you for your patience,
Esterlina Lugo, CMC
Deputy City Clerk

-----Original Message-----

From: Leo Pustilnikov <pustilnikov@downtownsm.com>
Sent: Wednesday, August 3, 2022 6:35 PM
To: Esterlina Lugo <Esterlina.Lugo@santamonica.gov>; Elizabeth De La Barra <Elizabeth.DeLaBarra@santamonica.gov>
Cc: Lucian Tudor <tudor@downtownsm.com>; Lora Vrastil <vrastil@downtownsm.com>; Luke Cain <cain@downtownsm.com>; Bruce Fairty <fairty@downtownsm.com>
Subject: Re: Information follow up

EXTERNAL

Esterlina and Elizabeth,

Cc'd are some other new board members for dtsm. Can you please confirm they too received the emails from you as it appears not everyone received them.

Thanks,
Leo

Sent from my iPhone

From: dtsmboard@googlegroups.com on behalf of [Leo Pustilnikov](#)
To: [Lucian Tudor](#)
Cc: [Jamison Hayward](#); dtsmboard@googlegroups.com; [Richard Mongarro](#); [John Harris](#); [Martin Ronzio-Garcia](#); [Laura Borsecnik](#)
Subject: Re: Special Board Meeting Thursday August 11th Attendance Poll
Date: Monday, August 8, 2022 10:31:55 AM

EXTERNAL

During the brown act training, the city attorney mentioned dtsm has its own attorney Re brown act, etc. shouldn't we be provided with this contact info?

Sent from my iPhone

On Aug 8, 2022, at 10:29 AM, Lucian Tudor <tudor@downtownsm.com> wrote:

Thank you!

Lucian Tudor
Board Member
Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355
www.DowntownSM.com
[Facebook](#) | [Twitter](#)

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Best,

Jamison Hayward
Research & Data Manager

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Good Afternoon,

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Jamison Hayward
Research & Data Manager

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From: [Esterlina Lugo](#)
To: [Lora Vrastil](#); [Bruce Fairty](#)
Cc: [Leo Pustilnikov](#); [Lucian Tudor](#); [Luke Cain](#); [Martin Ronzio-Garcia](#); [Jamison Hayward](#)
Subject: Ethics Training instructions
Date: Wednesday, August 10, 2022 7:41:25 PM

Good evening,

To take the online ethics training you use any email address to create your account. This training site is made available to the public by the Secretary of State.

<http://localethics.fppc.ca.gov/login.aspx>

Click on the training link and the screen below will appear for you to create an account to take the training. Enter any email address of your choosing (you can use your personal email address) and then create a password. This is all you need to do to gain access to the site. You must stay on the training site for 2 hours for it to count. So please don't rush through it. Print and sign the certificate and send it back to the City Clerk's Office.

1685 Main Street, Room 102
Santa Monica, CA 90401

Account Creation & Login [Help](#)

Login

*This site is for **local** officials only. For state officials, please visit the Attorney General's website at oag.ca.gov/ethics/*

E-mail Address:

Password:

Log In

Forgot Your Password? Click [here](#) to go to the [Password Request Page](#).

Create a New Account

E-mail Address:

Password:

Confirm Password:

Create Account

[Fair Political Practices Commission Website](#)
[AB1234 Local Ethics Training](#)
[State of California Department of Justice - Office of Attorney General Ethics Training](#)

From: [Leo Pustilnikov](#)
To: [Esterlina Lugo](#)
Cc: [Jennifer Taylor](#)
Subject: Re: Appointment to the Downtown Santa Monica, Inc. Board
Date: Monday, August 15, 2022 7:42:39 PM
Attachments: [Ethics Training Certificate.pdf](#)

EXTERNAL

Esterlina,

I completed the city ethics training last Monday and the state on the 5th (attached). Let me know if you need anything else.

best,
leo

On Wed, Jul 27, 2022 at 4:18 PM Esterlina Lugo <Esterlina.Lugo@santamonica.gov> wrote:

Good afternoon, Mr. Pustilnikov,

Congratulations on your appointment to the Downtown Santa Monica, Inc. Board! As you may know, the appointment was made by the City Council at its meeting held on June 28, 2022, for a term ending June 30, 2026.

Attached please find the welcome letter requesting your Form 700. A hard copy will follow via USPS.

Thank you.

Esterlina Lugo, CMC

Deputy City Clerk

City of Santa Monica

City Clerk's Office

(310) 458-8211, Ext. 5560

From: [Leo Pustilnikov](#)
To: [Jing Yeo](#)
Cc: [Adam Kanizo](#); [Barbara Tenzer](#)
Subject: Re: SaMo Adu's
Date: Wednesday, August 17, 2022 11:07:56 AM

EXTERNAL

welcome back... for 1502 maple, we want to convert garages to adu's... it's an existing 10 unit with detached garage structures in the back... Adam can confirm the other two...

On Wed, Aug 17, 2022 at 9:58 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hi Adam and Leo,

Thanks for your question. I was out of the office and have been catching up to e-mails. The City of Santa Monica supports ADUs and regularly permits them. All regulations for ADUs can be found in the Zoning Code in Section 9.31.025 here:

https://library.qcode.us/lib/santa_monica_ca/pub/municipal_code/item/article_9-division_3-chapter_9_31-9_31_025. Note that it seems that 2 of your properties (around 6th & Hollister) are actually in the Coastal Zone. We have experience significant challenges for allowance of ADUs in the Coastal Zone due to parking requirements, which the City does not require. For those projects, we would strongly recommend consultation with Coastal Commission staff before you submit plans to the City to ensure that you can actually achieve your project scope.

There are different regulations for single-family vs. multi-family parcels. Based on the e-mails below it sounds like there are questions for 3 properties if you can confirm scope?

- 1502 Maple – want to add 2 ADUs
- 521 Hollister – want to add 2 ADUs
- 2318 6th St – want to add 3 ADUs

Can you provide more information whether the proposal to add ADUs is conversion of non-habitable space or new structures?

Thanks,

Jing

From: Adam Kanizo <adam@diico.com>
Sent: Tuesday, August 16, 2022 2:40 PM

To: David Martin <David.Martin@santamonica.gov>

Cc: Leo Pustilnikov <leo@slhinvestments.com>; Jing Yeo <Jing.Yeo@santamonica.gov>; Barbara Tenzer <b.tenzercommercial@gmail.com>

Subject: Re: SaMo Adu's

EXTERNAL

Hi David,

Hope your week is going well. Any feedback on this?

Thank you!



Adam Kanizo

Director Of Operations

DIICO Properties

[9744 Wilshire Blvd #203](#)

[Beverly Hills CA, 90212](#)

Tel: [310.208.4100](tel:310.208.4100) *111

Cell: [818-292-1346](tel:818-292-1346)

Fax: [310.288.0817](tel:310.288.0817)

dre #02008361

site: www.Diico.com

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of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message. NO COMMUNICATION IN THIS EMAIL SHALL BE BINDING, OR CONTRACTUAL IN NATURE.

On Tue, Aug 2, 2022 at 5:05 PM David Martin <David.Martin@santamonica.gov> wrote:

Hi Leo. Let me find out where you can go to find the information. I'll get back to you.

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, August 2, 2022 3:15:09 PM

To: David Martin <David.Martin@santamonica.gov>; Adam Kanizo <adam@diico.com>; Jing Yeo <Jing.Yeo@santamonica.gov>; Barbara Tenzer <b.tenzercommercial@gmail.com>

Subject: SaMo Adu's

EXTERNAL

David,

We are having a mess of a time trying to figure out how to get ADU's permitted in Santa Monica. Is there a process you guys have? We have a property at 1502 Maple we would like to add 2 ADU's and two properties on 6th and Hollister (521 Hollister and 2318 6th) we would like to add 5 ADU (2+3).

thanks,

leo

From: [Leo Pustilnikov](#)
To: oscar.delatorre@smgov.net; phil.brock@smgov.net
Subject: City document request
Date: Wednesday, August 31, 2022 8:57:33 PM

EXTERNAL

Oscar and Phil,

How do i or dtsm go about requesting documents from the city? Specifically, i would like the following which are all part of the services agreement with the city:

1. copy of the city disbursement reports for the last 12 months as per section 3.3 (as modified in 2 subsequent amendments).
2. Copy of city ordinance 725 and 1228 referenced in 3.2a.
3. request a summary of the leasehold and licensed spaces within downtown and a schedule of lease terms per section 7 of the services agreement and to that end, per section 11 a detailed summary of sales, property tax, toto, license/lease, and parking income and expense from FY 2012 to 2022?

Thanks,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Jing Yeo](#)
Cc: [David Martin](#); [Barbara Tenzer](#)
Subject: Re: Question
Date: Wednesday, September 7, 2022 11:05:24 AM

EXTERNAL

We have been waiting for the demo permits invoices for a while. Any way to expedite?

Thanks,
Leo

Sent from my iPhone

On Aug 11, 2022, at 5:23 PM, Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hi Leo,

At this time, the preliminary SB330 application has been submitted. This means that you have 6 months to submit a formal application consistent with the preliminary application for your project. The preliminary application does not require any action by the City other than acknowledging that the application was received on July 22, 2022.

I understand that you are working with Ken Kutcher on the formal submittal.

Best,
Jing

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, August 2, 2022 6:35 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; David Martin <David.Martin@santamonica.gov>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: Question

EXTERNAL

Any idea what the next step is given there's no housing element and this is an affordable project?

Sent from my iPhone

On Jul 21, 2022, at 5:05 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Jing/David,

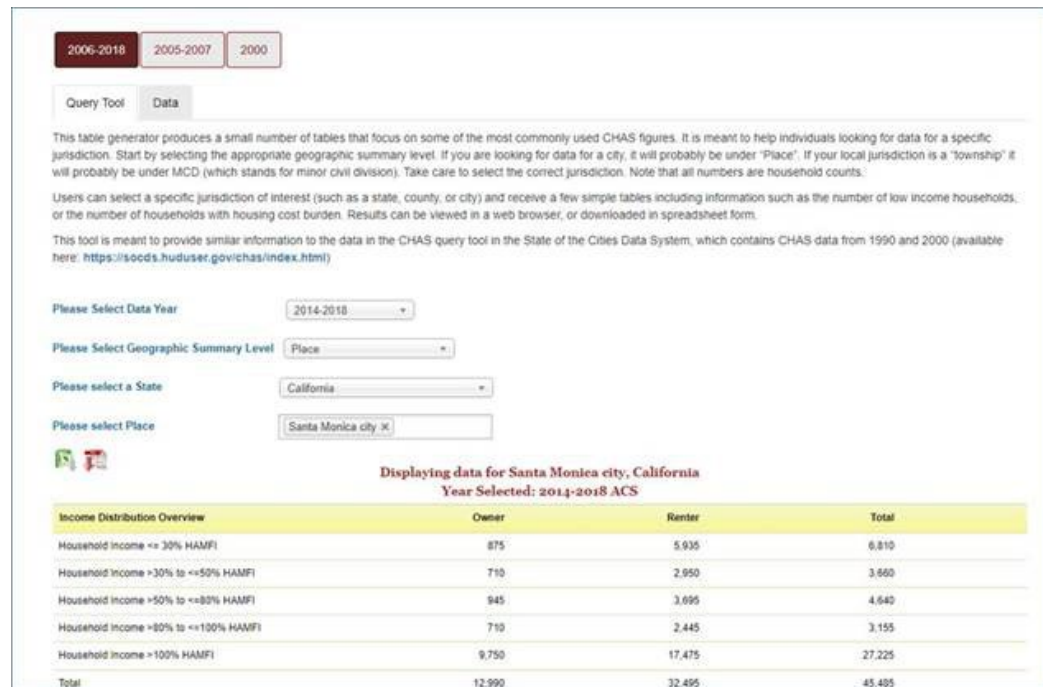
We submitted the project which is located at 1420-1422 20th street earlier today. Can you please ask staff to send us the invoice for the submittal? I was told sometimes it takes the city over a week to send it.

Thanks,
Leo

Sent from my iPhone

On Jul 14, 2022, at 5:29 PM, Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hi Leo,
I used the CHAS too and came up with the below table. Based on this the proportion of lower income households to the total is 33%.



2006-2018 2005-2007 2000

Query Tool Data

This table generator produces a small number of tables that focus on some of the most commonly used CHAS figures. It is meant to help individuals looking for data for a specific jurisdiction. Start by selecting the appropriate geographic summary level. If you are looking for data for a city, it will probably be under "Place". If your local jurisdiction is a "township" it will probably be under MCD (which stands for minor civil division). Take care to select the correct jurisdiction. Note that all numbers are household counts.

Users can select a specific jurisdiction of interest (such as a state, county, or city) and receive a few simple tables including information such as the number of low income households, or the number of households with housing cost burden. Results can be viewed in a web browser, or downloaded in spreadsheet form.

This tool is meant to provide similar information to the data in the CHAS query tool in the State of the Cities Data System, which contains CHAS data from 1990 and 2000 (available here: <https://scoeds.huduser.gov/chas/index.html>)

Please Select Data Year: 2014-2018

Please Select Geographic Summary Level: Place

Please select a State: California

Please select Place: Santa Monica city X

Displaying data for Santa Monica city, California
Year Selected: 2014-2018 ACS

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	875	5,935	6,810
Household Income >30% to <=50% HAMFI	710	2,950	3,660
Household Income >50% to <=80% HAMFI	945	3,095	4,640
Household Income >80% to <=100% HAMFI	710	2,445	3,155
Household Income >100% HAMFI	9,750	17,475	27,225
Total	12,990	32,495	45,485

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 13, 2022 5:47 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: Question

EXTERNAL

No, page 8 of the handout you emailed states the following:

Where the household income of current or previous occupants is not known, the replacement units shall be provided as affordable to low-income households in an amount proportional to the number of low-income households present throughout the City of Santa Monica according to the most current data from the Comprehensive Housing Affordability Strategy (CHAS) database provided by the Department of Housing and Urban Development (HUD)

but the CHAS website is impossible to use so i was wondering if you had the data for this. we have a 10 unit that's had 6 vacant for many years (5+) but of the remaining 4, we don't know the incomes for 2 so i wanted to know what the % was for the affordability based on the chas.

thanks,
leo

On Wed, Jul 13, 2022 at 5:28 PM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Are you asking about the income/rent limits for deed-restricted affordable

housing? The City would require that the replacement units be deed-restricted affordable. If so, the chart can be found here (it's the 3rd line):

<https://www.santamonica.gov/housing-ahpp-limits>

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 13, 2022 3:46 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: Question

EXTERNAL

well the units are rent controlled and replacement units would be affordable and/or rent controlled but i'm curious if you know the santa monica chas hud numbers for affordability?

thanks,
leo

On Wed, Jul 13, 2022 at 11:29 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Leo – thanks for clarifying that you actually wanted to submit an SB330 preliminary application. Yes it's fine to do that the link below to make a virtual filing appointment is still the same. Please make sure to fill out the entire application form and provide all required application materials or your application will be rejected.

In terms of replacement requirements, because it's still rent-controlled, I strongly recommend that you contact the Rent Control Board about the process to remove the units so you have full understanding of the requirements. If your intent is to remove the units and build new rental units, there are obligations that they would be best position to advise you on.

SB330 has separate obligations for these "protected units" including replacement as deed-restricted affordable. Do you have an address for the project and what the proposal is?

Attached is an explanatory handout for SB330.

Thanks,
Jing

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 13, 2022 11:20 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: Question

EXTERNAL

so i not need to submit an sb 330 pre application (attached)? also, what are the replacement requirements for rent controlled properties? in this case it's fully vacant but still rent controlled...

On Wed, Jul 13, 2022 at 10:53 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hi Barbara and Leo,
I think what you are asking is how to file a pre-submittal application (like an application to get preliminary feedback before filing a Planning application). The application form is here:
<https://www.smgov.net/uploadedFiles/Departments/PCD/Applications-Forms/Pre-Submittal-Application.pdf>

Filing of all Planning applications now goes through a digital process.
Please click here to make a virtual appointment:
<https://outlook.office365.com/owa/calendar/CityPlanning@smgov.net/bookings/>

You will be contacted by the intake planner with further instructions on how to upload your application and how to get ready for your virtual appointment.

Thanks,
Jing

From: David Martin <David.Martin@santamonica.gov>
Sent: Wednesday, July 13, 2022 5:54 AM
To: Barbara Tenzer <b.tenzercommercial@gmail.com>
Cc: Leo Pustilnikov <leo@slhinvestments.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: Re: Question

Hi Barbara,


I'm copying Jing on this reply so she can get you the information.
Thanks

David
Get [Outlook for iOS](#)

From: Barbara Tenzer <b.tenzercommercial@gmail.com>
Sent: Tuesday, July 12, 2022 11:02 PM
To: David Martin
Cc: Leo Pustilnikov
Subject: Question

EXTERNAL

Hi David,
Can u tell us where Leo can submit a pre application for a housing project?
Thank you.
Best,
Barbara
--


Tenzer Commercial Brokerage Group, Inc.
Barbara Tenzer, President
O: 310-395-8383

C: 310-678-7886

b.tenzercommercial@gmail.com

www.tenzercommercial.com

License#01235150

From: [Jennifer Taylor](#)
To: [Andrew Gordon](#)
Cc: [Golub LA](#); [Erika Cavicante](#); [Leo Pustilnikov](#); [Hunter Hall](#); [Tony Kim](#); [Pieter Vanermen](#)
Subject: RE: SPIN + Main St
Date: Thursday, August 19, 2021 9:56:56 AM

Thanks Andrew. That sounds good. We will be on standby.

Best,
Jennifer

From: Andrew Gordon <andrew@wearespin.com>
Sent: Thursday, August 19, 2021 9:49 AM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Cc: Golub LA <neal.golub@cbre.com>; Erika Cavicante <Erika.Cavicante@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Hunter Hall <hunter@mainstreetsm.com>; Tony Kim <Tony.Kim@santamonica.gov>; Pieter Vanermen <pv@wearespin.com>
Subject: Re: SPIN + Main St

EXTERNAL

Hi Jennifer,

It was a pleasure to speak with you all on Monday. We are preparing a detailed sketch of the floor plan to present to you so that we can determine how SPIN can fit into the Santa Monica guidelines.

Once we have sent that to you, we would like to have another call to get your observations and suggestions on our plan.

Best,
Andrew

Andrew Gordon
Co-Founder and CFO, SPiN

[talk]: +1 (917) 742-7131
[surf]: wearespin.com
[follow]: @wearespin

NYC / CHI / SF / TOR / PHI / SEA / DC / BOS

On Aug 19, 2021, at 12:43 PM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Hi Andrew,

It was a pleasure to meet you virtually on Monday. We were excited to learn more about SPIN and your proposed operations for Kinney Street. As discussed, if you can please send us a proposed floor plan and any further details to delineate the restaurant use as predominant for this space. Tony, Erika and I can then help review internally with our colleagues and director.

Thank you for your interest in Santa Monica. This would be a great added amenity for our community if we can make it work with the zoning and with your operational requirements.

Kind regards,

<image003.png>

Jennifer Taylor

Economic Development Manager

(310) 458-8906

santamonica.gov

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-----Original Appointment-----

From: Jennifer Taylor

Sent: Tuesday, August 10, 2021 6:12 PM

To: Jennifer Taylor; 'Andrew Gordon'; Leo Pustilnikov; Hunter Hall; Tony Kim

Cc: Golub LA; Jing Yeo; Erika Cavicante

Subject: SPIN + Main St

When: Sunday, August 15, 2021 1:00 PM-1:30 PM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

Hi Andrew and Leo;

Prior to the meeting, you might want to review the Muni Code re. the various use options to see what best applies. Tony mentioned this sounded like a Large-Scale Entertainment. Here's a link to the small scale entertainment as a start and then you can look up large scale, restaurant, etc. For this use below, it's primarily confined to SM Pier and Third St Promenade hence the text amendment issue that David referenced. For the call it'd be helpful to hear of some of your other locations where the Spin Café might be the main use and the ping pong ancillary. This may help provide some more feasible options for consideration.

https://www.qcode.us/codes/santamonica/view.php?topic=9-3-9_31-9_31_340&frames=off

Thanks,
Jennifer

Microsoft Teams meeting

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From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [Jennifer Taylor](#)
Subject: Accepted: SPIN + Main St @ Mon Aug 16, 2021 10am - 10:30am (PDT) (Jennifer Taylor)
Date: Tuesday, August 10, 2021 6:16:28 PM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

SPIN + Main St

When Mon Aug 16, 2021 10am – 10:30am Pacific Time - Los Angeles
Where Microsoft Teams Meeting ([map](#))
Calendar Jennifer Taylor
Who

- Jennifer Taylor - organizer
- Leo Pustilnikov - creator
- Andrew Gordon
- Hunter Hall
- Tony Kim
- Erika Cavicante - optional
- Jing Yeo - optional
- Golub LA - optional

Hi Andrew and Leo;

Prior to the meeting, you might want to review the Muni Code re. the various use options to see what best applies. Tony mentioned this sounded like a Large-Scale Entertainment. Here's a link to the small scale entertainment as a start and then you can look up large scale, restaurant, etc. For this use below, it's primarily confined to SM Pier and Third St Promenade hence the text amendment issue that David referenced. For the call it'd be helpful to hear of some of your other locations where the Spin Café might be the main use and the ping pong ancillary. This may help provide some more feasible options for consideration.

https://www.qcode.us/codes/santamonica/view.php?topic=9-3-9_31-9_31_340&frames=off

Thanks,
Jennifer

Microsoft Teams meeting
Join on your computer or mobile app
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[Learn More | Meeting options](#)

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account jennifer.taylor@santamonica.gov because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://calendar.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#).

From: [Leo Pustilnikov](#)
To: [David White](#)
Cc: [Barbara Tenzer](#); [David Martin](#)
Subject: Re: Gallery
Date: Wednesday, September 14, 2022 1:39:54 PM

EXTERNAL

1315 3rd street... meant to cc martin. Thanks,
Leo

Sent from my iPhone

> On Sep 14, 2022, at 1:12 PM, David White <David.White@santamonica.gov> wrote:

>

>

>

> Adding David Martin to this email who can best advise the path forward. What is the address of the property we are talking about? That would help us look at the zoning code and provide feedback.

>

>

> David White

> City Manager

> santamonica.gov

> Facebook | Twitter | Instagram

> Subscribe to City of Santa Monica Email Updates

>

>

> -----Original Message-----

> From: Leo Pustilnikov <leo@slhinvestments.com>

> Sent: Wednesday, September 14, 2022 12:56 PM

> To: David White <David.White@santamonica.gov>; Barbara Tenzer <b.tenzercommercial@gmail.com>

> Subject: Gallery

>

> EXTERNAL

>

> David,

>

> What would be the process to convert the upper floors of gallery from office/commercial to residential?

>

> Thanks,

> Leo

>

> Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Cc: [David White](#); [Barbara Tenzer](#)
Subject: Re: Gallery
Date: Thursday, September 15, 2022 2:21:37 PM

EXTERNAL

so i would submit for plan check almost like a ti? every unit has a massive balcony... the 5th floor has 2 smaller ones that i would love to connect but if it avoids coastal, i don't mind omitting...regarding coastal, does the city have any plans to get a local coastal plan approved?

thanks,
leo

On Thu, Sep 15, 2022 at 10:22 AM David Martin <David.Martin@santamonica.gov> wrote:

Hi Leo,

AHPP applies if you're doing more than 2 units. With 3, you won't have to provide a unit but you would still need to pay the affordable housing fee.

Regarding Coastal, it's logical to assume that since the residential units require less parking than the office, coastal won't have an issue, but because it's a change of use they will need to review it.

And if the exiting and everything works, that's great but it's just something to check because it is a change of use and it will have to meet current requirements. Residential uses also require outdoor open space so that's something else to check.

As for the process, there is no preliminary approval required so you would just submit for plan check.

David

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, September 14, 2022 3:56:45 PM

To: David Martin <David.Martin@santamonica.gov>
Cc: David White <David.White@santamonica.gov>; Barbara Tenzer <b.tenzercommercial@gmail.com>
Subject: Re: Gallery

EXTERNAL

I want to convert each floor to a single unit so i don't think AHP applies since it would be 3 units. Apartments require less than office so not sure why coastal would care for a change of use, no? Again as office it has all the egress that's more than sufficient and just structural which was just redone.

Who processes change of use?

Thanks,
Leo

Sent from my iPhone

> On Sep 14, 2022, at 3:46 PM, David Martin <David.Martin@santamonica.gov> wrote:

>

> Hi Leo,

>

> From a zoning perspective, residential above the ground floor is allowed on the Promenade. Of course the project would be subject to all standards that apply to housing, including the Affordable Housing Production Program.

>

> The bigger issue might be the change of occupancy of commercial space to residential. So you should check Building & Fire Codes to make sure the exiting and stuff like that is in place since the building was obviously built as a commercial building.

>

> Also, it's in the Coastal zone so you should check with them. While we have no minimum parking requirements, I don't know how they would react to this since there is no parking on-site. Let me know if you have any further questions.

>

> David

>

> -----Original Message-----

> From: Leo Pustilnikov <leo@slhinvestments.com>

> Sent: Wednesday, September 14, 2022 1:40 PM

> To: David White <David.White@santamonica.gov>

> Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>; David Martin

> <David.Martin@santamonica.gov>

> Subject: Re: Gallery

>

> EXTERNAL

>

> 1315 3rd street... meant to cc martin. Thanks, Leo

>
> Sent from my iPhone
>
>> On Sep 14, 2022, at 1:12 PM, David White <David.White@santamonica.gov> wrote:
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>> Adding David Martin to this email who can best advise the path forward. What is the address of the property we are talking about? That would help us look at the zoning code and provide feedback.
>>
>>
>> David White
>> City Manager
>> santamonica.gov
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>>
>> -----Original Message-----
>> From: Leo Pustilnikov <leo@slhinvestments.com>
>> Sent: Wednesday, September 14, 2022 12:56 PM
>> To: David White <David.White@santamonica.gov>; Barbara Tenzer
>> <b.tenzercommercial@gmail.com>
>> Subject: Gallery
>>
>> EXTERNAL
>>
>> David,
>>
>> What would be the process to convert the upper floors of gallery from office/commercial to residential?
>>
>> Thanks,
>> Leo
>>
>> Sent from my iPhone

From: dtsmboard@googlegroups.com on behalf of [Leo Pustilnikov](#)
To: dtsmboard@googlegroups.com; [Andrew Thomas](#)
Subject: Retreat
Date: Thursday, September 22, 2022 2:51:26 PM

EXTERNAL

Are we moving forward with this?

Sent from my iPhone

--

You received this message because you are subscribed to the Google Groups "Board of Directors" group.
To unsubscribe from this group and stop receiving emails from it, send an email to dtsmboard+unsubscribe@googlegroups.com.
To view this discussion on the web visit



From: [Leo Pustilnikov](#)
To: [Jamison Hayward](#); [Josh Gilman](#); [Marc Verville](#); [Barbara Tenzer](#); [Jennifer Taylor](#)
Subject: Sales Tax on TSP
Date: Sunday, September 25, 2022 11:45:40 AM
Attachments: [tsp-sales-q1-2022_56229.pdf](#)
[attachment.txt](#)

EXTERNAL

Jennifer and Jamison,

One thing that is striking in these numbers is the 1200 block only really has maybe 6 tenants, how is it possible their sales double those on the 1300 block? Are you sure the numbers are correct?

[https://urldefense.com/v3/https://www.downtownsm.com/files/tsp-sales-q1-2022_56229.pdf;!!OfuUnHCITYtmmjM!t5LvJKmKrszl5Ny7X-mBHCsSyhaZox3aAhetqEw3ie2qin7sXvZVC7xPj5JvwzLqVseOcsDkyG00e_fe9kgK5w1KbL0w\\$](https://urldefense.com/v3/https://www.downtownsm.com/files/tsp-sales-q1-2022_56229.pdf;!!OfuUnHCITYtmmjM!t5LvJKmKrszl5Ny7X-mBHCsSyhaZox3aAhetqEw3ie2qin7sXvZVC7xPj5JvwzLqVseOcsDkyG00e_fe9kgK5w1KbL0w$)

From: [Jamison Hayward](#)
To: [Barbara Tenzer](#)
Cc: [Jennifer Taylor](#); [Josh Gilman](#); [Leo Pustilnikov](#); [Marc Verville](#)
Subject: Re: Sales Tax on TSP
Date: Monday, September 26, 2022 10:24:29 AM

EXTERNAL

Apologies, it is the 1200 block with \$18 million and the 1300 block with \$11 million.

Jamison Hayward
Research & Data Manager

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355
www.DowntownSM.com
[Facebook](#) | [Twitter](#)

On Mon, Sep 26, 2022 at 10:14 AM Barbara Tenzer <b.tenzercommercial@gmail.com> wrote:
I am confused. The 1300 block has more tax revenue than the 1200 block based on what you wrote.

The 1300 block has \$18 million and the 1200 block has \$11 million.

Is this what you stated?

On Mon, Sep 26, 2022 at 10:08 AM Jamison Hayward <jamison@downtownsm.com> wrote:
Hey Leo,

I checked the updated sales tax numbers we received from the City and Q1 2022 is correct. Looking back at the previous quarters the only discrepancy is in Q4 2021. The updated sales tax numbers now show the 1200 Block at \$11 million up from \$10 million and the 1300 Block at \$18 million down from \$20 million. Please see the updated pdf attached.

I too was surprised by these numbers. I do not have access to the granular data or individual business sales so I can't speak as to why the 1200 block is seeing such higher sales revenue compared to the 1300 block. Jennifer should be able to provide a more insightful answer when she's back from vacation.

Best,

Jamison Hayward
Research & Data Manager

Downtown Santa Monica, Inc.
[1351 Third Street Promenade, Ste. 201](#)
[Santa Monica, CA 90401](#)
310.393.8355
www.DowntownSM.com
[Facebook](#) | [Twitter](#)

On Sun, Sep 25, 2022 at 11:45 AM Leo Pustilnikov <leo@slhinvestments.com> wrote:
Jennifer and Jamison,

One thing that is striking in these numbers is the 1200 block only really has maybe 6 tenants, how is it possible their sales double those on the 1300 block? Are you sure the numbers are correct?

https://www.downtownsm.com/files/tsp-sales-q1-2022_56229.pdf

Sent from my iPhone



Tenzer Commercial Brokerage Group, Inc.

Barbara Tenzer, President

O: 310-395-8383

C: 310-678-7886

b.tenzercommercial@gmail.com

www.tenzercommercial.com

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From: [Jamison Hayward](#)
To: [Leo Pustilnikov](#)
Cc: [Josh Gilman](#); [Marc Verville](#); [Barbara Tenzer](#); [Jennifer Taylor](#)
Subject: Re: Sales Tax on TSP
Date: Monday, September 26, 2022 10:08:29 AM
Attachments: [TSP Q1 2022 Sales Tax Numbers.pdf](#)

EXTERNAL

Hey Leo,

I checked the updated sales tax numbers we received from the City and Q1 2022 is correct. Looking back at the previous quarters the only discrepancy is in Q4 2021. The updated sales tax numbers now show the 1200 Block at \$11 million up from \$10 million and the 1300 Block at \$18 million down from \$20 million. Please see the updated pdf attached.

I too was surprised by these numbers. I do not have access to the granular data or individual business sales so I can't speak as to why the 1200 block is seeing such higher sales revenue compared to the 1300 block. Jennifer should be able to provide a more insightful answer when she's back from vacation.

Best,

Jamison Hayward
Research & Data Manager

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355
www.DowntownSM.com
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On Sun, Sep 25, 2022 at 11:45 AM Leo Pustilnikov <leo@slhinvestments.com> wrote:
Jennifer and Jamison,

One thing that is striking in these numbers is the 1200 block only really has maybe 6 tenants, how is it possible their sales double those on the 1300 block? Are you sure the numbers are correct?
https://www.downtownsm.com/files/tsp-sales-q1-2022_56229.pdf

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [REDACTED] [Andrew Thomas](#)
Cc: [Jamison Hayward](#); [Barbara Tenzer](#); [Jennifer Taylor](#); [Josh Gilman](#)
Subject: Re: Sales Tax on TSP
Date: Tuesday, September 27, 2022 8:52:37 PM
Attachments: [image002.png](#)
[attachment.html](#)
[image006.png](#)
[attachment.html](#)
[FYE 2021 - Comprehensive Annual Financial Report \(CAFR\) - Taxable Transaction \(Table 10\).pdf](#)
[attachment.html](#)

EXTERNAL

Adding Andrew as reliable data is the basis of operations and we need to get to the bottom of this...

Sent from my iPhone

On Sep 26, 2022, at 10:52 PM, [REDACTED] wrote:

It would still be great if we could understand why the City's total annual taxable sales numbers are different in every year that DTSM has available reporting?

Also, will we be able to get the information missing in the yellow blocks below? The value of this is in getting a baseline before the decline really kicked in and in understanding the trends between areas in the city which could be impacting city policy, including Downtown's.

Thanks,

Marc

From: Leo Pustilnikov
 To: [REDACTED]
 Cc: [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED]
 Subject: [REDACTED]
 Date: Wednesday, October 26, 2022 11:00:00 AM
 Attachments: [REDACTED]

EXTERNAL

They figure out why blocks don't add up? no way 1200 block is doing twice the sales of 1300 block, no?

On Wed, Oct 19, 2022 at 11:53 AM Jamison Hayward <jamison@ci.santamonica.ca.gov> wrote:
 Hi Marc,

I wanted to follow-up on these questions. Jennifer has updated me with the latest information after meeting with HDL (the data provider for sales tax information) regarding why there are discrepancies in the data. The variation between the DTSM report into the total taxable sales associated with the blocks and motor locations in Santa Monica.

In addition to this data, the CAFR report that Finance publishes in the City's annual budget also includes the State and LA County Pool tax revenue that the City receives (e.g. from Amazon, Uber Eats, Wayfair, online sales), which is a significant amount. This latest quarter (Q3 22), the pool revenue accounted for 18% of the city's total. So this is the reason for the variation.

In short, the DTSM sales tax data shows actual taxable sales generated by businesses in DTSM and throughout Santa Monica. If you are seeking total taxable sales revenue that the City receives, then the annual CAFR report is better to use.

For the other request regarding historical sales tax reports that show DTSM and other Santa Monica BID sales, Jennifer and I are working on pulling the numbers out and then updating the numbers to 2022 dollars.

Also, will review your other email regarding the opportunity cost of an underperforming Downtown.

Best,

Jamison Hayward
 Policy & Placemaking Manager
 Downtown Santa Monica, Inc.
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 Santa Monica, CA 90401
 310 393 8385
www.downtownsm.com
[Facebook](https://www.facebook.com/downtownsm) | [Twitter](https://www.twitter.com/downtownsm)

On Mon, Sep 26, 2022 at 10:52 PM [REDACTED] wrote:

It would still be great if we could understand why the City's total annual taxable sales numbers are different in every year that DTSM has available reporting?

Also, will we be able to get the information missing in the yellow blocks below? The value of this is in getting a baseline before the decline really kicked in and in understanding the trends between areas in the city which could be impacting city policy, including Downtown's.

Thanks,

Marc

Total Taxable Sales Generated in Downtown	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Third Street Promenade				\$484,298,100	\$514,912,400	\$485,877,500	\$472,112,800	\$435,900,000	\$330,000,000	\$220,000,000	\$249,000,000
Santa Monica Place				\$218,073,000	\$254,443,000	\$218,458,000	\$209,040,000	\$252,000,000	\$192,000,000	\$110,000,000	\$147,000,000
Lincoln Blvd.				\$87,364,900	\$84,199,700	\$79,359,800	\$80,951,100	\$71,000,000	\$80,000,000	\$70,000,000	\$97,000,000
Downtown (Other)				\$378,469,700	\$375,736,200	\$385,425,100	\$391,897,000	\$464,000,000	\$559,000,000	\$678,000,000	\$359,000,000
Retail DTSM				\$1,146,205,700	\$1,201,511,500	\$1,149,125,200	\$1,154,021,700	\$1,222,000,000	\$1,181,000,000	\$668,000,000	\$642,000,000
Montez Avenue				\$107,863,400	\$111,853,400			\$119,000,000	\$117,000,000	\$75,000,000	\$97,000,000
Pico Boulevard				\$128,333,700	\$127,949,200						
Main Street				\$116,997,800	\$130,066,300			\$113,000,000	\$115,000,000	\$44,000,000	\$89,000,000
Santa Monica Pier				\$76,527,300	\$54,557,700			\$101,000,000	\$107,000,000	\$34,000,000	\$42,000,000
Specialist Retail Non-Downtown				\$427,702,400	\$454,424,400			\$333,000,000	\$339,000,000	\$178,000,000	\$248,000,000
All Other Non-Downtown - (e.g. Automotive)				\$1,575,426,100	\$1,583,493,000			\$1,817,000,000	\$1,940,000,000	\$1,758,000,000	\$1,943,000,000
Citywide Total				\$3,171,334,200	\$3,239,431,100			\$3,372,000,000	\$3,410,000,000	\$2,421,000,000	\$3,053,000,000
Citywide Total - CAFR	\$3,184,897,000	\$3,305,464,000	\$3,417,936,000	\$3,178,673,000	\$3,456,458,000	\$3,484,732,600	\$3,717,297,000	\$3,802,316,000	\$3,979,884,000	\$3,274,988,000	N/A
Difference City vs DTSM - Total	N/A	N/A	N/A	\$267,338,800	\$216,826,900	N/A	N/A	\$247,316,000	\$269,884,000	\$163,988,000	N/A
Difference City vs DTSM - Port	N/A	N/A	N/A	(12.8%)	(12.9%)	N/A	N/A	(14.2%)	(16.7%)	(25.0%)	N/A

Annual Comprehensive Financial Report
 for the Year Ended June 30, 2021
 City of Santa Monica (Page 160)

CITY OF SANTA MONICA, CALIFORNIA
 Taxable Transactions by Type of Business (1)
 Last Ten Calendar Years
 (In Thousands)

TABLE 10

Business	Calendar Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Apparel stores	\$ 146,814	322,629	344,337	362,841	395,249	390,071	394,070	401,761	391,145	372,497
General merchandise	19,250	49,204	56,860	78,610	89,282	93,741	100,267	106,569	113,745	112,391
Food stores	94,365	97,024	91,803	87,888	88,196	87,729	86,615	82,367	79,495	76,420
Eating & drinking places	407,938	726,783	716,826	693,473	687,794	638,818	598,468	561,613	540,315	503,243
Building materials	122,302	124,030	114,802	112,587	110,186	113,405	114,156	102,818	88,761	88,391
Auto dealers & auto suppliers	783,207	874,780	854,723	766,512	770,658	757,333	739,833	697,249	653,869	632,489
Service stations	45,161	97,198	101,275	99,164	81,810	96,004	112,717	120,266	127,052	126,247
Other retail stores	562,235	627,046	665,606	695,449	657,236	692,105	677,744	657,413	664,771	659,186
Retail stores total	2,181,272	2,918,694	2,946,232	2,887,524	2,880,411	2,869,206	2,823,870	2,730,356	2,659,153	2,570,844
All other outlets	1,093,726	1,060,890	904,103	829,773	804,321	787,252	754,803	707,580	646,311	615,753
Total all outlets	\$ 3,274,998	3,979,584	3,850,335	3,717,297	3,684,732	3,656,458	3,578,673	3,437,936	3,305,464	3,186,597

(1) Prior years amounts have been revised to reflect the change of sales tax administration reporting from the State Board of Equalization to the Department of Taxes and Fees Administration. Amounts do not include allocations from State or County Pools.

Source: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL Companies

<https://finance.smgov.net/Media/Default/annual-reports/FYE2021/Annual%20Comprehensive%20Financial%20Report.pdf>

From: Jamison Hayward <jamison@ci.santamonica.ca.gov>
 Sent: Monday, September 26, 2022 10:34 AM
 To: Barbara Temar <barbaratemar@psd.com>
 Cc: Jennifer Taylor <jennifer.taylor@santamonica.gov>; Josh Gilman <josh@ci.santamonica.ca.gov>; Leo Pustilnikov <leo@ci.santamonica.ca.gov>; Marc Verville <[REDACTED]>
 Subject: Re: Sales Tax on TSP

Apologies, it is the 1200 block with \$18 million and the 1300 block with \$11 million

Jamison Hayward

Research & Data Manager

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On Mon, Sep 26, 2022 at 10:14 AM Barbara Tenzer <b.tenzercommercial@gmail.com> wrote:

I am confused The 1300 block has more tax revenue than the 1200 block based on what you wrote

The 1300 block has \$18 million and the 1200 block has \$11 million

Is this what you stated?

On Mon, Sep 26, 2022 at 10:08 AM Jamison Hayward <jamison@downtownsm.com> wrote:

Hey Leo,

I checked the updated sales tax numbers we received from the City and Q1 2022 is correct. Looking back at the previous quarters the only discrepancy is in Q4 2021. The updated sales tax numbers now show the 1200 Block at \$11 million up from \$10 million and the 1300 Block at \$18 million down from \$20 million. Please see the updated pdf attached.

I was surprised by these numbers. I do not have access to the granular data or individual business sales so I can't speak as to why the 1200 block is seeing such higher sales revenue compared to the 1300 block. Jennifer should be able to provide a more insightful answer when she's back from vacation.

Best,

Jamison Hayward

Research & Data Manager

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310 393 8355
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On Sun, Sep 25, 2022 at 11:45 AM Leo Pustilnikov <leo@bhinvestments.com> wrote:

Jennifer and Jamison,

One thing that is striking in these numbers is the 1200 block only really has maybe 6 tenants, how is it possible their sales double those on the 1300 block? Are you sure the numbers are correct?
https://www.downtownsm.com/files/sales/q1-2022_56279.pdf

Sent from my iPhone

--



Tenzer Commercial Brokerage Group, Inc
Barbara Tenzer, President
O: 310-395-8383
C: 310-678-7886
b.tenzercommercial@gmail.com
www.tenzercommercial.com

License#90220500

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Subject: Enterprise Fish Tenant
Date: Monday, August 2, 2021 7:38:19 PM
Attachments: [Brand Book V4 Online.pdf](#)
[attachment.txt](#)

EXTERNAL

David,

I have a tenant ready to go into enterprise fish but their use I'm not sure is in the code. It's a ping ping lounge/bar. They have several locations in nyc and have expanded to Seattle and San Francisco and want to make this their first la location. Attached is their brand book. Do you believe they will have any issues going in?

Thanks,
Leo

From: [Leo Pustilnikov](#)
To: [Jennifer Taylor](#)
Cc: [Jamison Hayward](#); [Andrew Thomas](#)
Subject: Re: HdL data
Date: Thursday, October 27, 2022 11:57:14 AM

EXTERNAL

I don't believe the 1200 block all in has 20 businesses, much less 35. So the calcs are based on receipts and not actual sales? So if someone reports but doesn't pay, it's not reflected? In that case numbers would go up as quarters pass, not down as they appear to be... i don't see how someone allocates a sale for one quarter and then removes it... the refund would be the current period, no?

Sent from my iPhone

On Oct 27, 2022, at 11:23 AM, Jennifer Taylor
<Jennifer.Taylor@santamonica.gov> wrote:

The numbers are adjusted quarterly often due to late payments received or reallocation of funds to the correct locations. The business counts are based on biz each block (include upper levels) that generate taxable sales.

From: Jamison Hayward <jamison@downtownsm.com>
Sent: Thursday, October 27, 2022 10:33 AM
To: Leo Pustilnikov <leo@slhinvestments.com>
Cc: Andrew Thomas <andrew@downtownsm.com>; Jennifer Taylor
<Jennifer.Taylor@santamonica.gov>
Subject: Re: HdL data

EXTERNAL

Will do! I don't meet with HDL directly, but will forward these points.

Jamison Hayward
Policy & Placemaking Manager

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On Wed, Oct 26, 2022 at 9:33 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

Please also ask them why the numbers change in subsequent quarters and where they got their count from... like the 1300 block doesn't have 34 businesses there...

Sent from my iPhone

On Oct 26, 2022, at 9:25 PM, Jamison Hayward
<jamison@downtownsm.com> wrote:

Hi Leo,

I did confirm with Jennifer that the sales tax collected refers only to the Santa Monica general fund share and not the total sales tax (10.25%). So the \$183,777 is the amount the City receives. Since the general fund is 1% of the total sale, the \$183,778 in general fund share equates to \$18,377,800 in total sales.

Further, we are still following up with HDL and the City regarding the surprising sales tax discrepancies between the 1200 and 1300 block to see if any businesses are erroneously attributed to either block that shouldn't be.

Will keep you updated.

Best,

Jamison Hayward
Policy & Placemaking Manager

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On Wed, Oct 26, 2022 at 8:33 PM Leo Pustilnikov
<leo@slhinvestments.com> wrote:

Jamison,

Did you ever have a chance to connect with Jennifer to see what the

numbers mean? Are they total taxes, total sales in thousands, etc?
For example 2q2022 1200 block was 183,778. What does that
mean? If it's sales tax collected, is it total or just Santa Monica's
general fund share?

Thanks,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Dan Santos](#); [David White](#); [David Martin](#); [Barbara Tenzer](#)
Cc: [Michael Montagano](#); [Joy Lai](#); phil.brock@smgov.net; [Eli Taban](#); [Andrew Thomas](#)
Subject: Re: 3rd Street Permitting
Date: Friday, October 28, 2022 3:21:09 PM
Attachments: [PastedGraphic-1.png](#)
[attachment.txt](#)

EXTERNAL

David and David,

As you know, the food hall has been vacant since vandals broke in and stole all the kitchen equipment last year. Kitchen United has been working on reopening for nearly a year now and after having everything necessary to open, is now for the first time is being requested to submit plans for building and safety. These spaces are remaining by and large the same except new tenants are going in and they have their health department permits from the county.

The promenade needs the food hall to reopen to bring more activity and dining options to the street as soon as possible.

Please look into this as further potential delays ahead of the holiday season would be incredible difficult for the promenade.

I am available next week if you need to discuss. Dan and the KU team provided their concerns below and are also available.

Thanks,
Leo

Sent from my iPhone

> On Oct 28, 2022, at 3:13 PM, Dan Santos <dsantos@kitchenunited.com> wrote:

>

> It would be my pleasure.

>

> On Friday I was informed by LA County Health that our members are required by the city of Santa Monica to submit plans to Building and Safety for permitting. Prior to this we were not aware of this and had no indication that this would be required. In all of our other locations, members are only required to go through health for permitting.

>

> Our Dir of Architecture and Design has an appointment on Tuesday, 11/1 at 8am to go into their office to discuss our business model and describe the typical type of changes our members make when moving into our kitchens. The hope here is that the city allows for an over the counter, on the spot review and approval of plans as we have not made material changes of the kitchens. Most changes (per their definition) are the members bringing in new hot line cooking equipment and new cold holding equipment. Both Matt and I reviewed their polices around this and agree that per their exclusions, all of our members should be simple, over the counter filings. To be proactive, we are also enquiring about expedited filings in case we have a member that does require a bit more scrutiny. If we find that there is this opportunity, KU is going to absorb that cost to help expedite the process.

>

> Worst case scenario would be that they do not align with our thought process and require a full filings for each member. We do not believe this will be the case but we do want to be prepared if that occurs. At present we do not know what the typical timelines are for E-filings or standard filings but we will have that timeline once Matt finishes his meeting on Tuesday morning.

>

> We currently are doing everything that we know to ensure that we hit our 12/1 go live date for the facility.

>

> If you should have any questions, please feel free to reach out.

>
>
> Sincerely,
> Dan

From: dtsmboard@googlegroups.com on behalf of [Leo Pustilnikov](#)
To: [Andrew Thomas](#); dtsmboard@googlegroups.com
Subject: Re: DTSM Board Retreat
Date: Monday, October 31, 2022 5:58:43 PM

EXTERNAL

This is not what we voted on in September when we agreed to a retreat... Bruce dictated and repeated his request repeatedly and verbatim into the board vote that you are not refuting. We all had brown act training as required to be board members, those who missed it should schedule it...

Sent from my iPhone

On Oct 31, 2022, at 5:24 PM, Andrew Thomas <andrew@downtownsm.com> wrote:

Hello DTSM Board Members,

Thank you Leo, Bruce, and Luke for sharing your thoughts.

To respond to the points raised, the purpose of our retreat is to review the Brown Act, discuss Board governance, and to develop high-level strategy and priorities for the organization. I believe these topics, and the discussion and review that follow, will enable us to achieve our organizational objectives while following a predictable, transparent, and lawful process. Also, these topics were made clear by me at our October 20, 2022 Board meeting.

We are scheduled to spend most of our time on strategic planning. How much time we spend on strategic planning will depend on how quickly the Board is able to move through items A and B. We are not locked into the time durations I have listed on the agenda. That said, it is essential that we spend time on the Brown Act and Board governance and our roles and responsibilities. I am concerned about potential Brown Act violations. The governance discussion will answer important questions we have, including Bruce's question about how our agendas are created. A discussion about the roles of Board and Staff will help us establish baselines so the Board is not micro-managing and Staff is not micro-governing. I hope we can move through these items quickly.

Regarding the discussion of our strategic plan and our priorities, I hope this will be the most robust portion of the retreat and I encourage everyone to raise the issues they feel are important. These may be our bylaws, articles of incorporation, and Services Agreement. These may be something else. Specific items were never determined by the full Board in advance of our discussion at this retreat, and I have heard a variety of topics from many of you.

We will have terrific presenters tomorrow. The attorney presenting on the Brown Act is a former City Attorney in Burbank and has worked for BIDs throughout the

region. Our facilitator who will be leading us through the governance, roles and responsibilities, and strategic planning is an expert on non-profits and has experience in facilitating retreats. He is aware of our budget and resources allocations and will be able to efficiently guide our discussion with your input.

I am looking forward to our meeting tomorrow. Know that I value your time and I would not have put this agenda together if I didn't feel it would meet the needs that have been expressed to me by the members of this Board.

Best,

Andrew

Andrew Thomas, LPM
Chief Executive Officer

Downtown Santa Monica, Inc.
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www.DowntownSM.com
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On Oct 31, 2022, at 12:54 PM, Andrew Thomas
<andrew@downtownsm.com> wrote:

Hello everyone,

In case you missed it in the most recent meeting calendar email, see attached agenda.

Best,

Andrew

<November 1, 2022 DTSM Board Meeting Agenda.pdf>

Andrew Thomas, LPM
Chief Executive Officer

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On Oct 31, 2022, at 10:46 AM, Andrew Thomas

<andrew@downtownsm.com> wrote:

Hello DTSM Board Members,

I will see almost all of you at our Board Retreat tomorrow morning beginning at 8:30AM at the Fairmont Miramar Hotel in the Stateroom, located in the Bungalow. See image below for the exact location. If you have any trouble finding the meeting location, please contact me at [REDACTED] I'll be onsite at 8AM.

I encourage you to park in Parking Structure 2.

Coffee and tea, refreshments and breakfast snacks will be provided in the morning followed by lunch at 11:30AM.

Thank you so much for your day tomorrow. I'm looking forward to a productive meeting.

Best,

Andrew

<Screen Shot 2022-10-31 at 10.27.26 AM.png>

Andrew Thomas, LPM
Chief Executive Officer

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On Oct 17, 2022, at 1:20 PM, Andrew Thomas <andrew@downtownsm.com> wrote:

Hello DTSM Board Members,

I'm pleased to inform you that we have confirmed a location for our November 1st DTSM Board Retreat. We will be meeting at the Fairmont Miramar Hotel in the Stateroom, located in The Bungalow. This space has been donated to DTSM.

A calendar invitation will go out shortly, and I will have an itinerary for the meeting to share with everyone later this week.

Best,

Andrew

Andrew Thomas, LPM
Chief Executive Officer

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Santa Monica, CA 90401
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On Oct 6, 2022, at 3:47 PM,
Andrew Thomas
<andrew@downtownsm.com>
wrote:

Hello DTSM Board Members,

Our Board Retreat is confirmed for Tuesday, November 1st from 8:30AM - 2PM. I believe we will have full attendance.

Thank you so much for your help in coordinating your schedules around this date and time. I will be in touch with further details regarding the retreat.

Best,

Andrew

Andrew Thomas, LPM
Chief Executive Officer

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310.393.8355 (Office)

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On Oct 6, 2022, at
8:24 AM, Andrew
Thomas
<andrew@downtownsm.com> wrote:

Hello DTSM Board
members,

We are narrowing
in on finalizing a
date for our Board
Retreat. Please hold
November 1st and
2nd and you may
release the others. I
hope to be back in
touch before the
end of the week
with a final date.

Thank you for your
patience.

Andrew

Andrew Thomas,
LPM
Chief Executive
Officer

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Monica, Inc.
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Santa Monica, CA
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310.393.8355
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On Sep

28,
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wrote:

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Best,

Andre
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Andre
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To view this discussion on the web visit



From: [Leo Pustilnikov](#)
To: [David Martin](#)
Cc: [Dan Santos](#); [David White](#); [Barbara Tenzer](#); [Michael Montagano](#); [Joy Lai](#); [Phil Brock](#); [Eli Taban](#); [Andrew Thomas](#)
Subject: Re: 3rd Street Permitting
Date: Friday, October 28, 2022 4:10:44 PM
Attachments: [image001.png](#)

EXTERNAL

thanks David, much appreciated... great tenants in store even though they didn't get me the carls jr i wanted!

On Fri, Oct 28, 2022 at 3:57 PM David Martin <David.Martin@santamonica.gov> wrote:

Hi Leo,

I will forward this to Ariel in Building and Safety to see what's required for the new tenants. I agree that it's best to get the food court open asap and we'll do everything we can to help make it happen.

David

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, October 28, 2022 3:21 PM
To: Dan Santos <dsantos@kitchenunited.com>; David White <David.White@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Barbara Tenzer <b.tenzercommercial@gmail.com>
Cc: Michael Montagano <michael@kitchenunited.com>; Joy Lai <joy@kitchenunited.com>; Phil Brock <Phil.Brock@santamonica.gov>; Eli Taban <eli@ejtventures.com>; Andrew Thomas <andrew@downtownsm.com>
Subject: Re: 3rd Street Permitting

EXTERNAL

David and David,

As you know, the food hall has been vacant since vandals broke in and stole all the kitchen equipment last year. Kitchen United has been working on reopening for nearly a year now and after having everything necessary to open, is now for the first time is being requested to submit plans for building and safety. These spaces are remaining by and large the same except new tenants are going in and they have their health department permits from the county.

The promenade needs the food hall to reopen to bring more activity and dining options to the street as soon as possible.

Please look into this as further potential delays ahead of the holiday season would be incredible difficult for the promenade.

I am available next week if you need to discuss. Dan and the KU team provided their concerns below and are also available.

Thanks,
Leo

Sent from my iPhone

> On Oct 28, 2022, at 3:13 PM, Dan Santos <dsantos@kitchenunited.com> wrote:

>

> It would be my pleasure.

>

> On Friday I was informed by LA County Health that our members are required by the city of Santa Monica to submit plans to Building and Safety for permitting. Prior to this we were not aware of this and had no indication that this would be required. In all of our other locations, members are only required to go through health for permitting.

>

> Our Dir of Architecture and Design has an appointment on Tuesday, 11/1 at 8am to go into their office to discuss our business model and describe the typical type of changes our members make when moving into our kitchens. The hope here is that the city allows for an over the counter, on the spot review and approval of plans as we have not made material changes of the kitchens. Most changes (per their definition) are the members bringing in new hot line cooking equipment and new cold holding equipment. Both Matt and I reviewed their policies around this and agree that per their exclusions, all of our members should be simple, over the counter filings. To be proactive, we are also enquiring about expedited filings in case we have a member that does require a bit more scrutiny. If we find that there is this opportunity, KU is going to absorb that cost to help expedite the process.

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> Worst case scenario would be that they do not align with our thought process and require a full filings for each member. We do not believe this will be the case but we do want to be prepared if that occurs. At present we do not know what the typical timelines are for E-filings or standard filings but we will have that timeline once Matt finishes his meeting on Tuesday morning.

>

> We currently are doing everything that we know to ensure that we hit our 12/1 go live date for the facility.

>

> If you should have any questions, please feel free to reach out.

>

>

> Sincerely,
> Dan



Dan Santos (he/him)

Director, Ops. Excellence

kitchen united

480-225-0460

>

From: dtsmboard@googlegroups.com on behalf of [Leo Pustilnikov](#)
To: [Andrew Thomas](#); [Eric Sedman](#); dtsmboard@googlegroups.com
Subject: Re: DTSM Board Retreat
Date: Monday, October 31, 2022 1:36:47 PM
Attachments: [November 1, 2022 DTSM Board Meeting Agenda.pdf](#)
[attachment.html](#)

EXTERNAL

Andrew,

Maybe i missed something but this agenda isn't what i thought the purpose of the retreat was. I thought we were going to go over the following:

1. Organizational docs - articles of incorporation and bylaws... and potential clean up
2. Services agreements with city - review and confirm city doing their part and doing ours. Whether adjustments need to be made and review of our service agreements with marketing, block by block, trip counts, etc.
3. Budget and planning - review prior years budget and expenses and update current budget. Update long term and short term goals and objectives and implement framework for success and hiring to achieve those.

We have all done brown act, having staff present staffing before we identify goals is backwards, etc. Was i hallucinating when i thought the above was the purpose of the retreat?

Thanks,
Leo

Sent from my iPhone

On Oct 31, 2022, at 12:54 PM, Andrew Thomas <andrew@downtownsm.com> wrote:

Hello everyone,

In case you missed it in the most recent meeting calendar email, see attached agenda.

Best,

Andrew

--

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To view this discussion on the web visit



From: [Leo Pustilnikov](#)
To: [Ariel Socarras](#)
Cc: [David Martin](#); [Barbara Tenzer](#); [Phil Brock](#); [Michael Montagano](#)
Subject: Re: 3rd Street Permitting - URGENT
Date: Tuesday, November 1, 2022 10:18:55 AM
Attachments: [image002.png](#)
[image001.png](#)

EXTERNAL

Ariel,

Hoods were unchanged. It was only cooktops that were replaced in same location. The only TI was moving 4 outlets, all else remained the same. This needs to be resolved as the tenant already informed (a large national tenant rolling out a brand new concept that doesn't exist anywhere else) us a 6-8 week delay will result in them cancelling due to the nationwide rollout of this concept. Michael, the ceo of kitchen United and I are available anytime today to hop on a call (he can bring his architect and subtenants expeditor if necessary) or meet in person but we need to resolve this asap!

This shouldn't take significant staff time and Ku has opened prior kitchens including on the same building without any of these issues they are getting now.

Thanks,
Leo

Sent from my iPhone

On Nov 1, 2022, at 10:13 AM, Ariel Socarras
<Ariel.Socarras@santamonica.gov> wrote:

Hi Leo,

Apologies for the delay.

There isn't much detail to work from, but it sounds like you had an appointment to discuss the proposal with counter reviewer staff which should be helpful. Unfortunately, restaurant/foodservice TIs cannot be reviewed at the counter due to the City workgroups that need to be included in the review and are not available at the counter. While I understand that simple appliance changeouts may seem straightforward; review is still required to ensure dimensions and design are still compliant. An example is with hood conditions. Hoods are designed around the kitchen equipment so when the equipment is replaced it needs to be verified that the new equipment still aligns with the hood design.

We will assist as best as possible during the review process. Let me know if you have

any other questions.

Thank you



Ariel Socarras

Building and Safety Division Manager

(310) 458-2201 ext. 5072

santamonica.gov

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From: David Martin <David.Martin@santamonica.gov>

Sent: Tuesday, November 1, 2022 9:56 AM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Subject: FW: 3rd Street Permitting - URGENT

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, November 1, 2022 9:55 AM

To: David Martin <David.Martin@santamonica.gov>

Cc: Dan Santos <dsantos@kitchenunited.com>; David White

<David.White@santamonica.gov>; Barbara Tenzer <b.tenzercommercial@gmail.com>;

Michael Montagano <michael@kitchenunited.com>; Joy Lai <joy@kitchenunited.com>;

Phil Brock <Phil.Brock@santamonica.gov>; Eli Taban <eli@ejtventures.com>; Andrew

Thomas <andrew@downtownsm.com>

Subject: Re: 3rd Street Permitting - URGENT

EXTERNAL

David,

Any feedback from Ariel? KU is telling me the city is requesting full building plans and permits even though the scope is no work other than new equipment to replace what was stolen and maybe a few relocated outlets. Can we set up a call or meeting asap?

Thanks,

Leo

Sent from my iPhone

On Oct 28, 2022, at 3:57 PM, David Martin
<David.Martin@santamonica.gov> wrote:

Hi Leo,

I will forward this to Ariel in Building and Safety to see what's required for the new tenants. I agree that it's best to get the food court open asap and we'll do everything we can to help make it happen.

David

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Cc: Michael Montagano <michael@kitchenunited.com>; Joy Lai <joy@kitchenunited.com>; Phil Brock <Phil.Brock@santamonica.gov>; Eli Taban <eli@ejtventures.com>; Andrew Thomas <andrew@downtownsm.com>
Subject: Re: 3rd Street Permitting

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Please look into this as further potential delays ahead of the holiday season would be incredible difficult for the promenade.

I am available next week if you need to discuss. Dan and the KU team provided their concerns below and are also available.

Thanks,
Leo

Sent from my iPhone

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> If you should have any questions, please feel free to reach out.

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>

> Sincerely,

> Dan



Dan Santos (he/him)

Director, Ops. Excellence

kitchen united

480-225-0460

>

From: [Leo Pustilnikov](#)
To: [Ariel Socarras](#)
Cc: [David Martin](#); [Barbara Tenzer](#); [Phil Brock](#); [Michael Montagano](#)
Subject: Re: 3rd Street Permitting - URGENT
Date: Tuesday, November 1, 2022 1:21:15 PM
Attachments: [image001.png](#)
[image001.png](#)
[image001.png](#)
[image002.png](#)

EXTERNAL

Any follow up Re call or mtg to expedite/resolve?

Sent from my iPhone

On Nov 1, 2022, at 10:54 AM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Ariel,

1. Im not doing it. KU is and Michael, the ceo is cc'd. His staff provided the summer below.
2. The reason they went to samo is because health sent them for a simple check the box so that part is handled except for this onerous Santa Monica process.
3. Can an inspector come to just verify the equipment is at the same like for like as the prior equipment and if you need plans for the electrical trade, it should cover all the work. Why is there a need for a combined permit when there is no combined work? Can we work on simplifying and expediting... we can't afford to lose a national follow out a new concept for the holidays. It's a huge benefit to the city and the street which is struggling and repeatedly the city and electeds have confirmed a priority to getting 3rd street businesses up and running. What do we need to do to get this done asap without all the trades that aren't even involved?

Michael,

Anything to add?

Thanks,
Leo

Sent from my iPhone

On Nov 1, 2022, at 10:46 AM, Ariel Socarras <Ariel.Socarras@santamonica.gov> wrote:

Thanks Leo. I will spoke with Ed and have confirmed the narrative provided in your summary.

I can understand that a 'like for like' swap of equipment at its surface appears rudimentary; however, a formal submittal is still required detailing the new equipment inventory, load calculations, placement, etc. We are unable to simply work from the perspective of a verbal guarantee.

Also, in case you have not already done so, you will need to obtain approval from County Health Dept.

Thank you



Ariel Socarras

Building and Safety Division Manager

(310) 458-2201 ext. 5072

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From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, November 1, 2022 10:36 AM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Cc: David Martin <David.Martin@santamonica.gov>; Barbara Tenzer <b.tenzercommercial@gmail.com>; Phil Brock <Phil.Brock@santamonica.gov>; Michael Montagano <michael@kitchenunited.com>

Subject: Re: 3rd Street Permitting - URGENT

EXTERNAL

See below summary from person who attended but it appears to be an issue with how the process is handled as they seemed to acknowledge like for like shouldn't trigger this and the city isn't equipped for minor changes as proposed which is counter intuitive:

I had an over-the-counter meeting with Ed Dion – Assistant Plan Check Engineer (310.458.2201 x.2322) this morning at 8:00. We discussed how the food hall at 1315 3rd Street closed during the pandemic & the Landlord sought KU to reopen & operate the facility. When the old tenants vacated the food hall, some of the equipment was removed from

the kitchens. We have new operators moving into the kitchen spaces now and have replaced removed equipment like-for-like. I explained how no additional gas or electrical loads were added to any of the spaces. There was zero mechanical scope and zero plumbing scope for any of the kitchens. It was truly a “plug & play” situation with electrical work consisted only of moving convenience receptacles, with no additional loads added. Per Ed, even if we only swapped a water heater, we’d still have to submit plans and go through the whole combination permit process. He admitted this process is not efficient for projects with smaller scope like ours. The combination permit process with a digital submittal currently takes 4-6 weeks for 1st comments & 2-4 weeks for recheck comments. FYI, there is currently only one Electrical Plans Examiner for the entire City of Santa Monica (Quang Hoang - 310.458.2201 x.5025). Shane Peters would be the M/P examiner (310.458.2201 x.5603). I asked if we could do a single electrical trade permit over the counter since that was the trade with the most scope, although minimal. Ed Dion stated that is not an option & we should upload stamped/signed documents ASAP to get the process started. He stated we need to “pretend” we are changing everything & let the City deem what can be approved. Plans would be reviewed by Building, MEP & Fire. Planning review would also be required if we are changing any of the exterior signage. Again, he stated this process was not ideal for smaller businesses with minimal scope & apologized that there aren’t any other options for us.

Sent from my iPhone

On Nov 1, 2022, at 10:28 AM, Ariel Socarras
<Ariel.Socarras@santamonica.gov> wrote:

How did things go at the counter meeting this morning?
Unfortunately, I can’t commit to a review process without knowing the full extent of the work and with all due respect it can’t be resolved over email. Develop a complete submittal with plans detailing a clear scope of proposed work, including equipment inventory, and we can go from there. We will need to coordinate with plan review staff as to what specifically is needed once we have a clear understanding of project scope.

Thank you



Ariel Socarras

Building and Safety Division Manager

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From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, November 1, 2022 10:19 AM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Cc: David Martin <David.Martin@santamonica.gov>; Barbara Tenzer <b.tenzercommercial@gmail.com>; Phil Brock <Phil.Brock@santamonica.gov>; Michael Montagano <michael@kitchenunited.com>

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Ariel,

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Thanks,

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<David.Martin@santamonica.gov>

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Subject: Re: 3rd Street Permitting - URGENT

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Sent: Friday, October 28, 2022
3:21 PM
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Cc: [David Martin](#); [Barbara Tenzer](#); [Phil Brock](#); [Michael Montagano](#)
Subject: Re: 3rd Street Permitting - URGENT
Date: Tuesday, November 1, 2022 3:13:14 PM
Attachments: [image001.png](#)
[image001.png](#)
[image001.png](#)
[image002.png](#)

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Cc: [David Martin](#); [Barbara Tenzer](#); [Phil Brock](#); [Michael Montagano](#)
Subject: Re: 3rd Street Permitting - URGENT
Date: Sunday, November 6, 2022 5:14:53 PM
Attachments: [image001.png](#)
[image001.png](#)
[image001.png](#)
[image002.png](#)

EXTERNAL

Ariel, Following up.

Thanks,
Leo

Sent from my iPhone

On Nov 2, 2022, at 1:51 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Ariel,

It was submitted yesterday. Application #22BLD-3769. There wasn't an option to pay for it. Please let me know if you need anything else.

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kitchen united

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From: [Leo Pustilnikov](#)
To: [Oscar de la Torre](#); [Phil Brock](#)
Subject: Digital Kiosks
Date: Tuesday, November 15, 2022 12:09:43 PM

EXTERNAL

Oscar and Phil,

I strongly believe you guys should reopen to bidding and reevaluate the proposals in a heads up process between Big and Ike given that Ike is offering the same financials but 25% of the time reserved for city content. If you don't want to consider that, I would highly encourage the following changes to the deal with Big:

1. 5% of the screen time dedicated to advertising for business and events on the 3rd street promenade
2. minimum rent have a hard start date from execution.

best,
leo

From: [Ariel Socarras](#)
To: [Matt Martinez](#)
Cc: [Corey Becker](#); [Leo Pustilnikov](#)
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)
Date: Thursday, November 10, 2022 12:05:10 AM
Attachments: [image002.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Hi Matt,

Thanks for checking in. I've reached out to all the reviewers and have advised them of the urgency on your part. That is about the extent of the assistance I can provide during the review process, as I don't manage the workload across other Departments. I suggest you reach out to all the reviewers as well. Instructions on how to view status, corrections, and contact information for reviewers are at links below. Keep me posted on progress.

- [How to view 'Changemarks,' 'Checklists,' and 'Comments'](https://youtu.be/bNIGZP5n35U) - <https://youtu.be/bNIGZP5n35U>
- [How to check the status of your plan review](https://youtu.be/jbUr8Gd2UM) - <https://youtu.be/jbUr8Gd2UM>

Thank you



Ariel Socarras
Building and Safety Division Manager
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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, November 9, 2022 11:49 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Corey Becker <cbecker@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Good morning Ariel,
I called and left a voice message for you & I was wondering if there were any questions your team may have to help move the examination process forward. Please let us know if there is an update you can share with us. Thank you!



From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, November 8, 2022 11:55 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Thanks so much for confirming Ariel!



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Tuesday, November 8, 2022 11:49 AM
To: Matt Martinez <mmartinez@kitchenunited.com>; Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Thank you. The system gave me some trouble, but all projects are now with reviewers. Below is a summary of the numbers and spaces.

22BLD-3769 – Kitchen 1 (Duck Donuts)
22BLD-3828 – Kitchen 9 (American Gravy)
22BLD-3829 – Kitchen 10 (SP Kitchens)
22BLD-3841 – Kitchen 6 (Blu Jam)

Thank you



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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, November 8, 2022 10:01 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Hi Ariel,
I've created case number 22BLD-3841 and uploaded Blu Jam Café's info to Project Dox. Please see the screenshot below & let us know if you see the documents on your end. Thanks!

Active Projects List

4 recently entered project(s) out of 4 for Matt Martinez (mmartinez@kitchenunited.com)

Project	Options	Description	Owner	Status	Create date
22BLD-3841		1315 3RD STREET PROMENADE - This existing food hall closed during the pandemic. Kitchen United is partnering with multiple operators to utilize the ex	EPlans Admin	Applicant Upload	11/8/2022 9:54:10 AM
22BLD-3769		1315 3RD STREET FROM - Kitchen 1 - Addition of new equipment in existing commercial kitchen. Not associated with dining facilities.	Ariel Socarras	In Review	11/7/2022 4:53:10 PM
22BLD-3828		1315 3RD STREET FROM - Kitchen 9 - Addition of new equipment in existing commercial kitchen. Not associated with dining facilities. Minimal demo	Ariel Socarras	In Review	11/7/2022 3:26:56 PM
22BLD-3829		1315 3RD STREET FROM - Kitchen 10 - Addition of new equipment in existing commercial kitchen. Not associated with dining facilities.	Ariel Socarras	In Review	11/7/2022 3:36:24 PM



From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, November 8, 2022 9:48 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Ok will do. Thanks!



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Tuesday, November 8, 2022 9:47 AM
To: Matt Martinez <mmartinez@kitchenunited.com>; Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Thanks Matt. Actually, you will be creating a new record for Blu Jam. Duck Donuts (Kitchen 1) is taking up the original submittal of 22BLD-3769

Thank you



From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, November 8, 2022 9:45 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Certainly Ariel! I will create another project for Duck Donuts & let you know when I've completed the uploads. Stay tuned!

Here are construction valuations for each. Please note, these valuations are listed on the revised applications, except for Blu Jam (original upload):

- SP Kitchens K10 = \$30,000
- Duck Donuts K1 = \$10,000
- American Gravy K9 = \$8,000
- Blu Jam Café K6 = \$2,000

Total = \$50,000



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Tuesday, November 8, 2022 9:37 AM
To: Matt Martinez <mmartinez@kitchenunited.com>; Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Apologies, Matt, but it is not letting me create it. The odd thing is that it says it can't create 22BLD-3824 because it already exists, yet when I search for it nothing shows up. Can you please just submit another project?

Also, please provide project valuation for each project.

Thank you



From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, November 8, 2022 9:29 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Terrific! Thanks so much for your assistance Ariel!



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Tuesday, November 8, 2022 9:27 AM
To: Matt Martinez <mmartinez@kitchenunited.com>; Corey Becker <ckecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Thanks Matt. For some reason 22BLD-3824 did not come through in ProjectDox. I'll see if I can manually create it. The others are with reviewers, but I may need you to create another record. I will let you know either way.

For ease in numbering and not redoing work that I had already completed the following are the project numbers.

22BLD-3769 – Kitchen 1
22BLD-3828 – Kitchen 9
22BLD-3829 – Kitchen 10
TBD – Kitchen 6

Thank you



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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, November 8, 2022 9:03 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Corey Becker <ckecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Good morning Ariel,
I thought you wanted to use the original case number (22BLD-3769) for Blu Jam Café (Kitchen 6).

I've uploaded the following info:
22BLD-3769 – Kitchen 6 Blu Jam Café (original upload with all 4 kitchens. Please note, Blu Jam's construction valuation is only \$2,000)
22BLD-3828 – Kitchen 9 American Gravy
22BLD-3829 – Kitchen 10 SP Kitchens/Farmesa
22BLD-3824 – Kitchen 1 Duck Donuts

Let me know if you'd like to revise any of the information uploaded. Thanks!



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Tuesday, November 8, 2022 8:28 AM
To: Matt Martinez <mmartinez@kitchenunited.com>; Corey Becker <ckecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Hello Matt. I see the following three records, but aren't there supposed to be four? Please let me know the record number that is missing

22BLD-3769 – Kitchen 1
22BLD-3828 – Kitchen 9
22BLD-3829 – Kitchen 10
What number is Kitchen 6?

Thank you



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From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Monday, November 7, 2022 4:14 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Corey Becker <ckecker@kitchenunited.com>
Subject: Re: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Thanks Matt

I will be sure to clean this up first thing tomorrow morning. No worries about the files. I spent a few hours today extracting them into separate PDFs and renaming them. Each plans sheet needs to be a single PDF so I took care of that and can easily upload myself. I'll be sure to adjust valuation on all of them and get them to reviewers tomorrow. I already have them a heads up. I can't commit to everyone approving but I'll ask them to review and comment as soon as they can.

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Monday, November 7, 2022 4:09:21 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Corey Becker <ckecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Thank you Ariel,
I've created separate applications & was able to upload drawings for American Gravy (22BLD-3828) and SP Kitchens (22BLD-3829). However, it appears the project I created for Duck Donuts (22BLD-3824) is showing up in Citizen Access, but not in Project Dox (see screenshots below). I am unable to upload project files for Duck Donuts until the project populates in Project Dox. Do you know why it may not be showing up? I've waited and refreshed & even logged out & logged in a few times, but 22BLD-3824 still doesn't show up.

Also, since we will utilize the first upload for Blu Jam Café (22BLD-3769), please note, their construction valuation was only \$2,000 to re-direct a few ansul nozzles. No other work was done in Kitchen #6. I am unable to change the construction valuation for that project online, but is that something you can do on your end? Feel free to call me directly to discuss. Thanks again for your help Ariel, we appreciate it!

Records

Showing 1-4 of 4 | [Download results](#) | [Add to collection](#)

<input type="checkbox"/>	Date	Record	Record Type	Address	Status	Action	Short
<input type="checkbox"/>	11/07/2022	22BLD-3829	Commercial Building Permit	1315 3RD STREET PROMENADE, SANTA MONICA CA 90401	Received		
<input type="checkbox"/>	11/07/2022	22BLD-3828	Commercial Building Permit	1315 3RD STREET PROMENADE, SANTA MONICA CA 90401	Received		
<input checked="" type="checkbox"/>	11/07/2022	22BLD-3824	Commercial Building Permit	1315 3RD STREET PROMENADE, SANTA MONICA CA 90401	Received		
<input type="checkbox"/>	11/01/2022	22BLD-3769	Commercial Building Permit	1315 3RD STREET PROMENADE, SANTA MONICA CA 90401	In Review		



Active Projects List

3 recently entered project(s) out of 3 for Matt Martinez (mmartinez@kitchenunited.com)

Recent Projects All Projects

Press Enter To Search:

Site-Wide Tasks

Project	Options	Description	Owner	Status	Create date
22BLD-3769		1315 3RD STREET PROMENADE - Kitchen 1 Duck Donuts replace kitchen equipment and lighting.	Ariel Socarras	In Review	11/1/2022 4:53:10 PM
22BLD-3828		1315 3RD STREET PROMENADE - This existing food hall closed during the pandemic. Kitchen United is partnering with multiple operators to utilize the ex	EPlans Admin	Applicant Upload	11/7/2022 3:26:56 PM
22BLD-3829		1315 3RD STREET PROMENADE - This existing food hall closed during the pandemic. Kitchen United is partnering with multiple operators to utilize the ex	EPlans Admin	Applicant Upload	11/7/2022 3:36:24 PM



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Monday, November 7, 2022 12:13 PM
To: Corey Becker <cbecker@kitchenunited.com>
Cc: Matt Martinez <mmartinez@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Thanks Corey. I confirmed with the Plan Check Supervisor that an unlicensed designer may prepare the plans for permit issuance for this project. Occasionally, if during plan review, the scope changes to include structural, occupant load increase, change of occupancy, egress components, and/or accessibility upgrades, we shall (at the discretion of staff) require a licensed design professional (architect or engineer) stamp and sign the plans.

Matt, let me know when you have the three new projects created and be sure to email the four new PDF applications for each separate space.

Thank you



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From: Corey Becker <cbecker@kitchenunited.com>
Sent: Monday, November 7, 2022 10:30 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Matt Martinez <mmartinez@kitchenunited.com>
Subject: Re: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Good morning Ariel - can you explain why that is the case if we didn't do any type of structural or MEP work. Thank you

Corey

On Nov 7, 2022, at 10:22 AM, Ariel Socarras <Ariel.Socarras@santamonica.gov> wrote:

Hello. Thanks.

Yes, a licensed architect is required to stamp each plans set.

Thank you



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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Monday, November 7, 2022 10:21 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Hi Ariel,

I will separate the submissions, but we don't have a licensed architect to list for Blu Jam, Duck Donuts & American Gravy. Will that be an issue getting through online submittal?



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Monday, November 7, 2022 9:56 AM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Hi Matt. The four spaces need to be submitted separately. I can help coordinate getting things cleaned up, but please complete a separate building permit application for each space that includes the following details in the description and email it to me. I will be sure to get them uploaded to the right place.

1. Blu Jam Café (kitchen 6)
2. American Gravy (kitchen 9)
3. Duck Donuts (kitchen 1)
4. SP Kitchens (kitchen 10)

We will keep the existing 22BLD-3769 for Blu Jam Café, but I will need you to create online applications/projects for the other three kitchen spaces. Again, I am going through each of the PDFs you sent to rename them accordingly and get things cleaned up to try and assist in getting this to a point where it is reviewable.

Thank you



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From: Ariel Socarras
Sent: Monday, November 7, 2022 8:56 AM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Hello Matt. The plans were routed to reviewers two business days ago and are still pending review. The project applicant has the ability to view project status and chronology online, including obtaining contact information for reviewers, by using the reporting tools within the Electronic Plan Review system. Contact information for reviewers will appear after project has been assigned.

[How to check the status of your plan review - https://youtu.be/jkUr8Grl2UM](https://youtu.be/jkUr8Grl2UM)

[How to complete 'Tasks' - https://youtu.be/kTFhe79PD5w](https://youtu.be/kTFhe79PD5w)

[How to view 'Changemarks,' 'Checklists,' and 'Comments' - https://youtu.be/bNIGZP5n35U](https://youtu.be/bNIGZP5n35U)

Thank you



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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Monday, November 7, 2022 8:35 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Good morning Ariel,

I left a voice message at your office regarding plan examination status of the Kitchen United facility at 1315 3rd Street Promenade. Please let us know at your earliest convenience. Thank you!



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Friday, November 4, 2022 3:02 PM
To: 'Ariel Socarras' <Ariel.Socarras@santamonica.gov>
Cc: 'Corey Becker' <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Good afternoon Ariel,

Per the voice message I left for you a few moments ago, I was following up to see if I could get a status update our of plans examination. Please let us know when you have a moment. Thank you!



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Thursday, November 3, 2022 1:20 PM
To: 'Ariel Socarras' <Ariel.Socarras@santamonica.gov>
Cc: 'Corey Becker' <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Good afternoon Ariel,

We have confirmation from our financial department the plan check fees were paid yesterday. I just wanted to let you know so you can inform your team to move forward with the examination process. Please let us know if you have any questions or concerns. Thanks again for your assistance!



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, November 2, 2022 2:23 PM
To: 'Ariel Socarras' <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

We really appreciate your help Ariel! We are working with our finance department to pay the fees ASAP



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Wednesday, November 2, 2022 1:48 PM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Hi Matt, Fees have been assessed and can be paid online. Instructions on how to pay are [here](#). Please let Leo know. He has sent a separate email and I'd prefer to keep emails to one thread per project.

Some other helpful tutorials as you work through plan review and need to access corrections or obtain reviewers contact information are at links below.

[How to complete 'Tasks'](https://youtu.be/kTFhe79PD5w) - <https://youtu.be/kTFhe79PD5w>

[How to view 'Changemarks', 'Checklists', and 'Comments'](https://youtu.be/hNIGZP5n35U) - <https://youtu.be/hNIGZP5n35U>

[How to check the status of your plan review](https://youtu.be/jbUr8Gr2UM) - <https://youtu.be/jbUr8Gr2UM>

Thank you



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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, November 2, 2022 1:12 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Thanks so much for your help Ariel! This is the first time I've used this online system & that training video is very useful. I've completed the "Applicant Upload Task" & your team should've received notification a few moments ago. Please let us know next steps when you've been able to review the documents. Thank you!



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Wednesday, November 2, 2022 12:56 PM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

Hi Matt,

The 'Applicant Upload Task' needs to be completed to inform the system that you are done uploading all of your documents and to send the project to the City for processing. ProjectDox is a task-based system and has no way of knowing when you are done with your uploads until you formally complete this task. See instructions at URL below.

[How to complete 'Tasks'](https://youtu.be/kTFhe79PD5w) - <https://youtu.be/kTFhe79PD5w>

Thank you




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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, November 2, 2022 8:16 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United - 1315 3rd St (proj 22BLD-3769)

EXTERNAL

Good morning Ariel,

I left a voice message for you regarding this project a few moments ago. We are trying to pay plan check fees online, but perhaps they aren't available yet per the Citizen Access screenshot below. Do the drawings need a cursory review for fees to be assigned? Please let us know when you have a moment as we'd like to pay fees ASAP to ensure this project is moving forward. Thanks again for your assistance!



City of Santa Monica

Announcements | Logged in as: Matt Martinez | Collections (0) | Account Management | Logout

Santa Monica Citizen Access Website

Home | **Building** | Enforcement | OSE | Fire | Planning | Public Works | more ▾

Create an Application | Search Applications and Make Payments

Record 228LD-3769: [Add to collection](#)
Commercial Building Permit
Record Status: Received


Record Info ▾ | **Payments ▾**

Fees



From: Matt Martinez <mmartinez@kitchenunited.com>
 Sent: Tuesday, November 1, 2022 5:33 PM
 To: 'ariel.socarras@smgov.net' <ariel.socarras@smgov.net>
 Cc: Corey Becker <cbecker@kitchenunited.com>
 Subject: Kitchen United - 1315 3rd St (proj 228LD-3769)
 Importance: High

Good evening Ariel,
 Thanks so much for your help with this project. I've completed the online application, completed the EPR application packet & uploaded plans to ProjectDox per the screenshot below. Please review and let us know if you have any questions or need additional information to process these documents.



ProjectDox City of Santa Monica

228LD-3769 [Back](#) [Forward](#) [Projects](#) [Profile](#) [Logout](#)

Main Contact: [Project Reports](#) [Workflow Portals](#) [Info](#) [Codes](#)

Folder: 228LD-3769\Plans 1315 3RD STREET PROMENADE - This existing food hall closed during the pandemic. Kitchen United is partnering with multiple operators to utilize the ex

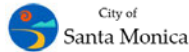
View Folders	Upload Files	Project info	Reports
<p>Current Sort: - Select -</p> <ul style="list-style-type: none"> 2022-08-10_EU3rdSt... 11/1/2022 5:28:28 PM, 9.5 MB Matt Martinez 2022-10-10_EU-3rdSt_America... 11/1/2022 5:28:28 PM, 7.8 MB Matt Martinez 2022-10-13_EU3rdSt_K1_Docs... 11/1/2022 5:28:28 PM, 28.7 MB Matt Martinez EPR_Application_Packet.pdf 11/1/2022 5:28:54 PM, 1.3 MB Matt Martinez Health_Submittal_2_Farmes_302622.pdf 11/1/2022 5:28:29 PM, 13.9 MB Matt Martinez 	<p>Project Name: 228LD-3769</p> <p>Description: 1315 3RD STREET PROMENADE - This existing food hall closed during the pandemic. Kitchen United is partnering with multiple operators to utilize the ex</p> <p>Project Image: No image exists</p> <p>Map Config Name:</p> <p>Location: Santa Monica, CA</p> <p>Contact:</p> <p>Contact's Email:</p> <p>Phone:</p> <p>Cell Phone:</p> <p>Outstanding Fees:</p> <p>Project Owner: EPlans Admin</p> <p>Owner's Email: eslaco@smgov.net</p> <p>Project Admins: Todd Weldon, EPlans Admin, Katie Seaman, Rushall Perkins, Ariel Socarras, Gevorg Kyurkchyan, Cory Councilman, Kevin Purcel, Tyson Florencio, Administrator Temp, Sheri Batalla, Emily Chow, Susan Umeda</p> <p>Status: Applicant Upload</p> <p>Status Info:</p> <p>Project Start/End: Start: 11/1/2022 4:53:10 PM End: 5/1/2023 4:53:01 PM</p> <p>Pass-Through: .mov,.wmv,.avi,.htm,.html,.install,.config.mp4</p> <p>Versioning: Enabled for this project</p>		



From: [Shane Peters](#)
To: [Ariel Socarras](#); [Matt Martinez](#)
Cc: [Corey Becker](#); [Keith Glassman](#); [Leo Pustilnikov](#); [Ara Sargsyan](#)
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)
Date: Wednesday, November 16, 2022 1:51:50 PM
Attachments: [image001.png](#)
[image003.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hello All,
Ariel is correct I am not the cities Permitting Authority, I am only the Mechanical and Plumbing Plan Checker and according to this scope as explained Mechanical and Plumbing Plan Check is not required. Sorry Mr. Glassman and Martinez I thought Ariel could help being he has helped you in the past. I will touch base with Ara Our Building Official after discussion with County Health as it pertains to Mechanical and Plumbing! I stand by our conversation still Mr. Martinez and Glassman!
I work for you and here to help!

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Wednesday, November 16, 2022 1:30 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Shane Peters <Shane.Peters@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keithg@gpan.com>; Leo Pustilnikov <leo@slhinvestments.com>; Ara Sargsyan <Ara.Sargsyan@santamonica.gov>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hi Matt,

I appreciate that, but Shane is our mechanical and plumbing reviewer and is not the City's permitting authority. If you would like to discuss the matter further to possibly refine and clarify elements of the scope of work you can contact the City's Building Official, Ara Sargsyan, who is copied on this email.

Thank you



Ariel Socarras
Building and Safety Division Manager
(310) 458-2201 ext. 5072
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, November 16, 2022 12:31 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Shane Peters <Shane.Peters@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keithg@gpan.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Good afternoon Ariel,
This morning we discussed the scope of work for the kitchens submitted electronically with Shane Peters (cc'd). As we tried to explain to Ed Dion at the front counter, minimal work was done in these spaces to get our new members up and running. It truly was an equipment replacement like-for-like with no MEP loads added to the facility. As described on our applications, there was zero plumbing and zero mechanical work. The only electrical work was relocating a few outlets, without additional loads. Shane does not believe our scope would warrant a full electronic review. Is there a chance to rescind our plans from the Project Dox system & submit over the counter for an electrical trade permit? Please let us know if that is possible. We understand if the field inspector witnesses a different scenario in the field, we will need to go through a different process. Feel free to contact me directly if you'd like to discuss in greater detail. Thank you!



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Monday, November 14, 2022 10:43 AM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hi Matt. Look in the Department Review Report and that will show contact information. Everyone's email follows the general firstname.lastname@santamonica.gov naming convention. Fire reviewer will either Daniel Galvan or Matthew Galvan.

Not sure if I sent this to you before, but instructions on how to view the plan markups is at link below.

<https://youtu.be/bNIGZP5n35U>

Thank you



Ariel Socarras
Building and Safety Division Manager
(310) 458-2201 ext. 5072
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Monday, November 14, 2022 9:16 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Good morning Ariel,

I was checking Project Dox (see workflow routing slip below) and cannot seem to locate Daniel Batarseh and Joshua Carvalho's contact information in your system. Please forward when you have a moment & I'll verify review status. Also, it doesn't appear a Fire reviewer has been assigned yet(?). Will that assignment occur soon? In addition, I left a message with Shane Peters this morning to clarify the proposed scope of work as he is requesting stamped Mechanical plans for resubmittal. Let us know if you can help clarify the proposed scope with Shane as he released the same comments for all four kitchens. Thank you!

Workflow Routing Slip Report

Project Name: 22BLD-3828

Workflow Started: 11/07/2022 3:26 PM

Report Generated: 11/14/2022 09:02 AM

Task Name	Status	Cycle	Date Assigned	Date Accepted	Date Completed	Group Name	User	Sub Total
Applicant Upload Task	Completed	0	11/07/2022 4:09 PM	11/07/2022 4:32 PM	11/07/2022 4:33 PM	Applicant	Matt Martinez	0:00:24:04
Assign PS	Completed	0	11/07/2022 4:34 PM	11/08/2022 9:12 AM	11/08/2022 9:14 AM	Permit Specialist Supervisor	Ariel Socarras	0:16:40:03
Prescreen Review Task	Completed	0	11/08/2022 9:15 AM	11/08/2022 9:18 AM	11/08/2022 9:18 AM	Permit Specialist	Ariel Socarras	0:00:02:52
Assign Reviewers Task	Completed	0	11/08/2022 9:20 AM	11/08/2022 9:21 AM	11/08/2022 9:22 AM	Permit Specialist	Ariel Socarras	0:00:02:29
BS-Pick Supervisor Assign Reviews task for Department Review for review cycle #1	Completed	1	11/08/2022 9:25 AM	11/08/2022 9:27 AM	11/08/2022 9:29 AM	BS-Pick Supervisor	Ariel Socarras	0:00:04:15
Fire Review Department Review cycle #1	Pending	1	11/08/2022 9:25 AM			Fire Review		
PW-Pick Supervisor Assign Reviews task for Department Review for review cycle #1	Completed	1	11/08/2022 9:25 AM	11/14/2022 8:08 AM	11/14/2022 8:15 AM	PW-Pick Supervisor	Joshua Carvalho	5:22:49:51
BS-Arc and Struct Review Department Review cycle #1	Pending	1	11/08/2022 9:28 AM			BS-Arc and Struct Review	Kamran Ravandi	
BS-Mech Review Department Review cycle #1	Completed	1	11/09/2022 12:36 PM	11/10/2022 4:42 AM	11/10/2022 4:44 AM	BS-Mech Review	Shane Peters	0:16:07:35
PW-Civil Eng Review Department Review cycle #1	Pending	1	11/14/2022 8:12 AM			PW-Civil Eng Review	Daniel Batarseh	
Total Workflow Time to Completion:								



Matt Martinez
 Director of Architecture & Design
 kitchen united
 323-393-3581

From: Jennifer Taylor
To: Jennifer Taylor
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)
Date: Thursday, November 17, 2022 8:50:27 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Thank you! If I can catch David tomorrow before I head out, I'll let you know. Have a good night, Jennifer

From: Leo Pustilnikov <leo@ihvestments.com>
Sent: Thursday, November 17, 2022 8:43 PM
To: Jennifer Taylor <jennifer.taylor@santamonica.gov>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Thank you! And safe travels!

Best,
Leo

Sent from my iPhone

On Nov 17, 2022, at 8:40 PM, Jennifer Taylor <jennifer.taylor@santamonica.gov> wrote:

Thank you, Leo. I'll review this and discuss with David

Have a good night,
Jennifer

From: Leo Pustilnikov <leo@ihvestments.com>
Sent: Thursday, November 17, 2022 7:58 PM
To: Jennifer Taylor <jennifer.taylor@santamonica.gov>
Subject: Fwd: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

PI

Sent from my iPhone

Begin forwarded message:

From: Matt Martinez <mmartinez@kitchenunited.com>
Date: November 17, 2022 at 2:57:35 PM PST
To: Michael Montagna <mmontagna@kitchenunited.com>; Bradley Green <bradley.green@sanjosewater.com>; Joy Lai <joy.lai@kitchenunited.com>; Dan Santos <dsantos@kitchenunited.com>; Michael Cruz <mcruz@kitchenunited.com>; Sean Mooney <smooney@kitchenunited.com>; Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keithg@gpac.com>; Leo Pustilnikov <leo@ihvestments.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

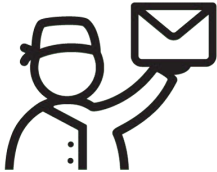
Good afternoon all,

Keith and I had a conversation with Ara Sargayan with the Santa Monica Building Department earlier today. After spending 15 years working for LA Department of Building & Safety, Ara has been working for the City of Santa Monica trying to promote improving their plan examination process for the past 3 years. Although he's learned how to improve plan check timelines for LADBS, his ideas & requests to Santa Monica City managers have gone unheard. He let us know he gave up trying to improve the plans examination system since no one seemed interested in improving speed of service to the community. He apologized that there was not a faster way through the plans examination process for projects with smaller scopes of work like ours. This is the same statement I heard from Ed Dion during our initial meeting at the front counter.

Ara was reluctant to confirm we did not need a building permit & suggests we complete the online review process since we are already in the system. Ara also suggests we review the exempt list in the link below. The exempt list refers to the attached list of MEP plan check thresholds. I've confirmed our scope does not fall within any of these categories (see redlines added to each item) and explained how we already went through this process with City representatives and was still required to submit the entire package to the ProjectDax online system.

To possibly help expedite Health approval, Ara recommends we connect with Lucy Kukulova & show our proposed scope does not fall into these categories for plan check & we will not need building & safety approval (even though we are in the plans examination process - does that make sense?). We asked Ara if he could author a letter stating such so we could share with Lucy, but again, he was reluctant to stand by our claims of minimal scope of work.

In closing, we asked if Ara could follow up with the Fire & Arch/Struct plans examiners to see if they can issue comments ASAP, but I just confirmed no new other department comments have populated in ProjectDax yet.



Matt Martinez
Director of Architecture & Design
kitchenunited
323-393-5181

From: Ara Sargayan <ara.sargayan@santamonica.gov>
Sent: Thursday, November 17, 2022 12:02 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Keith Glassman <keithg@gpac.com>
Cc: Corey Becker <cbecker@kitchenunited.com>; Shane Peters <shane.peters@santamonica.gov>; Ed Dion <ed.dion@santamonica.gov>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hi Keith and Matt

It was nice talking to you over the phone.
The Santa Monica Municipal Code (SMCC) Section 8.08.050 (link below) provides with the scope that is exempted from Building, Grading, Plumbing, Electrical or Mechanical permit.
https://library.santamonica.ca/gov/municipal_code/item/article_8_08_050_050

The architect of record will need to verify the scope to make sure if the project is subject to a permit or not. If there are specific scoping or interpretation questions, our staff can assist the Architect with the interpretation of the code.

If the project is exempt from a permit per SMCC Section 8.08.050, Building and Safety will not charge for, or issue a permit, or conduct inspection for such project.

If the project scope is not exempt from a permit, then you will need to obtain required permits.

Hope this helps.

Thank you.



Ara Sargayan, PE, CBO, LEED AP
Building Official
(310) 458-2201 ext. 6993
aras@cityofsm.org
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Thursday, November 17, 2022 8:50 AM
To: Ara Sargayan <ara.sargayan@santamonica.gov>; Keith Glassman <keithg@gpac.com>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

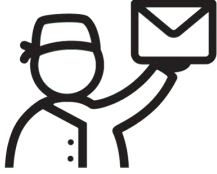
EXTERNAL

Good morning Ara,

We are hoping you can assist with an issue we've summarized in the email string below. If you have a moment today, we'd like to discuss with you in greater detail. Our scope of work at this facility is minimal & the plan check applications have the following description of proposed work:

"This existing food hall closed during the pandemic. Kitchen United is partnering with multiple operators to utilize the existing kitchen spaces. Equipment that was removed by previous tenants have been replaced like-for-like with no mechanical or plumbing scope. Electrical scope was minimal with no additional loads being added. Convenience receptacles were relocated, but no loads added."

This facility was closed for a few months, and we are trying to reopen to the public December 1st. Any assistance or guidance you can provide would be greatly appreciated. Thank you!



Matt Martinez
 Director of Architecture & Design
 kitchens united
 323-393-1081

From: Shane Peters <shane.peters@santamonica.gov>
Sent: Wednesday, November 16, 2022 1:52 PM
To: Ariel Socarras <ariel.socarras@santamonica.gov>; Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keith@gagan.com>; Leo Pustilnikov <leo@shinvestments.com>; Ara Sargyan <ara.sargyan@santamonica.gov>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hello All,
 Ariel is correct I am Not the cities Permitting Authority, I am only the Mechanical and Plumbing Plan Checker and according to this scope as explained Mechanical and Plumbing Plan Check is not required. Sorry Mr. Glassman and Martinez! I thought Ariel could help being he has helped you in the past. I will touch base with Ara Our Building Official after discussion with County Health as it pertains to Mechanical and Plumbing! I stand by our conversation still Mr. Martinez and Glassman! I work for you and here to help!

Mr. Shane Peters
 Plumbing & Mechanical Plans Examiner
 Building & Safety Division
 1685 Main St MS-3
 Santa Monica, California 90401
 310-458-2201 • 5603 shane.peters@santamonica.gov



City of
Santa Monica

All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other individuals related to project may be included (cc, d) on future correspondences for reference.

From: Ariel Socarras <ariel.socarras@santamonica.gov>
Sent: Wednesday, November 16, 2022 1:30 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Shane Peters <shane.peters@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keith@gagan.com>; Leo Pustilnikov <leo@shinvestments.com>; Ara Sargyan <ara.sargyan@santamonica.gov>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hi Matt,

I appreciate that, but Shane is our mechanical and plumbing reviewer and is not the City's permitting authority. If you would like to discuss the matter further to possibly refine and clarify elements of the scope of work you can contact the City's Building Official, Ara Sargyan, who is copied on this email.

Thank you



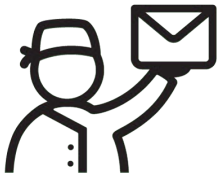
**City of
 Santa Monica**

Ariel Socarras
 Building and Safety Division Manager
 (310) 458-2201 ext. 5072
ariel.socarras@cityofsm.org
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, November 16, 2022 12:31 PM
To: Ariel Socarras <ariel.socarras@santamonica.gov>; Shane Peters <shane.peters@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keith@gagan.com>; Leo Pustilnikov <leo@shinvestments.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Good afternoon Ariel,
 This morning we discussed the scope of work for the kitchens submitted electronically with Shane Peters (cc d). As we tried to explain to Ed Dion at the front counter, minimal work was done in these spaces to get our new members up and running. It truly was an equipment replacement like-for-like with no MEP loads added to the facility. As described on our applications, there was zero plumbing and zero mechanical work. The only electrical work was relocating a few outlets, without additional loads. Shane does not believe our scope would warrant a full electronic review. Is there a chance to rescind our plans from the Project Dox system & submit over the counter for an electrical trade permit? Please let us know if that is possible. We understand if the field inspector witnesses a different scenario in the field, we will need to go through a different process. Feel free to contact me directly if you'd like to discuss in greater detail. Thank you!



Matt Martinez
 Director of Architecture & Design
 kitchens united
 323-393-1081

From: Ariel Socarras <ariel.socarras@santamonica.gov>
Sent: Monday, November 14, 2022 10:43 AM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hi Matt: Look in the Department Review Report and that will show contact information. Everyone's email follows the general lastname.firstname@santamonica.gov naming convention. Fire reviewer will either Daniel Galvan or Matthew Galvan.

Not sure if I sent this to you before, but instructions on how to view the plan markings is at link below.

<https://youview.bchty.com/56354>

Thank you



**City of
 Santa Monica**

Ariel Socarras
 Building and Safety Division Manager
 (310) 458-2201 ext. 5072
ariel.socarras@cityofsm.org
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Monday, November 14, 2022 9:16 AM
To: Ariel Socarras <ariel.socarras@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenuitd.com>
 Subject: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3818; 22BLD-3829 and 22BLD-3841)

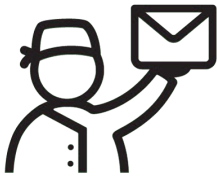
EXTERNAL

Good morning Ariel,
 I was checking Project Dox (see workflow routing slip below) and cannot seem to locate Daniel Batarseh and Joshua Carvalho's contact information in your system. Please forward when you have a moment & I'll verify review status. Also, it doesn't appear a Fire reviewer has been assigned yet? Will that assignment occur soon? In addition, I left a message with Shane Peters this morning to clarify the proposed scope of work as he is requesting stamped Mechanical plans for resubmittal. Let us know if you can help clarify the proposed scope with Shane as he released the same comments for all four kitchens. Thank you!

Workflow Routing Slip Report

Project Name:	22BLD-3828
Workflow Started:	11/07/2022 3:26 PM
Report Generated:	11/14/2022 09:02 AM

Task Name	Status	Cycle	Date Assigned	Date Accepted	Date Completed	Group Name	User	Sub Total
Applicant Upload Task	Completed	0	11/07/2022 4:09 PM	11/07/2022 4:32 PM	11/07/2022 4:33 PM	Applicant	Matt Martinez	0:00:24:04
Assign PS	Completed	0	11/07/2022 4:34 PM	11/08/2022 9:12 AM	11/08/2022 9:14 AM	Permit Specialist Supervisor	Ariel Socarras	0:16:40:03
Prescreen Review Task	Completed	0	11/08/2022 9:15 AM	11/08/2022 9:18 AM	11/08/2022 9:18 AM	Permit Specialist	Ariel Socarras	0:00:02:52
Assign Reviewers Task	Completed	0	11/08/2022 9:20 AM	11/08/2022 9:21 AM	11/08/2022 9:22 AM	Permit Specialist	Ariel Socarras	0:00:02:29
BS-Pick Supervisor Assign Reviews task for Department Review for review cycle #1	Completed	1	11/08/2022 9:25 AM	11/08/2022 9:27 AM	11/08/2022 9:29 AM	BS-Pick Supervisor	Ariel Socarras	0:00:04:15
Fire Review Department Review cycle #1	Pending	1	11/08/2022 9:25 AM			Fire Review		
PW-Pick Supervisor Assign Reviews task for Department Review for review cycle #1	Completed	1	11/08/2022 9:25 AM	11/14/2022 8:08 AM	11/14/2022 8:15 AM	PW-Pick Supervisor	Joshua Carvalho	5:22:49:51
BS-Arc and Struct Review Department Review cycle #1	Pending	1	11/08/2022 9:28 AM			BS-Arc and Struct Review	Kamran Ravandi	
BS-Mech Review Department Review cycle #1	Completed	1	11/09/2022 12:36 PM	11/10/2022 4:42 AM	11/10/2022 4:44 AM	BS-Mech Review	Shane Peters	0:16:07:35
PW-Civil Eng Review Department Review cycle #1	Pending	1	11/14/2022 8:12 AM			PW-Civil Eng Review	Daniel Batarseh	
Total Workflow Time to Completion:								



Matt Martinez
 Director of Architecture & Design
 Kitchenuitd
 323-393-3581

From: [Jamison Hayward](#)
To: [Jennifer Taylor](#)
Cc: [Leo Pustilnikov](#); [Martin Ronzio-Garcia](#); [Andrew Thomas](#)
Subject: Re: Econ Initiatives Meeting
Date: Friday, November 18, 2022 5:31:27 PM

EXTERNAL

Just sent calendar invites!

Jamison Hayward
Policy & Placemaking Manager

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355
www.DowntownSM.com
[Facebook](#) | [Twitter](#)

On Fri, Nov 18, 2022 at 4:14 PM Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:
I can do 6th at 3:30 pm

From: Leo Pustilnikov <leo@downtownsm.com>
Sent: Friday, November 18, 2022 4:10:34 PM
To: Jamison Hayward <jamison@downtownsm.com>
Cc: Martin Ronzio-Garcia <martin@downtownsm.com>; Andrew Thomas <andrew@downtownsm.com>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Re: Econ Initiatives Meeting

EXTERNAL

Ya, ideally at 9am or 3:30 pm either day

Sent from my iPhone

On Nov 18, 2022, at 3:20 PM, Jamison Hayward <jamison@downtownsm.com> wrote:

Hey Leo,

I wanted to follow-up from yesterday's board meeting to plan a time for you, me, Jennifer, Martin & Andrew to meet and discuss economic initiatives targeted to the Downtown/Promenade.

I believe Jennifer is out till the 5th of December, do you have availability December 6th or 7th? Will try to coordinate with everyone's schedule.

Have a great weekend!

Best,

Jamison Hayward
Policy & Placemaking Manager

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355
www.DowntownSM.com
[Facebook](#) | [Twitter](#)

From: [Jennifer Taylor](#)
To: [Leo Pustilnikov](#)
Cc: [David Martin](#); [Ariel Socarras](#)
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)
Date: Friday, November 18, 2022 4:23:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Leo,

As follow up to our conversation last night, I understand you have been working with Ariel and Ara to get your food hall re-opened. Permits would be needed due to the following: new equipment, electrical work and potentially some façade improvements. You mentioned you were trying to replace equipment that was stolen, like for like. Even though the food hall was established fairly recently, there have likely been some changes to the CA Building Code that require compliance (triggered by the building work) and installation of any new equipment also needs approvals by LA County DPH. I've cc'd Ariel and David. It sounds like Ariel has been working closely with your permit expeditor. I recommend you submit plans asap so you can get this moving forward. This doesn't sound like a complicated project so should move quickly thru review. Congrats on attracting some very cool new tenants to the space. SM Brewworks will be good addition

Thanks,
Jennifer

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, November 17, 2022 8:43 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Re: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Thank you! And safe travels!

Best,
Leo

Sent from my iPhone

On Nov 17, 2022, at 8:40 PM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Thank you, Leo. I'll review this and discuss with David.

Have a good night,
Jennifer

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, November 17, 2022 7:58 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Fwd: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

FYI

Sent from my iPhone

Begin forwarded message:

From: Matt Martinez <mmartinez@kitchenunited.com>
Date: November 17, 2022 at 2:57:35 PM PST
To: Michael Montagano <michael@kitchenunited.com>, Bradley Green <Bradley.Green@transwestern.com>, Joy Lai <joy@kitchenunited.com>, Dan Santos <dsantos@kitchenunited.com>, Michael Cruz <mcruz@kitchenunited.com>, Sean Moieny <smoieny@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>, Keith Glassman <keithg@gpan.com>, Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Good afternoon all,
Keith and I had a conversation with Ara Sargasyan with the Santa Monica Building Department earlier today. After spending 15 years working for LA Department of Building & Safety, Ara has been working for the City of Santa Monica trying to promote improving their plan examination process for the past 3 years. Although he's learned how to improve plan check timeframes for LADBS, his ideas & requests to Santa Monica City managers have gone unheard. He let us know he gave up trying to improve the plans examination system since no one seemed interested in improving speed of service to the community. He apologized that there was not a faster way through the plans examination process for projects with smaller scopes of work like ours. This is the same statement I heard from Ed Dion during our initial meeting at the front counter.

Ara was reluctant to confirm we did not need a building permit & suggests we complete the online review process since we are already in the system. Ara also suggests we review the exempt list in the link below. The exempt list refers to the attached list of MEP plan check thresholds. I've confirmed our scope does not fall within any of these categories (see redlines added to each item) and explained how we already went through this process with City representatives and was *still* required to submit the entire package to the ProjectDox online system.

To possibly help expedite Health approval, Ara recommends we connect with Lucy Kalustova & show our proposed scope does *not* fall into these categories for plan check & we will not need building & safety approval (even though we are in the plans examination process – does that make sense?). We asked Ara if he could author a letter stating such so we could share with Lucy, but again, he was reluctant to stand by our claims of minimal scope of work.

In closing, we asked if Ara could follow up with the Fire & Arch/Struct plans examiners to see if they can issue comments ASAP, but I just confirmed no new other department comments have populated in ProjectDox yet.



Matt Martinez

Director of Architecture & Design
kitchen united

323-393-3581

From: Ara Sargsyan <Ara.Sargsyan@santamonica.gov>
Sent: Thursday, November 17, 2022 12:02 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Keith Glassman <keithg@gpan.com>
Cc: Corey Becker <cbecker@kitchenunited.com>; Shane Peters <Shane.Peters@santamonica.gov>; Ed Dion <Ed.Dion@santamonica.gov>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hi Keith and Matt.

It was nice talking to you over the phone.

The Santa Monica Municipal Code (SMMC) Section 8.08.050 (link below) provides with the scope that is exempted from Building, Grading, Plumbing, Electrical or Mechanical permit.

https://library.qcode.us/lib/santa_monica_ca/pub/municipal_code/item/article_8-chapter_8_08-8_08_050

The architect of record will need to verify the scope to make sure if the project is subject to a permit or not. If there are specific scoping or interpretation questions, our staff can assist the Architect with the interpretation of the code

If the project is exempt from a permit per SMMC Section 8.08.050, Building and Safety will not charge for, or issue a permit, or conduct inspection for such project.

If the project scope is not exempt from a permit, then you will need to obtain required permits.

Hope this helps

Thank you,



City of Santa Monica

Ara Sargsyan, PE, CBO, LEED AP

Building Official

(310) 458-2201 ext. 6993

santamonica.gov

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From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Thursday, November 17, 2022 8:50 AM

To: Ara Sargsyan <Ara.Sargsyan@santamonica.gov>; Keith Glassman <keithg@gpan.com>

Cc: Corey Becker <cbecker@kitchenunited.com>

Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Good morning Ara,

We are hoping you can assist with an issue we've summarized in the email string below. If you have a moment today, we'd like to discuss with you in greater detail. Our scope of work at this facility is minimal & the plan check applications have the following description of proposed work:

"This existing food hall closed during the pandemic. Kitchen United is partnering with multiple operators to utilize the existing kitchen spaces. Equipment that was removed by previous tenants have been replaced like-for-like with no mechanical or plumbing scope. Electrical scope was minimal with no additional loads being added. Convenience receptacles were relocated, but no loads added."

This facility was closed for a few months, and we are trying to reopen to the public December 1st. Any assistance or guidance you can provide would be greatly appreciated. Thank you!



Matt Martinez

Director of Architecture & Design
kitchen united

323-393-3581

From: Shane Peters <Shane.Peters@santamonica.gov>

Sent: Wednesday, November 16, 2022 1:52 PM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Matt Martinez <mmartinez@kitchenunited.com>

Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keithg@gpan.com>; Leo Pustilnikov <leo@slhinvestments.com>; Ara Sargsyan <Ara.Sargsyan@santamonica.gov>

Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hello All,

Ariel is correct I am Not the cities Permitting Authority, I am only the Mechanical and Plumbing Plan Checker and according to this scope as explained Mechanical and Plumbing Plan Check is not required. Sorry Mr. Glassman and Martinez I thought Ariel could help being he has helped you in the past. I will touch base with Ara Our Building Official after discussion with County Health as it pertains to Mechanical and Plumbing! I stand by our conversation still Mr. Martinez and Glassman!
I work for you and here to help!

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



City of
Santa Monica

“All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc’d) on future correspondences for reference”

From: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Sent: Wednesday, November 16, 2022 1:30 PM

To: Matt Martinez <mmartinez@kitchenunited.com>; Shane Peters <Shane.Peters@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keithg@gpan.com>; Leo Pustilnikov <leo@slhinvestments.com>; Ara Sargsyan <Ara.Sargsyan@santamonica.gov>

Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hi Matt,

I appreciate that, but Shane is our mechanical and plumbing reviewer and is not the City's permitting authority. If you would like to discuss the matter further to possibly refine and clarify elements of the scope of work you can contact the City's Building Official, Ara Sargsyan, who is copied on this email.

Thank you



City of
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Monica**

Ariel Socarras

Building and Safety Division Manager

(310) 458-2201 ext. 5072

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From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Wednesday, November 16, 2022 12:31 PM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Shane Peters <Shane.Peters@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keithg@gpan.com>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Good afternoon Ariel,

This morning we discussed the scope of work for the kitchens submitted electronically with Shane Peters (cc'd). As we tried to explain to Ed Dion at the front counter, minimal work was done in these spaces to get our new members up and running. It truly was an equipment replacement like-for-like with no MEP loads added to the facility. As described on our applications, there was zero plumbing and zero mechanical work. The only electrical work was relocating a few outlets, without additional loads. Shane does not believe our scope would warrant a full electronic review.

Is there a chance to rescind our plans from the Project Dox system & submit over the counter for an electrical trade permit? Please let us know if that is possible. We understand if the field inspector witnesses a different scenario in the field, we will need to go through a different process. Feel free to contact me directly if you'd like to discuss in greater detail. Thank you!



Matt Martinez

Director of Architecture & Design
kitchen united

323-393-3581

From: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Sent: Monday, November 14, 2022 10:43 AM

To: Matt Martinez <mmartinez@kitchenunited.com>

Cc: Corey Becker <cbecker@kitchenunited.com>

Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hi Matt. Look in the Department Review Report and that will show contact information. Everyone's email follows the general firstname.lastname@santamonica.gov naming convention. Fire reviewer will either Daniel Galvan or Matthew Galvan.

Not sure if I sent this to you before, but instructions on how to view the plan markups is at link below.

<https://youtu.be/bNIGZP5n35U>

Thank you



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Ariel Socarras

Building and Safety Division Manager
(310) 458-2201 ext. 5072

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From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Monday, November 14, 2022 9:16 AM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>

Subject: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Good morning Ariel,

I was checking Project Dox (see workflow routing slip below) and cannot seem to locate Daniel Batarseh and Joshua Carvalho's contact information in your system. Please forward when you have a moment & I'll verify review status. Also, it doesn't appear a Fire reviewer has been assigned yet(?). Will that assignment occur soon? In addition, I left a message with Shane Peters this morning to clarify the proposed scope of work as he is

requesting stamped Mechanical plans for resubmittal. Let us know if you can help clarify the proposed scope with Shane as he released the same comments for all four kitchens. Thank you!

Workflow Routing Slip Report

Task Name	Status	Cycle	Date Assigned	Date Accepted	Date Completed	Group Name	User	Sub Total
Applicant Upload Task	Completed	0	11/07/2022 4:09 PM	11/07/2022 4:32 PM	11/07/2022 4:33 PM	Applicant	Matt Martinez	0:00:24:04
Assign PS	Completed	0	11/07/2022 4:34 PM	11/08/2022 9:12 AM	11/08/2022 9:14 AM	Permit Specialist Supervisor	Ariel Socarras	0:16:40:03
Prescreen Review Task	Completed	0	11/08/2022 9:15 AM	11/08/2022 9:18 AM	11/08/2022 9:18 AM	Permit Specialist	Ariel Socarras	0:00:02:52
Assign Reviewers Task	Completed	0	11/08/2022 9:20 AM	11/08/2022 9:21 AM	11/08/2022 9:22 AM	Permit Specialist	Ariel Socarras	0:00:02:29
BS-Pick Supervisor Assign Reviews task for Department Review for review cycle #1	Completed	1	11/08/2022 9:25 AM	11/08/2022 9:27 AM	11/08/2022 9:29 AM	BS-Pick Supervisor	Ariel Socarras	0:00:04:15
Fire Review Department Review cycle #1	Pending	1	11/08/2022 9:25 AM			Fire Review		
PW-Pick Supervisor Assign Reviews task for Department Review for review cycle #1	Completed	1	11/08/2022 9:25 AM	11/14/2022 8:08 AM	11/14/2022 8:15 AM	PW-Pick Supervisor	Joshua Carvalho	5:22:49:51
BS-Arc and Struct Review Department Review cycle #1	Pending	1	11/08/2022 9:28 AM			BS-Arc and Struct Review	Kamran Ravandi	
BS-Mech Review Department Review cycle #1	Completed	1	11/09/2022 12:36 PM	11/10/2022 4:42 AM	11/10/2022 4:44 AM	BS-Mech Review	Shane Peters	0:16:07:35
PW-Civil Eng Review Department Review cycle #1	Pending	1	11/14/2022 8:12 AM			PW-Civil Eng Review	Daniel Batarseh	
Total Workflow Time to Completion:								



Matt Martinez

Director of Architecture & Design
kitchen united

323-393-3581

From: [Ariel Socarras](#)
To: [Matt Martinez](#)
Cc: [Leo Pustilnikov](#); [Corey Becker](#)
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828 and 22BLD-3841)
Date: Wednesday, November 30, 2022 8:27:58 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Thanks for letting me know Matt. These three look good and thank you for taking note of the file naming convention. I have reached out to the reviewers to let them know the project is in their queue. I suggest doing the same on your end. Please continue to keep me posted.

Thank you



Ariel Socarras
Building and Safety Division Manager
(310) 458-2201 ext. 5072
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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, November 29, 2022 5:00 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Leo Pustilnikov <leo@slhinvestments.com>; Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828 and 22BLD-3841)
Importance: High

EXTERNAL

Good evening Ariel,
I wanted to let you know I've uploaded three (3) resubmittal packages for the project numbers in the subject line above. We are awaiting additional information for project 22BLD-3829 (SP Kitchens) to resubmit that package & expect to have that information ready to upload shortly. For the project uploaded, I followed file naming standards & provided record information with revision clouds for easier identification. Please let me know if you need additional information, revised formatting, etc. What is approximate timing for re-review? Please let us know if an expedited review is available. Thank you!



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Monday, November 28, 2022 10:29 AM
To: Corey Becker <cbecker@kitchenunited.com>
Cc: Matt Martinez <mmartinez@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Thanks Corey. Unfortunately, I can't speak to what Fire will need. I am sure the pull tags will be verified at inspection. I was simply advising that it might be helpful to review staff if you include/upload the PDF that Matt sent in his previous email. Other than that, I defer you to the specific corrections issued by the various reviewers.

Thank you



Ariel Socarras
Building and Safety Division Manager
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From: Corey Becker <cbecker@kitchenunited.com>
Sent: Monday, November 28, 2022 10:21 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Matt Martinez <mmartinez@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Thank you Ariel
The hood certifications are stamped, signed and dated on the pull stations by Edison Fire.
Would a picture suffice for the submittal or a copy of the tag? We are still unclear if you are requiring a FD suppression test.

Corey

On Nov 28, 2022, at 10:15 AM, Ariel Socarras <Ariel.Socarras@santamonica.gov> wrote:

Hi Matt,

I see minor Fire corrections in each of the four submittals. Be sure to view the 'Department Review Status' report in the system. That is where I saw them.

Also, be sure to upload the hood certification to each of the projects as part of your resubmittal for next round. Let me know when you are done uploading the revised documents to address the corrections issued to date.

One thing I would like to ask that you keep in mind is when uploading a new PDF to replace a previously uploaded PDF that the filename of the new PDF needs to be the EXACT same filename as the PDF file that it is replacing. That way the system overlays the PDFs and versions them. Also, each PDF should consist of a single page PDF. In other words, none of the PDFs should consist of multiple pages. I spent many hours cleaning up the files, filenames, and separating out to single page PDFs from when you submitted initially so as to save you a bunch of back and forth time with a Permit Specialist and to get the plans to reviewers as soon as possible. It is hugely critical that documents are uploaded correctly moving forward to avoid delays. I sent you tutorial links before, but in case I did not send all of them I am including all the 'How To' links below.

- [How to login and view 'My Projects' and 'Tasks'](https://youtu.be/-HMUEfVrc8) - <https://youtu.be/-HMUEfVrc8>
- [How to upload files to the Electronic Plan Review system](https://youtu.be/bloujBprlWk) - <https://youtu.be/bloujBprlWk>
- [How to check the status of your plan review](https://youtu.be/jbUr8Gr2UM) - <https://youtu.be/jbUr8Gr2UM>
- [How to complete 'Tasks'](https://youtu.be/kTfhe79PD5w) - <https://youtu.be/kTfhe79PD5w>
- [How to view 'Changemarks,' 'Checklists,' and 'Comments'](https://youtu.be/bNIGZP5n35U) - <https://youtu.be/bNIGZP5n35U>

Thank you



Ariel Socarras

Building and Safety Division Manager
(310) 458-2201 ext. 5072

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From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Wednesday, November 23, 2022 5:50 PM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Shane Peters <Shane.Peters@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Hi Ariel,

Thanks again for your help with this process. While the outcome wasn't exactly what we anticipated, we certainly appreciate your assistance. We received an email to resubmit & found ProjectDox comments from Architectural/Structural, Mechanical, and Public Works/Civil, but the Fire Department did not provide comments. Does this mean the Fire Department has approved the plans? Will the Fire Department need to inspect the facility for final Building & Safety approval? We are asking since the Health Department has tied stock/train and some of their final approvals to Fire Department & also Mechanical approvals. If we now have Fire approval, would it be possible to resubmit just to Mechanical for Shane Peters' sign-off? We've reviewed the project scope of work, plans & plan check comments from each department with Mechanical engineer, Veasna Sok. Veasna has provided the attached stamped & signed letter for Mechanical review since there aren't MEP documents related to our scope. We plan on including this letter in the forthcoming resubmittal package.

Please also note, the existing kitchen hoods have been balanced by LA Air Balance and Edison Fire has verified hood fire suppression equipment is all live, monitored & ansul nozzles were designed to meet requirements of the cooking equipment below. The suppression micro switches have been set and the entire hood system has been tagged, signed, and punched at each pull station for each hood, in each kitchen.

We want to satisfy municipal requirements & would really like to have our members open the first week of December to take advantage of some of the holiday exposure along 3rd Street. Opening this facility will also give 3rd Street patrons more options to fuel their shopping experience. Members are ready to stock & train, but please let us know if you can accommodate an expedited Mechanical/Fire approval so we can satisfy Health Department requirements.

Happy Thanksgiving! We look forward to your response as early as possible next week!



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Sent: Wednesday, November 16, 2022 1:30 PM

To: Matt Martinez <mmartinez@kitchenunited.com>; Shane Peters <Shane.Peters@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keithg@span.com>; Leo Pustilnikov <leo@slhinvestments.com>; Ara Sargsyan <Ara.Sargsyan@santamonica.gov>

Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hi Matt,

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Thank you



Ariel Socarras
Building and Safety Division Manager
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Sent: Wednesday, November 16, 2022 12:31 PM

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Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keithg@span.com>; Leo Pustilnikov <leo@slhinvestments.com>

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Matt Martinez
Director of Architecture & Design
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323-393-3581

From: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Sent: Monday, November 14, 2022 10:43 AM

To: Matt Martinez <mmartinez@kitchenunited.com>

Cc: Corey Becker <cbecker@kitchenunited.com>

Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

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<https://youtu.be/bNIGZP5n35U>

Thank you



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 To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
 Cc: Corey Becker <cbecker@kitchenunited.com>
 Subject: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Good morning Ariel,
 I was checking Project Dox (see workflow routing slip below) and cannot seem to locate Daniel Batarseh and Joshua Carvalho's contact information in your system. Please forward when you have a moment & I'll verify review status. Also, it doesn't appear a Fire reviewer has been assigned yet(?). Will that assignment occur soon? In addition, I left a message with Shane Peters this morning to clarify the proposed scope of work as he is requesting stamped Mechanical plans for resubmittal. Let us know if you can help clarify the proposed scope with Shane as he released the same comments for all four kitchens. Thank you!

Workflow Routing Slip Report

Project Name:	22BLD-3828
Workflow Started:	11/07/2022 3:26 PM
Report Generated:	11/14/2022 09:02 AM

Task Name	Status	Cycle	Date Assigned	Date Accepted	Date Completed	Group Name	User	Sub Total
Applicant Upload Task	Completed	0	11/07/2022 4:09 PM	11/07/2022 4:32 PM	11/07/2022 4:33 PM	Applicant	Matt Martinez	0:00:24.04
Assign PS	Completed	0	11/07/2022 4:34 PM	11/08/2022 9:12 AM	11/08/2022 9:14 AM	Permit Specialist Supervisor	Ariel Socarras	0:16:40.03
Prescreen Review Task	Completed	0	11/08/2022 9:15 AM	11/08/2022 9:18 AM	11/08/2022 9:18 AM	Permit Specialist	Ariel Socarras	0:00:02.52
Assign Reviewers Task	Completed	0	11/08/2022 9:20 AM	11/08/2022 9:21 AM	11/08/2022 9:22 AM	Permit Specialist	Ariel Socarras	0:00:02.29
BS-Pick Supervisor Assign Reviews task for Department Review for review cycle #1	Completed	1	11/08/2022 9:25 AM	11/08/2022 9:27 AM	11/08/2022 9:29 AM	BS-Pick Supervisor	Ariel Socarras	0:00:04.15
Fire Review Department Review cycle #1	Pending	1	11/08/2022 9:25 AM			Fire Review		
PW-Pick Supervisor Assign Reviews task for Department Review for review cycle #1	Completed	1	11/08/2022 9:25 AM	11/14/2022 8:08 AM	11/14/2022 8:15 AM	PW-Pick Supervisor	Joshua Carvalho	5:22:49.51
BS-Arc and Struct Review Department Review cycle #1	Pending	1	11/08/2022 9:28 AM			BS-Arc and Struct Review	Kamran Ravandi	
BS-Mech Review Department Review cycle #1	Completed	1	11/09/2022 12:36 PM	11/10/2022 4:42 AM	11/10/2022 4:44 AM	BS-Mech Review	Shane Peters	0:16:07.35
PW-Civil Eng Review Department Review cycle #1	Pending	1	11/14/2022 8:12 AM			PW-Civil Eng Review	Daniel Batarseh	
Total Workflow Time to Completion:								

 **Matt Martinez**
 Director of Architecture & Design
 kitchen united
 323-393-3581

From: Ariel Socarras
To: Matt Martinez
Cc: Corey Becker; Leo Pustilnikov
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)
Date: Monday, November 28, 2022 10:15:01 AM
Attachments: image002.png
image004.png
image005.png

Hi Matt,

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- [How to check the status of your plan review](https://youtu.be/bUr8Grl2UM) - <https://youtu.be/bUr8Grl2UM>
- [How to complete 'Tasks'](https://youtu.be/kTFhe79PD5w) - <https://youtu.be/kTFhe79PD5w>
- [How to view 'Changemarks,' 'Checklists,' and 'Comments'](https://youtu.be/bNIG7P5n35U) - <https://youtu.be/bNIG7P5n35U>

Thank you



Ariel Socarras
Building and Safety Division Manager
(310) 458-2201 ext. 5072
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, November 23, 2022 5:50 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Shane Peters <Shane.Peters@santamonica.gov>; Leo Pustilnikov <leo@silinvestments.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

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Please also note, the existing kitchen hoods have been balanced by LA Air Balance and Edison Fire has verified hood fire suppression equipment is all live, monitored & ansul nozzles were designed to meet requirements of the cooking equipment below. The suppression micro switches have been set and the entire hood system has been tagged, signed, and punched at each pull station for each hood, in each kitchen.

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Happy Thanksgiving! We look forward to your response as early as possible next week!



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
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To: Matt Martinez <mmartinez@kitchenunited.com>; Shane Peters <Shane.Peters@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keithg@gpan.com>; Leo Pustilnikov <leo@silinvestments.com>; Ara Sargsyan <Ara.Sargsyan@santamonica.gov>
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Thank you



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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, November 16, 2022 12:31 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Shane Peters <Shane.Peters@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Keith Glassman <keithg@gpan.com>; Leo Pustilnikov <leo@silinvestments.com>
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EXTERNAL

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up and running. It truly was an equipment replacement like-for-like with no MEP loads added to the facility. As described on our applications, there was zero plumbing and zero mechanical work. The only electrical work was relocating a few outlets, without additional loads. Shane does not believe our scope would warrant a full electronic review. Is there a chance to rescind our plans from the Project Dox system & submit over the counter for an electrical trade permit? Please let us know if that is possible. We understand if the field inspector witnesses a different scenario in the field, we will need to go through a different process. Feel free to contact me directly if you'd like to discuss in greater detail. Thank you!



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Monday, November 14, 2022 10:43 AM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

Hi Matt. Look in the Department Review Report and that will show contact information. Everyone's email follows the general firstname.lastname@santamonica.gov naming convention. Fire reviewer will either Daniel Galvan or Matthew Galvan.

Not sure if I sent this to you before, but instructions on how to view the plan markups is at link below.

<https://youtu.be/bNIGZP5n35U>

Thank you



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Good morning Ariel,
 I was checking Project Dox (see workflow routing slip below) and cannot seem to locate Daniel Batarseh and Joshua Carvalho's contact information in your system. Please forward when you have a moment & I'll verify review status. Also, it doesn't appear a Fire reviewer has been assigned yet(?). Will that assignment occur soon? In addition, I left a message with Shane Peters this morning to clarify the proposed scope of work as he is requesting stamped Mechanical plans for resubmittal. Let us know if you can help clarify the proposed scope with Shane as he released the same comments for all four kitchens. Thank you!

Workflow Routing Slip Report

Project Name:	22BLD-3828							
Workflow Started:	11/07/2022 3:26 PM							
Report Generated:	11/14/2022 09:02 AM							
Task Name	Status	Cycle	Date Assigned	Date Accepted	Date Completed	Group Name	User	Sub Total
Applicant Upload Task	Completed	0	11/07/2022 4:09 PM	11/07/2022 4:32 PM	11/07/2022 4:33 PM	Applicant	Matt Martinez	0:00:24:04
Assign PS	Completed	0	11/07/2022 4:34 PM	11/08/2022 9:12 AM	11/08/2022 9:14 AM	Permit Specialist Supervisor	Ariel Socarras	0:16:40:03
Prescreen Review Task	Completed	0	11/08/2022 9:15 AM	11/08/2022 9:18 AM	11/08/2022 9:18 AM	Permit Specialist	Ariel Socarras	0:00:02:52
Assign Reviewers Task	Completed	0	11/08/2022 9:20 AM	11/08/2022 9:21 AM	11/08/2022 9:22 AM	Permit Specialist	Ariel Socarras	0:00:02:29
BS-Pick Supervisor Assign Reviews task for Department Review for review cycle #1	Completed	1	11/08/2022 9:25 AM	11/08/2022 9:27 AM	11/08/2022 9:29 AM	BS-Pick Supervisor	Ariel Socarras	0:00:04:15
Fire Review Department Review cycle #1	Pending	1	11/08/2022 9:25 AM			Fire Review		
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BS-Arc and Struct Review Department Review cycle #1	Pending	1	11/08/2022 9:28 AM			BS-Arc and Struct Review	Kamran Ravandi	
BS-Mech Review Department Review cycle #1	Completed	1	11/09/2022 12:36 PM	11/10/2022 4:42 AM	11/10/2022 4:44 AM	BS-Mech Review	Shane Peters	0:16:07:35
PW-Civil Eng Review Department Review cycle #1	Pending	1	11/14/2022 8:12 AM			PW-Civil Eng Review	Daniel Batarseh	
Total Workflow Time to Completion:								



From: [Ariel Socarras](#)
To: [Corey Becker](#)
Cc: [Matt Martinez](#); [Leo Pustilnikov](#)
Subject: RE: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)
Date: Monday, November 28, 2022 10:29:06 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Thank Corey. Unfortunately, I can't speak to what Fire will need. I am sure the pull tags will be verified at inspection. I was simply advising that it might be helpful to review staff if you include/upload the PDF that Matt sent in his previous email. Other than that, I defer you to the specific corrections issued by the various reviewers.

Thank you



Ariel Socarras
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[Facebook](#) | [Twitter](#) | [Instagram](#)
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From: Corey Becker <cbecker@kitchenunited.com>
Sent: Monday, November 28, 2022 10:21 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Matt Martinez <mmartinez@kitchenunited.com>; Leo Pustilnikov <leo@slinvestments.com>
Subject: Re: Kitchen United 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841)

EXTERNAL

Thank you Ariel
The hood certifications are stamped, signed and dated on the pull stations by Edison Fire.
Would a picture suffice for the submittal or a copy of the tag? We are still unclear if you are requiring a FD suppression test.

Corey

On Nov 28, 2022, at 10:15 AM, Ariel Socarras <Ariel.Socarras@santamonica.gov> wrote:

Hi Matt,

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kitchen united
323-393-3581

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Workflow Routing Slip Report

Project Name: 22BLD-3828

Workflow Started: 11/07/2022 3:26 PM

Report Generated: 11/14/2022 09:02 AM

Task Name	Status	Cycle	Date Assigned	Date Accepted	Date Completed	Group Name	User	Sub Total
Applicant Upload Task	Completed	0	11/07/2022 4:09 PM	11/07/2022 4:32 PM	11/07/2022 4:33 PM	Applicant	Matt Martinez	0:00:24:04
Assign PS	Completed	0	11/07/2022 4:34 PM	11/08/2022 9:12 AM	11/08/2022 9:14 AM	Permit Specialist Supervisor	Ariel Socarras	0:16:40:03
Prescreen Review Task	Completed	0	11/08/2022 9:15 AM	11/08/2022 9:18 AM	11/08/2022 9:18 AM	Permit Specialist	Ariel Socarras	0:00:02:52
Assign Reviewers Task	Completed	0	11/08/2022 9:20 AM	11/08/2022 9:21 AM	11/08/2022 9:22 AM	Permit Specialist	Ariel Socarras	0:00:02:29
BS-Pick Supervisor Assign Reviews task for Department Review for review cycle #1	Completed	1	11/08/2022 9:25 AM	11/08/2022 9:27 AM	11/08/2022 9:29 AM	BS-Pick Supervisor	Ariel Socarras	0:00:04:15
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BS-Mech Department Review cycle #1	Completed	1	11/09/2022 12:36 PM	11/10/2022 4:42 AM	11/10/2022 4:44 AM	BS-Mech Review	Shane Peters	0:16:07:35
PW-Civil Eng Review Department Review cycle #1	Pending	1	11/14/2022 8:12 AM			PW-Civil Eng Review	Daniel Batarseh	
Total Workflow Time to Completion:								



Matt Martinez
 Director of Architecture & Design
 kitchen united
 323-393-3381

From: [Regina Szilak](#)
To: ["Leo Pustilnikov"](#)
Subject: RE: 174 Kinney- pick up doc or arrange notary at City Hall
Date: Wednesday, December 7, 2022 11:39:43 AM
Attachments: [image001.png](#)
[signature instructions 2022.docx](#)

Hi Leo,

You and the four 174 Kinney property owners have two options:

1. Pick up the document at City Hall East and return it to my attention;
2. Or make arrangements to come to City Hall and have your signature notarized.

I've copied the instructions I sent previously. Please do not print the document, as the City Attorney's wet signature has certified the document to form and multiple additional pages would likely be rejected upon recordation by the County Clerk's Office.

Please let me know if you have further questions.

Regards,



Gina Szilak
Associate Planner

(866) 311-SAMO

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, December 7, 2022 11:24 AM
To: Regina Szilak <Regina.Szilak@santamonica.gov>
Subject: 174 Kinney

EXTERNAL

Regina,

Do we need to come pick up the mills act to have notarized or can we print the PDF you sent to David Kaplan and bring that one in?

thanks,
leo

From: [Leo Pustilnikov](#)
To: Regina.Szilak@santamonica.gov
Subject: 174 Kinney
Date: Wednesday, December 7, 2022 11:24:24 AM

EXTERNAL

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thanks,
leo

From: [Regina Szilak](#)
To: "Leo Pustilnikov"
Subject: RE: 174 Kinney- pick up doc or arrange notary at City Hall document available now
Date: Wednesday, December 7, 2022 12:41:11 PM
Attachments: [image001.png](#)

Leo, yes the documents are available today.

Please read my instructions and request the Kinney Street contract at the front desk of City Hall East.

Regards,



Gina Szilak
Associate Planner

(866) 311-SAMO

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, December 7, 2022 11:43 AM
To: Regina Szilak <Regina.Szilak@santamonica.gov>
Subject: Re: 174 Kinney- pick up doc or arrange notary at City Hall

EXTERNAL

When can i come pick it up? Can i stop by today?

Sent from my iPhone

On Dec 7, 2022, at 11:39 AM, Regina Szilak <Regina.Szilak@santamonica.gov> wrote:

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<image001.png>

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thanks,

leo

<signature instructions 2022.docx>

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To: [Regina Szilak](#)
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Gina Szilak
Associate Planner

(866) 311-SAMO

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, December 7, 2022 11:24 AM
To: Regina Szilak <Regina.Szilak@santamonica.gov>
Subject: 174 Kinney

EXTERNAL

Regina,

Do we need to come pick up the mills act to have notarized or can we print the PDF you sent to David Kaplan and bring that one in?

thanks,
leo

<signature instructions 2022.docx>

From: [Jennifer Taylor](#)
To: [Danielle Valenzuela](#); [Andrew Thomas](#)
Cc: [Joseph Dieguez](#)
Subject: RE: Samo eifd
Date: Monday, December 12, 2022 12:31:21 PM
Attachments: [image005.png](#)
[image007.png](#)
[image010.png](#)
[image012.png](#)
[image014.png](#)
[image016.png](#)
[image018.png](#)
[image009.png](#)
[image011.png](#)
[image013.png](#)
[image015.png](#)
[image017.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)

In addition to the times I listed below, I could also do Weds 18th 11am- 12 pm. For the following week, I'm wide open on Tuesday 24th.

Thanks, Jennifer

From: Danielle Valenzuela <dvalenzuela@kosmont.com>
Sent: Monday, December 12, 2022 12:27 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Andrew Thomas <andrew@downtownsm.com>
Cc: Joseph Dieguez <jdieguez@kosmont.com>
Subject: RE: Samo eifd

EXTERNAL

Looking at both of your openings, we may have to look at the next week on the 23rd. Tuesday works for you both, however, Larry has an in-person event that day. Jennifer and Joe, could you glance at the others and see if there is any other possibility?

Joe:

Mon 1/16 noon-1, 4:00-4:30
Tues 1/17 10:30-1:00, 2:30-4:00
Wed 1/18 noon-1, 2:30-5:00

Jennifer:

Tuesday 17th – 10 am to 12 noon, 3-4 pm
Thursday 19th 9-11am
Friday 20th anytime

Larry:

Mon 1/16: 10 - 11am, 11:30 – 1 pm, 2 – 3 pm

Wed 1/18: 11 am – 4 pm

Thur 1/19: All day 8:30 – 5 pm

Fri 1/20:



DANIELLE VALENZUELA

Management Assistant

Direct: 424-297-1005

dvalenzuela@kosmont.com

www.kosmont.com

Office 424-297-1070

[Join Our Mailing List](#)

Mailing: 1601 N Sepulveda Blvd, #382

Manhattan Beach, CA 90266

Office: 2301 Rosecrans Avenue, Suite 4140

El Segundo, CA 90245

***Additional
Kosmont
Firms***

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>

Sent: Monday, December 12, 2022 11:53 AM

To: Danielle Valenzuela <dvalenzuela@kosmont.com>; Andrew Thomas <andrew@downtownsm.com>

Cc: Joseph Dieguez <jdieguez@kosmont.com>

Subject: RE: Samo eifd

I can start! I'm available for a call the following dates/times:

Tuesday 17th – 10 am to 12 noon, 3-4 pm

Thursday 19th 9-11am

Friday 20th anytime

Thanks,



Jennifer Taylor

Economic Development Manager

(310) 458-8906

santamonica.gov

From: Danielle Valenzuela <dvalenzuela@kosmont.com>
Sent: Monday, December 12, 2022 11:09 AM
To: Andrew Thomas <andrew@downtownsm.com>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Cc: Joseph Dieguez <jdieguez@kosmont.com>
Subject: RE: Samo eifd

EXTERNAL

Good morning,

Yes definitely, that is no problem. Looking forward to January, could you send your availability for the week of the 16th?



DANIELLE VALENZUELA

Management Assistant

Direct: 424-297-1005
dvalenzuela@kosmont.com

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*Mailing: 1601 N Sepulveda Blvd, #382
Manhattan Beach, CA 90266*
Office: 2301 Rosecrans Avenue, Suite 4140
El Segundo, CA 90245

***Additional
Kosmont
Firms***

From: Andrew Thomas <andrew@downtownsm.com>
Sent: Monday, December 12, 2022 8:55 AM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Cc: Danielle Valenzuela <dvalenzuela@kosmont.com>
Subject: Re: Samo eifd

Sounds great to me.

Andrew

Andrew Thomas, LPM
Chief Executive Officer

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355 (Office)
www.DowntownSM.com
Facebook | Twitter

On Dec 12, 2022, at 8:54 AM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Let's look to schedule this in early January, if possible. This is a really busy period prior to the holidays. I want to ensure we have enough time for a thoughtful meeting and discussion, given Larry's generous offer to meet.

From: Andrew Thomas <andrew@downtownsm.com>

Sent: Monday, December 12, 2022 8:43 AM

To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Danielle Valenzuela <dvalenzuela@kosmont.com>

Subject: Re: Samo eifd

EXTERNAL

This time frame works for me. Just let me know. Thanks!

Andrew

Andrew Thomas, LPM
Chief Executive Officer

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355 (Office)
www.DowntownSM.com
Facebook | Twitter

On Dec 9, 2022, at 1:48 PM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Unfortunately I'm not available then. The only time I can now do on Weds 14th is from 2-3 pm. Let me know if you want to look at any other dates.

Thanks,
Jennifer

From: Danielle Valenzuela <dvalenzuela@kosmont.com>
Sent: Friday, December 9, 2022 11:56 AM
To: Andrew Thomas <andrew@downtownsm.com>
Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Joseph Dieguez <jdieguez@kosmont.com>
Subject: RE: Samo eifd

EXTERNAL

Thank you for confirming Andrew. I have sent a calendar invitation for Wednesday the 14th at 3:30 pm as a placeholder. Please let me know if this doesn't work for you Jennifer and we can revisit times if needed.

<[image001.png](#)>

DANIELLE VALENZUELA

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*Office: 2301 Rosecrans Avenue,
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El Segundo, CA 90245

<[image012.png](#)><[image013.png](#)><[image014.png](#)>

<[image015.png](#)><[image016.png](#)>

**Additional
Kosmont
Firms**

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Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Joseph Dieguez <jdieguez@kosmont.com>

Subject: Re: Samo eifd

Either time is great for me. Just let me know.

Thank you!

Andrew

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Chief Executive Officer

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www.DowntownSM.com
Facebook | Twitter

On Dec 7, 2022, at 1:08 PM, Danielle Valenzuela
<dvalenzuela@kosmont.com> wrote:

Good afternoon Jennifer,

I would be happy to help schedule on behalf of Larry and Joe.
There is availability next week Wednesday December 14, 12 -
1 pm or 3 - 4 pm. Please let me know if this works for you and
Andrew, and I will send a zoom invitation.

Danielle Valenzuela
Management Assistant
Kosmont Companies
424-297-1005

-----Original Message-----

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Sent: Wednesday, December 7, 2022 9:27 AM
To: Leo Pustilnikov <leo@slhinvestments.com>; Larry
Kosmont <lkosmont@kosmont.com>
Cc: Andrew Thomas <andrew@downtownsm.com>; Joseph
Dieguez <jdieguez@kosmont.com>; Danielle Valenzuela
<dvalenzuela@kosmont.com>
Subject: RE: Samo eifd

Thanks for the introductions, Leo.

Larry, nice to meet you. Next week works a bit better for me. I'm free next Tuesday between 12-3:30 pm. Andrew and Larry, let me know if there's time there that might work for you both.

Many thanks,

Jennifer Taylor
Economic Development Manager
City of Santa Monica
(310) 458-8906
santamonica.gov

-----Original Message-----

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, December 6, 2022 7:29 PM

To: Larry Kosmont <lkosmont@kosmont.com>

Cc: Andrew Thomas <andrew@downtownsm.com>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Joseph Dieguez <jdieguez@kosmont.com>; Danielle Valenzuela <dvalenzuela@kosmont.com>

Subject: Re: Samo eifd

EXTERNAL

Dtsm board w city staff ... Andrew is the new ceo

Sent from my iPhone

On Dec 6, 2022, at 7:18 PM, Larry Kosmont <lkosmont@kosmont.com> wrote:

Lets do it -- let me know the audience - and the sequence Andrew and Jennifer, let's set up a call to walk through the logistics and audience

I can chat tomorrow (Wednesday) at 11:45 or noon

If that doesn't work we may have ot push to late Thursday afternoon or Friday Next week is fine as well

Danielle can coordinate - Joe Dieguez should be on the call as well -- these times did not account for his availability

Let us know

LARRY J. KOSMONT, CRE®
Chairman & CEO
CA DRE Broker # 01182660

Cell: 213-507-9000 / Direct: 424-297-1077 LKosmont@kosmont.com

[https://urldefense.com/v3/__http://www.kosmont.com__;!!OfuUnHCITYtmmjM!uMdbdX5UNCpBjSgfpzFcHolDZtlc9Uj0vWtTr8gsIMkpeFRUanvOTk8yv7GHv2rbfS2svKp0A3wCBZPh83X0Ag43yZrU\\$](https://urldefense.com/v3/__http://www.kosmont.com__;!!OfuUnHCITYtmmjM!uMdbdX5UNCpBjSgfpzFcHolDZtlc9Uj0vWtTr8gsIMkpeFRUanvOTk8yv7GHv2rbfS2svKp0A3wCBZPh83X0Ag43yZrU$)
Office 424-297-1070
Mailing: 1601 N Sepulveda Blvd, #382
Manhattan Beach, CA 90266
Join Our Mailing List

Office: 2301 Rosecrans Avenue, Suite 4140 El Segundo, CA 90245

Additional
Kosmont
Firms

-----Original Message-----

From: Leo Pustilnikov
<leo@slhinvestments.com>
Sent: Tuesday, December 6, 2022 4:37 PM
To: Andrew Thomas
<andrew@downtownsm.com>; Larry Kosmont

<lkosmont@kosmont.com>; Jennifer Taylor
<Jennifer.Taylor@santamonica.gov>
Subject: Samo eifd

Larry,

Can we set up a time for you to present an eifd plan to the board and city as we previously discussed? I cc'd Andrew and Jennifer to coordinate.

Best,
Leo

Sent from my iPhone

From: [Jennifer Taylor](#)
To: [Danielle Valenzuela](#); [Andrew Thomas](#)
Subject: RE: Samo eifd
Date: Friday, December 9, 2022 1:48:32 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

Unfortunately I'm not available then. The only time I can now do on Weds 14th is from 2-3 pm. Let me know if you want to look at any other dates.

Thanks,
Jennifer

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Sent: Friday, December 9, 2022 11:56 AM
To: Andrew Thomas <andrew@downtownsm.com>
Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Joseph Dieguez <jdieguez@kosmont.com>
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EXTERNAL

Thank you for confirming Andrew. I have sent a calendar invitation for Wednesday the 14th at 3:30 pm as a placeholder. Please let me know if this doesn't work for you Jennifer and we can revisit times if needed.



www.kosmont.com
Office 424-297-1070
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Kosmont**

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Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Joseph Dieguez <jdieguez@kosmont.com>
Subject: Re: Samo eifd

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Thank you!

Andrew

Andrew Thomas, LPM
Chief Executive Officer

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Facebook | Twitter

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Danielle Valenzuela
Management Assistant
Kosmont Companies
424-297-1005

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<lkosmont@kosmont.com>

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Subject: RE: Samo eifd

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Larry, nice to meet you. Next week works a bit better for me. I'm free next Tuesday between 12-3:30 pm. Andrew and Larry, let me know if there's time there that might work for you both.

Many thanks,

Jennifer Taylor
Economic Development Manager
City of Santa Monica
(310) 458-8906
santamonica.gov

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Cc: Andrew Thomas <andrew@downtownsm.com>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Joseph Dieguez <jdieguez@kosmont.com>; Danielle Valenzuela <dvalenzuela@kosmont.com>
Subject: Re: Samo eifd

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Dtsm board w city staff ... Andrew is the new ceo

Sent from my iPhone

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Let us know

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Chairman & CEO
CA DRE Broker # 01182660

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https://urldefense.com/v3/__http://www.kosmont.com__!!OfuUnHCITYtmmjM

!uMdbdX5UNCpBjSgfpzFcHolDZtlc9Uj0vWtTr8gslMkpeFRUanvOTk8yv7GH
v2rbfS2sv

Kp0A3wCBZPh83X0Ag43yZrU\$

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Additional
Kosmont
Firms

-----Original Message-----

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Sent: Tuesday, December 6, 2022 4:37 PM

To: Andrew Thomas <andrew@downtownsm.com>; Larry Kosmont <lkosmont@kosmont.com>; Jennifer Taylor

<Jennifer.Taylor@santamonica.gov>

Subject: Samo eifd

Larry,

Can we set up a time for you to present an eifd plan to the board and city as we previously discussed? I cc'd Andrew and Jennifer to coordinate.

Best,

Leo

Sent from my iPhone

From: [Jennifer Taylor](#)
To: [Jamison Hayward](#); [Andrew Thomas](#)
Cc: [Leo Pustilnikov](#)
Subject: RE: Bidder Claims Company Misled City to Win Lucrative "Wayfinding" Contract
Date: Tuesday, December 13, 2022 2:53:15 PM

Congrats, Leo!

From: Jamison Hayward <jamison@downtownsm.com>
Sent: Tuesday, December 13, 2022 2:34 PM
To: Andrew Thomas <andrew@downtownsm.com>
Cc: Leo Pustilnikov <leo@slhinvestments.com>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Re: Bidder Claims Company Misled City to Win Lucrative 'Wayfinding' Contract

EXTERNAL

Congrats, Leo!!!

Jamison Hayward
Policy & Placemaking Manager

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355
www.DowntownSM.com
[Facebook](#) | [Twitter](#)

On Tue, Dec 13, 2022 at 2:32 PM Andrew Thomas <andrew@downtownsm.com> wrote:

Congratulations! [REDACTED]

Andrew

Andrew Thomas, LPM
Chief Executive Officer

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355 (Office)
www.DowntownSM.com
[Facebook](#) | [Twitter](#)

On Dec 13, 2022, at 2:31 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

[REDACTED] so can't make it tonight unfortunately

Sent from my iPad

On Dec 13, 2022, at 2:23 PM, Andrew Thomas
<andrew@downtownsm.com> wrote:

Hi Leo,

We've met with Big Outdoor and I believe the City will be re-investing a percentage of the ad revenue into Downtown. We should certainly be at the table to help guide that investment.

A 2023 NYE celebration sounds terrific too!

Hope to see you tonight at 1212.

Thanks!

Andrew

Andrew Thomas, LPM
Chief Executive Officer

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355 (Office)
www.DowntownSM.com
Facebook | Twitter

On Dec 13, 2022, at 11:02 AM, Leo Pustilnikov
<leo@slhinvestments.com> wrote:

Any kiosks on the promenade should cut the tenants off a piece and again, a good Segway to getting advertising (led, murals, digital displays) on the promenade to make it more of a Broadway nyc feel... my two cents for consideration as part of the economic incentives to bring 3rd back... and to that end, a new years celebration in 2023 should be an event we consider

https://www.surfsantamonica.com/ssm_site/the_lookout/news/News-2022/December-2022/12_12_2022_Bidder_Mounts_Last_Ditch_Effort_to_Block_Lucrative_Wayfinding_Contract.html

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Regina Szilak](#)
Cc: [David Kaplan](#); [Adam Kanizo](#)
Subject: Re: recording options and fee"s: Mills Act Contracts 2602 3rd Street, 227 Beach Street, 227 Broadway, 818 Grant Street, 174 Kinney Ave. obtain property owners notarized signatures
Date: Tuesday, December 20, 2022 10:37:57 AM

EXTERNAL

You received Kinney already, no?

Sent from my iPhone

On Dec 20, 2022, at 10:28 AM, Regina Szilak
<Regina.Szilak@santamonica.gov> wrote:

Hello all,
We are close to having the final signatures for execution of the Mills Act contracts, so I am again sending a single communication to ensure the contracts are recorded on time.

There are two available options for recordation:

1. The applicant picks up the document and makes arrangements to have it recorded with the Los Angeles County Recorder's Office:
<https://www.lavote.gov/home/recorder/property-document-recording/recording-requirements>
2. The City will have the documents recorded for a \$45 fee + recording costs via a title company. If your client chooses option #2, please provide me with a billing record, i.e. name, mailing address, phone number and any other pertinent information so that I may create a payment invoice.

Thank you for your attention to this matter.

Regards,



Gina Szilak
Associate Planner

(866) 311-SAMO
santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: Regina Szilak

Sent: Tuesday, December 6, 2022 1:17 PM

To: David Kaplan <david@kckarchitects.com>; Isabelle Duvivier <isabelle@idarchitect.com>; Robert Chattel <robert@chattel.us>; Stacey Davy <SDavy@kandklaw.com>

Subject: Mills Act Contracts 2602 3rd Street, 227 Beach Street, 227 Broadway, 818 Grant Street, 174 Kinney Ave. obtain property owners notarized signatures

Hello all,

<< File: signature instructions 2022.docx >>

I'm including applicant's for the five Mills Act contracts in one communication to expedite the process of obtaining the property owner's notarized signatures. You are the applicant for one or more of these five Mills Act Landmark contracts.

I've attached instructions on how to obtain the document and return the contracts to my attention. In an effort to have these contracts recorded by the end of this year, please attempt to return them to my attention at 323 Olympic Drive (front check-in counter) by December 15, 2022. In addition to the property owner's signature(s), the City Manager and City Clerk's signatures will occur after the original document(s) are returned to the City.

Please arrange for pick/return of the documents or alternatively, you may wish to make arrangements to have a City staff person notarized signatures via an in person appointment at City Hall East (323 Olympic Drive Santa Monica, CA 9040`).

I will have further instructions regarding the final recording arrangements and any fee's that might be required to facilitate that process.

Regards,

<< OLE Object: Picture (Device Independent Bitmap) >>

Gina Szilak
Associate Planner

(866) 311-SAMO

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: [Leo Pustilnikov](#)
To: [Regina Szilak](#); [Amy Hiraheta](#); [Eli Taban](#)
Cc: [David Kaplan](#); [Adam Kanizo](#); [Stephanie Reich](#)
Subject: Re: recording options and fee"s: Mills Act Contracts 2602 3rd Street, 227 Beach Street, 227 Broadway, 818 Grant Street, 174 Kinney Ave. obtain property owners notarized signatures
Date: Tuesday, December 20, 2022 12:23:43 PM
Attachments: [image001.png](#)

EXTERNAL

Amy,

Can we do a courtesy recording?

Regina,

Can we pick up and deliver to Amy at old republic?

Thanks,
Leo

Sent from my iPhone

On Dec 20, 2022, at 12:21 PM, Regina Szilak <Regina.Szilak@santamonica.gov> wrote:

Hi Leo,
The City is executing the final contract signatures including the 174 Kinney Street Mills Act.

Please decide with your ownership team the recording method as noted in the previous communication, and if opting to have it recorded by the title company, please provide the requested billing information.

Regards,



City of
**Santa
Monica**

Gina Szilak

Associate Planner

(866) 311-SAMO

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, December 20, 2022 10:38 AM

To: Regina Szilak <Regina.Szilak@santamonica.gov>

Cc: David Kaplan <david@kckarchitects.com>; Adam Kanizo <adam@diico.com>

Subject: Re: recording options and fee's: Mills Act Contracts 2602 3rd Street, 227 Beach Street, 227 Broadway, 818 Grant Street, 174 Kinney Ave. obtain property owners notarized signatures

EXTERNAL

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Sent from my iPhone

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Hello all,

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There are two available options for recordation:

<!--[if !supportLists]-->1. <!--[endif]-->The applicant picks up the document and makes arrangements to have it recorded with the Los Angeles County Recorder's Office:

<https://www.lavote.gov/home/recorder/property-document-recording/recording-requirements>

<!--[if !supportLists]-->2. <!--[endif]-->The City will have

the documents recorded for a \$45 fee + recording costs via a title company. If your client chooses option #2, please provide me with a billing record, i.e. name, mailing address, phone number and any other pertinent information so that I may create a payment invoice.

Thank you for your attention to this matter.

Regards,



Gina Szilak
Associate Planner

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[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: Regina Szilak

Sent: Tuesday, December 6, 2022 1:17 PM

To: David Kaplan <david@kckarchitects.com>; Isabelle Duvivier <isabelle@idarchitect.com>; Robert Chattel <robert@chattel.us>; Stacey Davy <SDavy@kandklaw.com>

Subject: Mills Act Contracts 2602 3rd Street, 227 Beach Street, 227 Broadway, 818 Grant Street, 174 Kinney Ave. obtain property owners notarized signatures

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Landmark contracts.

I've attached instructions on how to obtain the document
and return the contracts to my attention. In an effort to
have these contracts recorded by the end of this year,
please attempt to return them to my attention at 323
Olympic Drive (front check-in counter) by December 15,
2022. In addition to the property owner's signature(s),
the City Manager and City Clerk's signatures will occur
after the original document(s) are returned to the City.

Please arrange for pick/return of the documents or
alternatively, you may wish to make arrangements to
have a City staff person notarized signatures via an in
person appointment at City Hall East (323 Olympic
Drive Santa Monica, CA 9040`).

I will have further instructions regarding the final
recording arrangements and any fee's that might be
required to facilitate that process.

Regards,

<< OLE Object: Picture (Device Independent Bitmap) >>

Gina Szilak

Associate Planner

(866) 311-SAMO

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: [David Martin](#)
To: [Andrew Thomas](#)
Subject: RE: Can we chat pls !!
Date: Wednesday, December 21, 2022 2:49:09 PM

Hi Andrew,

Ariel is reaching out to Corey to see what needs to be done. Leo keeps saying they aren't doing anything but they are adding new equipment, moving walls and also adding electrical outlets. Also, they haven't been responsive to the plan check corrections and are now on their third round. I'll update you after I hear back from Ariel.

From: Andrew Thomas <andrew@downtownsm.com>
Sent: Wednesday, December 21, 2022 12:47 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: Fwd: Can we chat pls !!

EXTERNAL

Hi David,

See below.

I'm not exactly sure what is the issue with Kitchen United, but is there any way we can expedite?

Please let me know. Thanks!

Andrew

Andrew Thomas, LPM
Chief Executive Officer

Downtown Santa Monica, Inc.
1351 Third Street Promenade, Ste. 201
Santa Monica, CA 90401
310.393.8355 (Office)
www.DowntownSM.com
Facebook | Twitter

Begin forwarded message:

From: Leo Pustilnikov <leo@slhinvestments.com>

Subject: Fwd: Can we chat pls !!

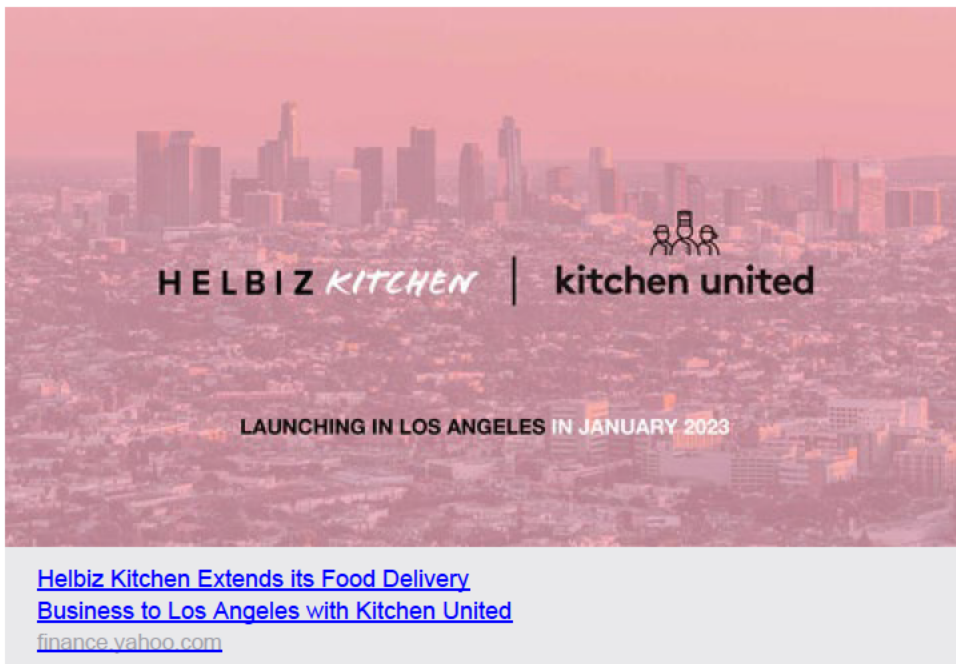
Date: December 21, 2022 at 12:24:29 PM PST

To: Phil Brock <Phil.Brock@santamonica.gov>, Andrew Thomas <andrew@downtownsm.com>, Michael Montagano <michael@kitchenunited.com>, David White <David.White@santamonica.gov>, Corey Becker <cbecker@kitchenunited.com>, Brad Green <bradley.green@transwestern.com>, Eli Taban <Eli@ejtventures.com>
Cc: oscar.delatorre@smgov.net, ana.negrete@smgov.net

Guys,

This is getting is getting silly! They are doing absolutely nothing to the place and being given the run around to reopen wotu countless unnecessary delays and requests. The street and the city needs the food hall reopened ASAP! I [REDACTED] am available anytime today or tomorrow to hop on a call and find a resolution.

Councilman Brock and City Manager White, i ask we hop on a call ASAP to get to the bottom of this. The last thing Santa Monica needs is news of these unnecessary delays on heels of John Alle's publicity stunt. This was supposed to be a big part of the streets comeback with national news stories on some of KU clients already in the press!



If you want the narrative to change from what we have been seeing the last few months, we need to expedite this. Let me know when everyone is free for a call.

Best,
Leo

Sent from my iPhone

Begin forwarded message:

From: Corey Becker <cbecker@kitchenunited.com>
Date: December 21, 2022 at 12:02:51 PM PST
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>, Matt Martinez <mmartinez@kitchenunited.com>
Cc: david.martin@santamonica.gov, David.White@santamonica.gov
Subject: Fwd: Can we chat pls !!

Ariel - do you have time for a call today like 10 minutes or so with Matt and I?

What Cameron Ravandi is asking for on projectDox and what he said on a call with Matt are very different.

I'd also like to discuss the very unprofessional call that transpired between them.

Pls let me know.

I feel that this has gone on long enough at 51 days for something that we were originally told would be a quick review.

Corey

--

Corey Becker
VP, Construction & Development

cbecker@kitchenunited.com

714-625-6347

www.kitchenunited.com



From: [Leo Pustilnikov](#)
To: [David White](#)
Cc: [Phil Brock](#); [Andrew Thomas](#); [Michael Montagano](#); [Corey Becker](#); [Brad Green](#); [Eli Taban](#); [Oscar de la Torre](#); [Lana Negrete](#); [David Martin](#)
Subject: Re: Can we chat pls !!
Date: Wednesday, December 21, 2022 6:05:21 PM

EXTERNAL

Thanks, i spoke to David m a few times today as well... hopefully whatever miscommunication is happening is resolved tomorrow... I'll be joining the call as well to make sure no funny business takes place.

Thanks for following up.

Best,
Leo

Sent from my iPhone

On Dec 21, 2022, at 5:43 PM, David White <David.White@santamonica.gov> wrote:

Leo, I connected with David Martin and I understand that the two of you connected and based on an email I saw from Ariel that a meeting is scheduled for tomorrow morning to discuss the status of the project.

<image001.jpg>

David White

City Manager

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Subscribe to City of Santa Monica Email Updates](#)

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Wednesday, December 21, 2022 12:24 PM

To: Phil Brock <Phil.Brock@santamonica.gov>; Andrew Thomas <andrew@downtownsm.com>; Michael Montagano <michael@kitchenunited.com>; David White <David.White@santamonica.gov>; Corey Becker <cbecker@kitchenunited.com>; Brad Green <bradley.green@transwestern.com>; Eli

Taban <Eli@ejtventures.com>

Cc: Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>

Subject: Fwd: Can we chat pls !!

EXTERNAL

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<image002.jpg>

[Helbiz Kitchen Extends its Food Delivery Business to Los Angeles with Kitchen United](#)
[finance.yahoo.com](#)

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Corey

--

Corey Becker
VP, Construction & Development

cbecker@kitchenunited.com

714-625-6347

www.kitchenunited.com



From: [Leo Pustilnikov](#)
To: [David White](#)
Cc: [Phil Brock](#); [Andrew Thomas](#); [Michael Montagano](#); [Corey Becker](#); [Brad Green](#); [Eli Taban](#); [Oscar de la Torre](#); [Lana Negrete](#); [David Martin](#)
Subject: Re: Can we chat pls !!
Date: Thursday, December 22, 2022 10:41:11 AM

EXTERNAL

After the call, i am cautiously optimistic it will reopen in early January... we will know after an am follow up meeting tomorrow.

Thanks for all your help David W. and David M..

Happy holidays!

Best,
Leo

Sent from my iPhone

On Dec 21, 2022, at 6:13 PM, David White <David.White@santamonica.gov> wrote:

Sounds good, thank you.

<image001.jpg>

David White

City Manager

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Subscribe to City of Santa Monica Email Updates](#)

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Wednesday, December 21, 2022 6:05 PM

To: David White <David.White@santamonica.gov>

Cc: Phil Brock <Phil.Brock@santamonica.gov>; Andrew Thomas <andrew@downtownsm.com>; Michael Montagano <michael@kitchenunited.com>; Corey Becker <cbecker@kitchenunited.com>; Brad Green <bradley.green@transwestern.com>; Eli Taban <eli@ejtventures.com>; Oscar de la

Torre <Oscar.delaTorre@santamonica.gov>; Lana Negrete
<Lana.Negrete@santamonica.gov>; David Martin <David.Martin@santamonica.gov>
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City Manager

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

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<cbecker@kitchenunited.com>; Brad Green

<bradley.green@transwestern.com>; Eli Taban <Eli@ejtventures.com>
Cc: Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: Fwd: Can we chat pls !!

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Corey

--

Corey Becker
VP, Construction & Development

cbecker@kitchenunited.com

714-625-6347

www.kitchenunited.com



From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [Ariel Socarras](#)
Subject: Accepted: Kitchen United Plan Review Discussion @ Thu Dec 22, 2022 10am - 10:45am (PST) (Ariel Socarras)
Date: Thursday, December 22, 2022 8:59:40 AM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

Meeting to coordinate remaining corrections for the four plan reviews associated
with Kitchen United at the food court on the Promenade

22BLD-3769
22BLD-3828
22BLD-3829
22BLD-3841

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: [REDACTED]

Passcode: [REDACTED]

[Download Teams](#) | [Join on the web](#)

(Or call in (audio only

United States, Los Angeles [REDACTED]

Phone Conference ID: [REDACTED]

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

When

(Thursday Dec 22, 2022 · 10am – 10:45am (Pacific Time - Los Angeles

Organizer

Ariel Socarras
ariel.socarras@santamonica.gov

Guests

creator - Leo Pustilnikov
Corey Becker

mmartinez@kitchenunited.com

Daniel Batarseh

Kamran Ravandi

Orville Sabado

optional - David Martin

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

From: [Jennifer Taylor](#)
To: [Leo Pustilnikov](#); [Andrew Thomas](#)
Cc: [Jamison Hayward](#)
Subject: RE: Sales tax recast
Date: Tuesday, December 27, 2022 8:48:15 AM

HDL Q3 reports will be issued on Jan 17th. I will chase HDL, yet again, on the status of the amended reports we are all anxiously awaiting.

-----Original Message-----

From: Leo Pustilnikov <leo@downtownsm.com>
Sent: Monday, December 26, 2022 9:08 PM
To: Andrew Thomas <andrew@downtownsm.com>
Cc: Jamison Hayward <jamison@downtownsm.com>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Re: Sales tax recast

EXTERNAL

Thanks... i would also like all the other quarters corrected as they misstated 1200 by showing Apple and Tesla there so we can see a true comparison

Sent from my iPhone

> On Dec 26, 2022, at 8:43 PM, Andrew Thomas <andrew@downtownsm.com> wrote:

>

> Hi Leo,

>

> Happy holidays to you too. I hope all is well!

>

> We will definitely check on the reporting. Perhaps Q3 is in the books now too.

>

> Best,

>

> Andrew

>

> Andrew Thomas, LPM

> Chief Executive Officer

>

> Downtown Santa Monica, Inc.

> 1351 Third Street Promenade, Ste. 201

> Santa Monica, CA 90401

> 310.393.8355 (Office)

>

> [https://urldefense.com/v3/_http://www.DowntownSM.com_!!OfuUnHCITYtmmjM!t2lId9LqF_UDj0vUFs1pdYylbLf0JU82vfKi4BuD8Rq_SmzPfnU4nO7lh-386984HLTlcCNNAqG3MxO-roGwgwcoyg\\$](https://urldefense.com/v3/_http://www.DowntownSM.com_!!OfuUnHCITYtmmjM!t2lId9LqF_UDj0vUFs1pdYylbLf0JU82vfKi4BuD8Rq_SmzPfnU4nO7lh-386984HLTlcCNNAqG3MxO-roGwgwcoyg$)

> Facebook | Twitter

>

>> On Dec 26, 2022, at 9:00 AM, Leo Pustilnikov <leo@downtownsm.com> wrote:

>>

>> Happy holidays! Checking to see now that issues w reporting seem to have been solved (eg Apple and Tesla on 1200), will HdL recast numbers for past few years so we can compare actual performance of each block?

>>

>> Sent from my iPhone

>

From: [Regina Szilak](#)
To: ["Leo Pustilnikov"](#); [Amy Hiraheta](#); [Eli Taban](#)
Cc: [David Kaplan](#); [Adam Kanizo](#)
Subject: RE: recording 174 Kinney Ave. Mills Act contract
Date: Thursday, December 22, 2022 11:48:43 AM
Attachments: [image001.png](#)
[recording instructions 2022.docx](#)

Hello Amy and Leo,
The 174 Kinney Mills Act contract is ready for pick-up at City Hall East. We will be open until 5 pm today, 11:30 am on December 23rd, closed December 26th and open 8 am-5 pm on December 27th.

I've attached recording and pick up information.

Regards,



Gina Szilak
Associate Planner

(866) 311-SAMO

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, December 20, 2022 12:23 PM
To: Regina Szilak <Regina.Szilak@santamonica.gov>; Amy Hiraheta <AHiraheta@oldrepublictitle.com>; Eli Taban <Eli@EJTVentures.com>
Cc: David Kaplan <david@kckarchitects.com>; Adam Kanizo <adam@diico.com>; Stephanie Reich <Stephanie.Reich@santamonica.gov>
Subject: Re: recording options and fee's: Mills Act Contracts 2602 3rd Street, 227 Beach Street, 227 Broadway, 818 Grant Street, 174 Kinney Ave. obtain property owners notarized signatures

EXTERNAL

Amy,

Can we do a courtesy recording?

Regina,

Can we pick up and deliver to Amy at old republic?

Thanks,
Leo

Sent from my iPhone

On Dec 20, 2022, at 12:21 PM, Regina Szilak <Regina.Szilak@santamonica.gov> wrote:

Hi Leo,
The City is executing the final contract signatures including the 174 Kinney Street Mills Act.

Please decide with your ownership team the recording method as noted in the previous communication, and if opting to have it recorded by the title company, please provide the requested billing information.

Regards,



**City of
Santa
Monica**

Gina Szilak

Associate Planner

(866) 311-SAMO

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, December 20, 2022 10:38 AM

To: Regina Szilak <Regina.Szilak@santamonica.gov>

Cc: David Kaplan <david@kckarchitects.com>; Adam Kanizo <adam@diico.com>

Subject: Re: recording options and fee's: Mills Act Contracts 2602 3rd Street, 227 Beach Street, 227 Broadway, 818 Grant Street, 174 Kinney Ave. obtain property owners notarized signatures

EXTERNAL

You received Kinney already, no?

Sent from my iPhone

On Dec 20, 2022, at 10:28 AM, Regina Szilak <Regina.Szilak@santamonica.gov> wrote:

Hello all,

We are close to having the final signatures for execution of the Mills Act contracts, so I am again sending a single communication to ensure the contracts are recorded on time.

There are two available options for recordation:

1. The applicant picks up the document and makes arrangements to have it recorded with the Los Angeles County Recorder's Office: <https://www.lavote.gov/home/recorder/property-document-recording/recording-requirements>
2. The City will have the documents recorded for a \$45 fee + recording costs via a title company. If your client chooses option #2, please provide me with a billing record, i.e. name, mailing address, phone number and any other pertinent information so that I may create a payment invoice.

Thank you for your attention to this matter.

Regards,



Gina Szilak

Associate Planner

(866) 311-SAMO

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: Regina Szilak

Sent: Tuesday, December 6, 2022 1:17 PM

To: David Kaplan <david@kckarchitects.com>; Isabelle Duvivier <isabelle@idarchitect.com>; Robert Chattel <robert@chattel.us>; Stacey Davy <SDavy@kandklaw.com>

Subject: Mills Act Contracts 2602 3rd Street, 227 Beach Street, 227 Broadway, 818 Grant Street, 174 Kinney Ave. obtain property owners notarized signatures

Hello all,

<< File: signature instructions 2022.docx >>

I'm including applicant's for the five Mills Act contracts in one communication to expedite the process of obtaining the property owner's notarized signatures. You are the applicant for one or more of these five Mills Act Landmark contracts.

I've attached instructions on how to obtain the document and return the contracts to my attention. In an effort to have these contracts recorded by the end of this year, please attempt to return them to my attention at 323 Olympic Drive (front check-in counter) by December 15, 2022. In addition to the property owner's signature(s), the City Manager and City Clerk's signatures will occur after the original document(s) are returned to the City.

Please arrange for pick/return of the documents or alternatively, you may wish to make arrangements to have a City staff person notarized signatures via an in person appointment at City Hall East (323 Olympic Drive Santa Monica, CA 9040`).

I will have further instructions regarding the final recording arrangements and any fee's that might be required to facilitate that process.

Regards,

<< OLE Object: Picture (Device Independent Bitmap) >>

Gina Szilak

Associate Planner

(866) 311-SAMO

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov (general inquires all City Departments)

From: [Ariel Socarras](#)
To: [Corey Becker](#); [Kamran Ravandi](#)
Cc: [Leo Pustilnikov](#); [David Martin](#); [David White](#); [Matt Martinez](#); [Michael Montagano](#)
Subject: RE: Kitchen United 3rd St
Date: Tuesday, January 3, 2023 11:24:07 AM

Building and Safety completed its review (approval) of all four projects last week. Awaiting completion from Public Works and Plumbing. I reached out to both reviewers earlier this morning.

Thank you

Ariel Socarras
Building and Safety Division Manager
(310) 458-2201 ext. 5072
santamonica.gov
Facebook | Twitter | Instagram
Subscribe to City of Santa Monica Email Updates

-----Original Message-----

From: Corey Becker <cbecker@kitchenunited.com>
Sent: Tuesday, January 3, 2023 11:18 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>
Cc: Leo Pustilnikov <leo@slhinvestments.com>; David Martin <David.Martin@santamonica.gov>; David White <David.White@santamonica.gov>; Matt Martinez <mmartinez@kitchenunited.com>; Michael Montagano <michael@kitchenunited.com>
Subject: Kitchen United 3rd St

EXTERNAL

Good morning all ... hoping everyone had a restful and happy holidays.

Now that everyone is essentially back to work I'd like an update on the package Matt submitted and the conversation we all had before the break. Ariel .. you committed to having it done in a week, can you pls provide a clear and concise update this afternoon.

Not opening is putting a substantial financial hardship on KU and our members and we are soon at risk of restaurants pulling out. We need a light at the end of this tunnel.

Corey

From: [Leo Pustilnikov](#)
To: [Jennifer Taylor](#); [Jake Mathews](#)
Subject: Enterprise call
Date: Wednesday, January 4, 2023 3:02:32 PM

EXTERNAL

Jennifer, We are on teams... are you joining?

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Subject: Re: Enterprise Fish
Date: Tuesday, January 3, 2023 4:17:13 PM

EXTERNAL

David,

yes and the operator would be top notch. confidentially the jazz club would be tied to a very high profile artist. please explain to the planners that the place is pre cup so not sure if that gives more leeway or not.

best,
leo

On Tue, Jan 3, 2023 at 4:15 PM David Martin <David.Martin@santamonica.gov> wrote:

Hi Leo,

I was wondering what was happening with this space. A jazz/supper club would be great. I think it would require a CUP, but let me have a planner look into it and then we'll get back to you.

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, January 3, 2023 4:01:55 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: Enterprise Fish

EXTERNAL

David,

My tenant there is likely giving up and giving back the keys given the market and everything. I have another tenant who approached me but he wants to do a jazz club/supper club concept. Do you know what would be required to get that approved? I believe the current liquor license pre dates cups and it's been closed since covid so not sure if the duration of closure presents any issues as well. Who would i discuss this with at the city?

thanks,
leo

From: [Leo Pustilnikov](#)
To: [Shane Peters](#)
Cc: [Corey Becker](#); [Matt Martinez](#); [Ariel Socarras](#)
Subject: Re: 22bld-3769
Date: Wednesday, January 4, 2023 7:25:31 AM

EXTERNAL

Thanks Shane! Ariel, any eta on public works?

Best,
Leo

Sent from my iPhone

On Jan 4, 2023, at 7:15 AM, Shane Peters <Shane.Peters@santamonica.gov> wrote:

Done deal, I Approved yesterday, I hope it helps!
Please reach back to me if I can be of further assistance,
I work for you!

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov
<image001.png>
<image002.png>

"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Corey Becker <cbecker@kitchenunited.com>
Sent: Tuesday, January 3, 2023 6:22 PM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: 22bld-3769

EXTERNAL

Shane - can you pump these out in the next day or so pls. We really need you!!

Thank you bud

Corey

On Jan 3, 2023, at 5:30 PM, Matt Martinez
<mmartinez@kitchenunited.com> wrote:

Yes, agreed. Thank you for your help Shane!

<image003.png> **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: Shane Peters <Shane.Peters@santamonica.gov>
Sent: Tuesday, January 3, 2023 4:59 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras
<Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov
<leo@slhinvestments.com>
Subject: RE: 22bld-3769

Thank you Matt, this is much better.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov
<image006.png>
<image007.png>

“All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference”

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, January 3, 2023 4:35 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Shane Peters <Shane.Peters@santamonica.gov>; Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bld-3769

EXTERNAL

Good afternoon Ariel,
Sorry for the delay on the attached PDF. We just received this clearer, scanned version of the Health Department stamped "Approved" floor plan. I've named the PDF the same name as the file it will replace in ProjectDox. When you have a moment, please upload to the Duck Donuts "Plans" folder. Let us know if you have any questions or concerns. Thank you!

<image003.png> **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Wednesday, December 28, 2022 8:19 AM
To: Shane Peters <Shane.Peters@santamonica.gov>; Matt Martinez <mmartinez@kitchenunited.com>; Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: 22bld-3769

Good morning. I can upload the health plans one they are provided. Just email them to me.

Ariel Socarras
Building & Safety Division Manager
1685 Main St. Mail Stop #03
Santa Monica CA 90401

<image008.png>

From: Shane Peters <Shane.Peters@santamonica.gov>
Date: Tuesday, December 27, 2022 at 2:01 PM
To: Matt Martinez <mmartinez@kitchenunited.com>, Ariel Socarras

<Ariel.Socarras@santamonica.gov>, David Martin
<David.Martin@santamonica.gov>, Daniel Batarseh
<Daniel.Batarseh@santamonica.gov>, Kamran Ravandi
<Kamran.Ravandi@santamonica.gov>, Orville Sabado
<Orville.Sabado@santamonica.gov>, Daniel Galvan
<Daniel.Galvan@santamonica.gov>, Katie Seaman
<Katie.Seaman@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>, Leo Pustilnikov
<leo@slhinvestments.com>
Subject: RE: 22bld-3769

Unfortunately, I am not authorized to upload or download any documents in system, that will need to be addressed by someone above me.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov
<image006.png>
<image007.png>

"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, December 27, 2022 1:49 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras
<Ariel.Socarras@santamonica.gov>; David Martin
<David.Martin@santamonica.gov>; Daniel Batarseh
<Daniel.Batarseh@santamonica.gov>; Kamran Ravandi
<Kamran.Ravandi@santamonica.gov>; Orville Sabado
<Orville.Sabado@santamonica.gov>; Daniel Galvan
<Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov
<leo@slhinvestments.com>
Subject: RE: 22bld-3769

EXTERNAL

Yes sir, I've requested a legible version of the entire sheet without any cropping & hope to have that ASAP to share with you.

 **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: Shane Peters <Shane.Peters@santamonica.gov>
Sent: Tuesday, December 27, 2022 1:46 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bld-3769

We need entire sheet, no cropping that's a legal document for the record we cant alter that please.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov
<image006.png>
<image007.png>

"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, December 27, 2022 1:39 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin

<David.Martin@santamonica.gov>; Daniel Batarseh
<Daniel.Batarseh@santamonica.gov>; Kamran Ravandi
<Kamran.Ravandi@santamonica.gov>; Orville Sabado
<Orville.Sabado@santamonica.gov>; Daniel Galvan
<Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov
<leo@slhinvestments.com>
Subject: RE: 22bld-3769

EXTERNAL

Good afternoon Shane,
The stamped "approved" Health Department floor plan was uploaded to the "Plans" folder (see screenshot below), but it's similar to the American Gravy floor plan & has edges cropped. I'll reach out to the member for a more legible copy & share with you ASAP.

<image009.png>

<image003.png> **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: Shane Peters <Shane.Peters@santamonica.gov>
Sent: Tuesday, December 27, 2022 1:24 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras
<Ariel.Socarras@santamonica.gov>; David Martin
<David.Martin@santamonica.gov>; Daniel Batarseh
<Daniel.Batarseh@santamonica.gov>; Kamran Ravandi
<Kamran.Ravandi@santamonica.gov>; Orville Sabado
<Orville.Sabado@santamonica.gov>; Daniel Galvan
<Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov
<leo@slhinvestments.com>
Subject: 22bld-3769

Hello Matt, I do not see the Health stamps on submitted plan? As we discussed last week.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"

Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov
<image006.png>
<image007.png>

“All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc’d) on future correspondences for reference”

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Friday, December 23, 2022 4:10 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Shane Peters <Shane.Peters@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: Kitchen United: 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841) resubmittal
Importance: High

EXTERNAL

Good afternoon all,
Please be advised, resubmittal documents for each kitchen have been uploaded to ProjectDox within the “Plans” folder for greater visibility. I’ve included an itemized response letter describing how each comment was addressed within the plans & which sheet(s) to find pertinent information. Record Health approval information has also been uploaded & can be found in both the “Plans” & “Supporting Documents” folders. Please review and let us know if you have any questions or concerns. Thank you all again for your assistance with this project, we appreciate it! Happy Holidays!

<image003.png> **Matt Martinez**
Director of Architecture & Design
kitchen united

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Thursday, December 22, 2022 8:54 AM
To: 'Ariel Socarras' <Ariel.Socarras@santamonica.gov>; 'David Martin' <David.Martin@santamonica.gov>; 'daniel.batarseh@santamonica.gov' <daniel.batarseh@santamonica.gov>; 'kamran.ravandi@santamonica.gov' <kamran.ravandi@santamonica.gov>; 'Orville Sabado' <Orville.Sabado@santamonica.gov>; 'Leo Pustilnikov' <leo@slhinvestments.com>; Corey Becker <cbecker@kitchenunited.com>
Subject: Kitchen United submittal (22BLD-3769; 22BLD-3828 and 22BLD-3841)

Good morning all,

We can use the list below as a rough agenda for our call at 10am today:

1. What is the status of Architectural review? As of this morning, comments have not been added to ProjectDox & the resubmittal task is not available to move forward.
2. What is the approximate turnaround time for review/approval once we resubmit the next revision package?
3. Information was placed in the "Supporting Documents" folder to match how Ariel executed the initial upload. Please confirm if this information is viewable by plans examiners. Previous items placed here were deemed "missing" from the previous resubmittal.
4. What field inspection(s) will be necessary once plan approvals are received?
5. Will individual trades need to pull permits & arrange for inspections? Can we execute a single trade permit as originally requested?
6. When can we expect to be released?

<image003.png> **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: [Ariel Socarras](#)
To: [Leo Pustilnikov](#)
Cc: [Matt Martinez](#); [Corey Becker](#)
Subject: RE: 22BLD-3829 (SP Kitchens)
Date: Friday, January 6, 2023 7:40:48 AM
Attachments: [image001.png](#)

As I've shared before I have already contacted PW and they are aware of the pending review. That is about the extent of my involvement. I do not oversee that group nor manage their workload.

Thank you



Ariel Socarras

Building and Safety Division Manager

(310) 458-2201 ext. 5072

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, January 6, 2023 7:39 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Matt Martinez <mmartinez@kitchenunited.com>; Corey Becker <cbecker@kitchenunited.com>
Subject: Re: 22BLD-3829 (SP Kitchens)

EXTERNAL

Ariel?

Sent from my iPhone

On Jan 5, 2023, at 9:22 AM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Ariel, any chance you can ping pw about remaining 2?

Sent from my iPhone

On Jan 5, 2023, at 5:39 AM, Ariel Socarras <Ariel.Socarras@santamonica.gov> wrote:

Fred is set for 1pm today. He will let the greeter in the lobby know that he has a 1pm appointment with a Permit Specialist.

Thank you

<image002.png>

Ariel Socarras

Building and Safety Division Manager

(310) 458-2201 ext. 5072

santamonica.gov

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From: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Sent: Wednesday, January 4, 2023 4:28 PM

To: Matt Martinez <mmartinez@kitchenunited.com>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>; Fred Velasquez <fvelasquez@apeximagingsservices.com>; Eric Zambrano <e.zambrano@chipotle.com>

Subject: Re: 22BLD-3829 (SP Kitchens)

Thanks Matt. He will not be meeting with me. He will be meeting with a Permit Specialist. I will follow up once a time on or around 1p for tomorrow is confirmed.

From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Wednesday, January 4, 2023 4:19:20 PM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>; Fred Velasquez <fvelasquez@apeximagingsservices.com>; Eric Zambrano <e.zambrano@chipotle.com>

Subject: RE: 22BLD-3829 (SP Kitchens)

EXTERNAL

Hi Ariel,

Fredrick Velasquez (cc'd) would like to meet with you at 1:00 tomorrow to pull the building permit for SP Kitchens. I've shared the link of the approved documents with Fredrick along with the email links you shared with us earlier today. Please see Fredrick's information below & let us know if you have any questions or concerns. Thank you!

Fredrick Velasquez
Field Project Manager
Apex Imaging Services
720 Indigo Court
Pomona, CA 91767
(909) 593-9539 x 173 | phone
(909) 677-6068 | mobile
(909) 593-4658 | fax

 **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, January 4, 2023 2:44 PM
To: 'Ariel Socarras' <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; 'Leo Pustilnikov' <leo@slhinvestments.com>
Subject: RE: 22BLD-3769 and 22BLD-3829

Thanks so much Ariel, much appreciated!
I will share the news with each member & they will engage their contractors to pull permits. Do you know if field inspections will be necessary at either kitchen? I would like to have their contractors schedule any necessary inspections as soon as they are able. Thanks again for your help during this process!

 **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Wednesday, January 4, 2023 2:23 PM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: 22BLD-3769 and 22BLD-3829

Matt,

22BLD-3769 and 22BLD-3829 are ready for permit issuance.

22BLD-3828 and 22BLD-3841 are still pending Public Works review.

If you would like to pull the two permits that are ready to issue, then provide me name, email, and phone number of the contractor that will be pulling the permits. Also, let me know what time they would like to come to the public counter tomorrow (Thursday) for the permit issuance and I can insert them into the calendar. City Hall is not open to the public on Friday. If you would prefer to wait until all four permits are ready then we can coordinate a date/time for next week once PW completes its review and provide an approval.

In the meantime, fees for 22BLD-3769 and 22BLD-3829 are ready to be paid. Instructions on how to pay are [here](#).

Information on documents needed at time of building permit issuance is [here](#) (you can disregard the information regarding scheduling an appointment).

You will receive an email from ProjectDox shortly with instructions on how to download the approved plans. Downloading the approved plans is NOT permit issuance. A contractor still needs to see a Permit Specialist to complete the required paperwork detailed in the permit issuance link above.

Thank you

<image002.png>

Ariel Socarras

Building and Safety Division Manager

(310) 458-2201 ext. 5072

santamonica.gov

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From: [Ariel Socarras](#)
To: [Matt Martinez](#)
Cc: [Corey Becker](#); [Leo Pustilnikov](#)
Subject: RE: 22BLD-3841 (Blu Jam Cafe)
Date: Tuesday, January 10, 2023 8:24:39 AM
Attachments: [image002.png](#)
[image003.png](#)

State law requires that the building permit is issued to a licensed contractor. It is immaterial on our end who that contractor is as long as they are properly licensed. Let me know a name, email, date, and time so I can insert into calendar.

Thank you



Ariel Socarras

Building and Safety Division Manager

(310) 458-2201 ext. 5072

santamonica.gov

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From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Monday, January 9, 2023 3:56 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: 22BLD-3841 (Blu Jam Cafe)

EXTERNAL

Good afternoon Ariel,
For Blu Jam Café, there was never a GC involved. Would Kitchen United be able to pick up this permit on the member's behalf? We've already paid the fees & can print the drawings & meet with a permit specialist tomorrow, if we are able.



Matt Martinez

Director of Architecture & Design

kitchen united

323-393-3581

From: [Ariel Socarras](#)
To: [Corey Becker](#)
Cc: [Matt Martinez](#); [Leo Pustilnikov](#)
Subject: RE: Kitchen United Mix: 3rd St - Cushman Group (K8 & K11)
Date: Tuesday, January 10, 2023 8:52:12 AM
Attachments: [image001.png](#)

Correct, and if you want accurate information then you will need to speak to a reviewer. The timeframes you experienced in the last submittal were shorter than other typical projects so continuing to express your dissatisfaction with it doesn't resonate on our end. We are experiencing significant delays due to limited staffing and resources and there is a process for all projects that needs to be followed so that they can be completed in an equitable manner.

Thank you



Ariel Socarras

Building and Safety Division Manager
(310) 458-2201 ext. 5072

santamonica.gov

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From: Corey Becker <cbecker@kitchenunited.com>
Sent: Tuesday, January 10, 2023 8:44 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Matt Martinez <mmartinez@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: Kitchen United Mix: 3rd St - Cushman Group (K8 & K11)

EXTERNAL

Ariel - we want to avoid what happened this last time and get these last two members thru quickly. We will submit exactly the same thing that got us approved but showing the different floor plans. We cannot go another 60 days tho.

I appreciate the help thus far.

Corey

On Jan 10, 2023, at 8:26 AM, Ariel Socarras <Ariel.Socarras@santamonica.gov> wrote:

Hi Matt,

You will need to discuss the submittal with a plans reviewer to avoid many of the issues experienced with the previous submittals. I am not a reviewer and am unable to assist with the technical details and contents required on the plans. You can schedule an appointment at <https://checkin.smgov.net>.

Thank you

<image002.png>

Ariel Socarras

Building and Safety Division Manager

(310) 458-2201 ext. 5072

santamonica.gov

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From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Monday, January 9, 2023 4:01 PM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: Kitchen United Mix: 3rd St - Cushman Group (K8 & K11)

EXTERNAL

Good afternoon Ariel,

We are preparing the next tenant's plans for submittal, but we'd like your direction how Building & Safety prefers to see this information. The attached 2-page PDF shows the proposed layout for both kitchens 8 & 11 since they will be operated by the same member (Cushman Group).

In K8, work is very minimal. Per the attached PDF, all equipment will remain, except for a new sandwich prep table & two new countertop heat lamps. How would you like us to submit these plans for review?

In K11, most equipment will remain (including the pizza oven & refrigerated tables), but a new range & fryers will replace the equipment lineup that used to be there (less gas load overall). The member would like to add a rice cooker, induction range & employee lockers. When you have a moment, please let us know how you'd like us to proceed &

we will prepare documents accordingly. Thank you!

<image003.png> **Matt Martinez**
Director of Architecture & Design
kitchen united
323-393-3581

From: [Leo Pustilnikov](#)
To: phil.brock@smgov.net
Subject: Fwd: Enterprise Fish Co. Space - Follow Up
Date: Tuesday, January 10, 2023 9:04:25 PM
Attachments: [image001.png](#)

EXTERNAL

Apparently city is confused by its own laws... not sure why it wouldn't be grandfathered

Sent from my iPhone

Begin forwarded message:

From: Leo Pustilnikov <leo@downtownsm.com>
Date: January 10, 2023 at 4:10:14 PM PST
To: Tony Kim <Tony.Kim@santamonica.gov>
Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>, Jake Mathews <jake@9mileinvestments.com>
Subject: Re: Enterprise Fish Co. Space - Follow Up

Adding Jake... how long would a cup take? Are you sure this would be considered an intensification as the code you cited doesn't talk about having a cup allowing entertainment so not sure why it would be any different...

Sent from my iPhone

On Jan 10, 2023, at 3:16 PM, Tony Kim <Tony.Kim@santamonica.gov> wrote:

Hi Leo,

Hope you're well. I don't have Jake's email, so if you could forward this to him, that would be great. I just wanted to provide a follow-up to our meeting last week regarding the old Enterprise Fish Co. space.

Upon further discussion with Planning staff, it doesn't appear that the restaurant with entertainment you are proposing would be permitted by right. Enterprise Fish Co. operated as a nonconforming restaurant as it did not have a Conditional Use Permit for a restaurant of its size and for its alcohol service. The restaurant also did not provide entertainment. A new restaurant providing entertainment would require a Conditional Use Permit (CUP) as it would be considered an intensification of the nonconforming use by substantially changing the mode or character of

the operation. I know last week I had mentioned that adding the entertainment component would probably be allowed by-right, but it turns out it wouldn't. A CUP would be required.

Hope that provides some clarification. Thanks.



**City of
Santa
Monica**

Tony Kim

Principal Planner

santamonica.gov | [Facebook](#) | [Twitter](#) | [Instagram](#)

[Frequently requested City Planning information / contact the City Planning team!](#)

From: [Leo Pustilnikov](#)
To: [Jennifer Taylor](#)
Cc: [Tony Kim](#); [Jake Mathews](#)
Subject: Re: Enterprise Fish Co. Space - Follow Up
Date: Wednesday, January 11, 2023 9:08:47 AM

EXTERNAL

If we take either route, we can essentially ask for all the goodies at that point, no? Expansion, off site sales, admission fee, dance floor, etc?

Sent from my iPhone

On Jan 11, 2023, at 8:58 AM, Jennifer Taylor
<Jennifer.Taylor@santamonica.gov> wrote:

Thanks for the clarifications, Tony. Just so Leo and Jake have their options in front of them, the other approach is to request a Zoning text amendment to allow for a nightclub/live music entertainment venue, correct? How long is this process likely to take? Both CUP and Text Amendment are subject to Coastal Commission, as well?

Thank you.

From: Tony Kim <Tony.Kim@santamonica.gov>
Sent: Wednesday, January 11, 2023 8:44 AM
To: Leo Pustilnikov <leo@downtownsm.com>
Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Jake Mathews <jake@9mileinvestments.com>
Subject: RE: Enterprise Fish Co. Space - Follow Up

Hi Leo,

A CUP would take approximately 3 – 6 months to process depending on a number of factors including the completeness of the application, how busy the Planning Commission's upcoming agendas are, the project planner's caseload, etc.

And yes, the addition of live music/performances to a restaurant that did not previously offer that would be considered an intensification of the use as a substantial "change in mode or character of operation". The details of what would be considered an intensification of a non-conforming use can be found in Santa Monica Municipal Code [Section 9.27.050\(E\)](#).

Thanks.

<image001.png>

Tony Kim

Principal Planner

santamonica.gov | [Facebook](#) | [Twitter](#) | [Instagram](#)

[Frequently requested City Planning information / contact the City Planning team!](#)

From: Leo Pustilnikov <leo@downtownsm.com>

Sent: Tuesday, January 10, 2023 4:10 PM

To: Tony Kim <Tony.Kim@santamonica.gov>

Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Jake Mathews <jake@9mileinvestments.com>

Subject: Re: Enterprise Fish Co. Space - Follow Up

EXTERNAL

Adding Jake... how long would a cup take? Are you sure this would be considered an intensification as the code you cited doesn't talk about having a cup allowing entertainment so not sure why it would be any different...

Sent from my iPhone

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Hi Leo,

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entertainment component would probably be allowed by-right, but it turns out it wouldn't. A CUP would be required.

Hope that provides some clarification. Thanks.

<image001.png>

Tony Kim


Principal Planner

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[Frequently requested City Planning information / contact the City Planning team!](#)

From: [Leo Pustilnikov](#)
To: [David White](#)
Subject: Re: Call
Date: Wednesday, January 11, 2023 6:36:35 PM

EXTERNAL


Sent from my iPhone

> On Jan 11, 2023, at 6:19 PM, David White <David.White@santamonica.gov> wrote:

>

> 10:30 sounds good, what's your cell number?

>

>

>

>

> David White

> City Manager

> santamonica.gov

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>

>

> -----Original Message-----

> From: Leo Pustilnikov <leo@slhinvestments.com>

> Sent: Wednesday, January 11, 2023 6:06 PM

> To: David White <David.White@santamonica.gov>

> Subject: Re: Call

>

> EXTERNAL

>

> Sure, how about 10am or 12:30pm or 3pm?

>

> Thanks,

> Leo

>

> Sent from my iPhone

>

>> On Jan 11, 2023, at 6:02 PM, David White <David.White@santamonica.gov> wrote:

>>

>> Can we connect on Friday, I have flexibility.

>>

>>

>>

>>

>> David White

>> City Manager

>> santamonica.gov

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>>

>>

>> -----Original Message-----

>> From: Leo Pustilnikov <leo@slhinvestments.com>
>> Sent: Wednesday, January 11, 2023 1:42 PM
>> To: David White <David.White@santamonica.gov>
>> Subject: Call
>>
>> EXTERNAL
>>
>> David,
>>
>> Are you free for a call sometime later today?
>>
>> Thanks,
>> Leo
>>
>> Sent from my iPhone

From: [Ariel Socarras](#)
To: [Matt Martinez](#)
Cc: [Corey Becker](#); [Leo Pustilnikov](#)
Subject: 22BLD-3828 and 22BLD-3841
Date: Monday, January 9, 2023 12:08:32 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hello,

22BLD-3828 and 22BLD-3841 are ready for permit issuance.

Provide name, email, and phone number of the contractor that will be pulling the permits. Also, let me know what time they would like to come to the public counter for the permit issuance and I can insert them into the appointment calendar. City Hall is not open to the public on Friday.

In the meantime, fees for 22BLD-3769 and 22BLD-3829 are ready to be paid. Instructions on how to pay are [here](#).

Information on documents needed at time of building permit issuance is [here](#) (you can disregard the information regarding scheduling an appointment).

You will receive an email from ProjectDox shortly with instructions on how to download the approved plans. Downloading the approved plans is NOT permit issuance. A contractor still needs to see a Permit Specialist to complete the required paperwork detailed in the permit issuance link above.

Thank you



Ariel Socarras
Building and Safety Division Manager
(310) 458-2201 ext. 5072
[santamonica.gov](#)
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, January 3, 2023 5:30 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bid-3769

EXTERNAL

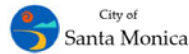
Yes, agreed. Thank you for your help Shane!



From: Shane Peters <Shane.Peters@santamonica.gov>
Sent: Tuesday, January 3, 2023 4:59 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bid-3769

Thank you Matt, this is much better.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, January 3, 2023 4:35 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Shane Peters <Shane.Peters@santamonica.gov>; Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bid-3769

EXTERNAL

Good afternoon Ariel,

Sorry for the delay on the attached PDF. We just received this clearer, scanned version of the Health Department stamped "Approved" floor plan. I've named the PDF the same name as the file it will replace in ProjectDox. When you have a moment, please upload to the Duck Donuts "Plans" folder. Let us know if you have any questions or concerns. Thank you!



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Wednesday, December 28, 2022 8:19 AM
To: Shane Peters <Shane.Peters@santamonica.gov>; Matt Martinez <mmartinez@kitchenunited.com>; Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: 22bid-3769

Good morning. I can upload the health plans one they are provided. Just email them to me.

Ariel Socarras
Building & Safety Division Manager
1685 Main St. Mail Stop #03
Santa Monica CA 90401



From: Shane Peters <Shane.Peters@santamonica.gov>

Date: Tuesday, December 27, 2022 at 2:01 PM

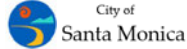
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Katie Seaman <Katie.Seaman@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: RE: 22bld-3769

Unfortunately, I am not authorized to upload or download any documents in system, that will need to be addressed by someone above me.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Tuesday, December 27, 2022 1:49 PM

To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: RE: 22bld-3769

EXTERNAL

Yes sir, I've requested a legible version of the entire sheet without any cropping & hope to have that ASAP to share with you.



From: Shane Peters <Shane.Peters@santamonica.gov>

Sent: Tuesday, December 27, 2022 1:46 PM

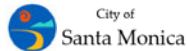
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: RE: 22bld-3769

We need entire sheet, no cropping that's a legal document for the record we cant alter that please.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Tuesday, December 27, 2022 1:39 PM

To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: RE: 22bld-3769

EXTERNAL

Good afternoon Shane,

The stamped "approved" Health Department floor plan was uploaded to the "Plans" folder (see screenshot below), but it's similar to the American Gravy floor plan & has edges cropped. I'll reach out to the member for a more legible copy & share with you ASAP.

22BLD-3769

Back Forward Projects Profile Info

Main Contact:

Project Reports Workflow Portals Info

Folder: 22BLD-3769/Supporting Docs

1315 3RD STREET PROM - Kitchen 1 - Addition of new equipment in existing commercial kitchen. Not associated with dining facilities.



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Shane Peters <Shane.Peters@santamonica.gov>

Sent: Tuesday, December 27, 2022 1:24 PM

To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@shinvestments.com>

Subject: 22blid-3769

Hello Matt, I do not see the Health stamps on submitted plan? As we discussed last week.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



City of
Santa Monica

"All Technical inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Friday, December 23, 2022 4:10 PM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Shane Peters <Shane.Peters@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@shinvestments.com>

Subject: RE: Kitchen United: 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841) resubmittal

Importance: High

EXTERNAL

Good afternoon all,

Please be advised, resubmittal documents for each kitchen have been uploaded to ProjectDox within the "Plans" folder for greater visibility. I've included an itemized response letter describing how each comment was addressed within the plans & which sheet(s) to find pertinent information. Record Health approval information has also been uploaded & can be found in both the "Plans" & "Supporting Documents" folders. Please review and let us know if you have any questions or concerns. Thank you all again for your assistance with this project, we appreciate it! Happy Holidays!



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Thursday, December 22, 2022 8:54 AM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Leo Pustilnikov <leo@shinvestments.com>; Corey Becker <cbecker@kitchenunited.com>

Subject: Kitchen United submittal (22BLD-3769; 22BLD-3828 and 22BLD-3841)

Good morning all,

We can use the list below as a rough agenda for our call at 10am today:

1. What is the status of Architectural review? As of this morning, comments have not been added to ProjectDox & the resubmittal task is not available to move forward.
2. What is the approximate turnaround time for review/approval once we resubmit the next revision package?
3. Information was placed in the "Supporting Documents" folder to match how Ariel executed the initial upload. Please confirm if this information is viewable by plans examiners. Previous items placed here were deemed "missing" from the previous resubmittal.

4. What field inspection(s) will be necessary once plan approvals are received?
5. Will individual trades need to pull permits & arrange for inspections? Can we execute a single trade permit as originally requested?
6. When can we expect to be released?



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Cc: [David White](#); [Phil Brock](#); [Jake Mathews](#)
Subject: Re: Enterprise fish
Date: Wednesday, January 18, 2023 10:14:45 AM

EXTERNAL

David,

Any feedback from staff? Jake and I had a call with staff last week but after the call got different feedback via email which prompted my email. There's no question it's grandfathered as a restaurant and the only question is can it have entertainment per the code with the city agreeing such entertainment is not an intensification as it doesn't expand or enhance anything. We are even okay agreeing to pursue a cup and/or zone text amendment concurrently but don't want that as a condition to reopening due to the delays that would result in.

Separately, i was wondering, is there any way around doing a subdivision or air lot for the 2 buildings? It's 2 stand alone buildings on a single lot but the 2nd building would create a non conforming lot as it would be 90 x 70 but nc has minimum dimensions of 50 x 100. Is there an appeal process to that since it would still be over a 5k lot?

It was the only property in Santa Monica that got approved and recorded in 2022 for mills so neither building is going anywhere for redevelopment. Any chance a historic incentive can be non conforming subdivision?

Jake and I are available for a call if it helps move this along. Please let us know as I think it will be a big boost for main and the city.

Thanks,
Leo

Sent from my iPhone

On Jan 15, 2023, at 4:23 PM, David Martin <David.Martin@santamonica.gov> wrote:

Hi Leo,

Hope you're doing well. Let me follow up with Planning staff on Tuesday and get back to you. It might be helpful to schedule a call for next week so we can make sure staff understands exactly what's proposed and how best to permit it to happen.

I know we all agree that this would be a great use for that location and for Main Street, but we obviously have to make sure it is consistent with what is allowed under the zoning ordinance. There's no question that you're allowed to have a full

service restaurant in that location, and even though the Fish Co has been closed for a few years, the restaurant use is still allowed. I think staff is not sure that the proposed use would be allowed under the definition of a full service restaurant. So again, let me talk to staff and get back to you.

David

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Sunday, January 15, 2023 2:52 PM

To: David Martin; David White; Phil Brock; Jake Mathews

Subject: Enterprise fish

EXTERNAL

Gentleman,

I have a perspective tenant to go into the former enterprise fish space. We had a discussion with planning staff and initially there would be no issues with them coming in under the non conforming (pre cup) use and adding limited live music in compliance with Santa Monica municipal code section 9.32.290.

Shortly thereafter, we were informed of another planning opinion that the limited entertainment in the code referenced above which is a by right restaurant use (and the defining features distinguishing such from lounges and clubs) would be an intensification of the non conforming use. This is a little confusing as live music does not intensify the use any more than non live music with speakers and examples of intensification in the code include items such as a) cover charge, bottle service, queuing, etc which are expressly listed as being prohibited in restaurants under that code section above since it would transition the use to club/lounge.

I had added the perspective tenant who operates Winston house nearby to provide further comments but the issue is as follows:

1. I have an existing tenant in default and on the hook for rent and event slot he will open and pay but it could take another 2-3 years for him.
2. It is not prudent of me to let go of that tenant to allow a new tenant in if there's a risk the new one cannot operate their concept given the request of a cup or a zone text amendment.

If we can get the city to confirm he can open a restaurant with limited live music under the existing legal non conforming use, we can proceed with finalizing a deal and planning for the hopeful reopening in 2023. Additionally, he is open to submitting for a zone text amendment assuming there's support for his concept (a grown up version of Winston house that's also open for lunch and brunch, etc) to allow for ticket sales and potentially even an expansion all the way to the pier side so it's a block to block restaurant/venue the beautifies the alley and neighborhood.

Please let us know if there's a way we can come to an understanding so the operator can proceed without a potentially year long delay which would render the project infeasible.

Thanks,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Tony Kim](#)
Cc: [Jennifer Taylor](#); [Jake Mathews](#)
Subject: Re: Enterprise Fish Co. Space - Follow Up
Date: Sunday, January 15, 2023 9:37:29 AM

EXTERNAL

Tony,

I just reviewed what you send and i don't quite get how limited entertainment is an intensification of use as the examples of the intensification of use actually match the restrictions on limited entertainment (eg bottle service, cover charge, etc.). Having live entertainment for dinner is really no different than having speakers with non live music as it otherwise doesn't change the mode or character of the operation. I think zone text would be preferred route but still curious where the specific limitation on entertainment would be as ideally it opens under existing and files for zone text for the goodies to have a seamless switch without further delay.

Thanks,
Leo

Sent from my iPhone

On Jan 11, 2023, at 5:12 PM, Tony Kim <Tony.Kim@santamonica.gov> wrote:

Hi Leo,

Going to the Planning Commission for the CUP wouldn't allow you to "ask for all the goodies". It would only allow the addition of entertainment to the restaurant use subject to the limitations of SMMC Section 9.31.290 which includes not allowing any type of dance floor, admission fee, etc. The Planning Commission would be reviewing the proposed entertainment component, overall proposed seating plan, hours of operation, alcohol service, etc.

The zoning Text Amendment approach to "ask for all the goodies" would also involve Planning Commission review but would also then need to be reviewed by the City Council after the Planning Commission. So this process would add a few additional months beyond the Planning Commission process, but the Text Amendment is how you would seek to allow the type of use that you are envisioning. This process would probably take 6-9 months to get through both Planning Commission and City Council, possibly longer.

Hopefully that answers the questions that you and Jennifer both had, and yes, both proposals would still require Coastal Commission review.

Thanks,

<image001.png>

Tony Kim

Principal Planner

santamonica.gov | [Facebook](#) | [Twitter](#) | [Instagram](#)

[Frequently requested City Planning information / contact the City Planning team!](#)

From: Leo Pustilnikov <leo@downtownsm.com>
Sent: Wednesday, January 11, 2023 9:09 AM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Cc: Tony Kim <Tony.Kim@santamonica.gov>; Jake Mathews <jake@9mileinvestments.com>
Subject: Re: Enterprise Fish Co. Space - Follow Up

EXTERNAL

If we take either route, we can essentially ask for all the goodies at that point, no? Expansion, off site sales, admission fee, dance floor, etc?

Sent from my iPhone

On Jan 11, 2023, at 8:58 AM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Thanks for the clarifications, Tony. Just so Leo and Jake have their options in front of them, the other approach is to request a Zoning text amendment to allow for a nightclub/live music entertainment venue, correct? How long is this process likely to take? Both CUP and Text Amendment are subject to Coastal Commission, as well?

Thank you.

From: Tony Kim <Tony.Kim@santamonica.gov>
Sent: Wednesday, January 11, 2023 8:44 AM
To: Leo Pustilnikov <leo@downtownsm.com>
Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Jake Mathews <jake@9mileinvestments.com>

Subject: RE: Enterprise Fish Co. Space - Follow Up

Hi Leo,

A CUP would take approximately 3 – 6 months to process depending on a number of factors including the completeness of the application, how busy the Planning Commission's upcoming agendas are, the project planner's caseload, etc.

And yes, the addition of live music/performances to a restaurant that did not previously offer that would be considered an intensification of the use as a substantial "change in mode or character of operation". The details of what would be considered an intensification of a non-conforming use can be found in Santa Monica Municipal Code [Section 9.27.050\(E\)](#).

Thanks.

<image001.png>

Tony Kim

Principal Planner

santamonica.gov | [Facebook](#) | [Twitter](#) | [Instagram](#)

[Frequently requested City Planning information / contact the City Planning team!](#)

From: Leo Pustilnikov <leo@downtownsm.com>

Sent: Tuesday, January 10, 2023 4:10 PM

To: Tony Kim <Tony.Kim@santamonica.gov>

Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Jake Mathews <jake@9mileinvestments.com>

Subject: Re: Enterprise Fish Co. Space - Follow Up

EXTERNAL

Adding Jake... how long would a cup take? Are you sure this would be considered an intensification as the code you cited doesn't talk about having a cup allowing entertainment so not sure why it would be any different...

Sent from my iPhone

On Jan 10, 2023, at 3:16 PM, Tony Kim

<Tony.Kim@santamonica.gov> wrote:

Hi Leo,

Hope you're well. I don't have Jake's email, so if you could forward this to him, that would be great. I just wanted to provide a follow-up to our meeting last week regarding the old Enterprise Fish Co. space.

Upon further discussion with Planning staff, it doesn't appear that the restaurant with entertainment you are proposing would be permitted by right. Enterprise Fish Co. operated as a nonconforming restaurant as it did not have a Conditional Use Permit for a restaurant of its size and for its alcohol service. The restaurant also did not provide entertainment. A new restaurant providing entertainment would require a Conditional Use Permit (CUP) as it would be considered an intensification of the nonconforming use by substantially changing the mode or character of the operation. I know last week I had mentioned that adding the entertainment component would probably be allowed by-right, but it turns out it wouldn't. A CUP would be required.

Hope that provides some clarification. Thanks.

<image001.png>

Tony Kim

Principal Planner

santamonica.gov | [Facebook](#) | [Twitter](#) | [Instagram](#)

[Frequently requested City Planning information / contact the City Planning team!](#)

From: Ariel Socarras
To: Matt Martinez
Cc: Corey Becker; Leo Pustilnikov; Nadav Shabo
Subject: RE: 22BLD-3769 and 22BLD-3829
Date: Wednesday, January 11, 2023 11:54:10 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Got it. Ok, thanks for clarifying. I did see your appt. scheduled for 11 with the counter reviewer, which is why I wanted to clarify.

I scheduled appt with Permit Specialist under Nadav's name for 11am tomorrow 1/12

Thank you



Ariel Socarras
Building and Safety Division Manager
(310) 458-2201 ext. 5072
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, January 11, 2023 11:40 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@silinvestments.com>; Nadav Shabo
Subject: RE: 22BLD-3769 and 22BLD-3829

EXTERNAL

Hi Ariel,
The GC will meet with the permit tech to issue permits for the currently approved projects. We've already printed the approved drawings & will bring them with us, just in case.

I have a separate meeting scheduled with a Building & Safety technician to discuss the new projects. I will have digital versions of the previous submittals to show for reference, if necessary.



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Wednesday, January 11, 2023 11:35 AM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@silinvestments.com>; Nadav Shabo
Subject: RE: 22BLD-3769 and 22BLD-3829

Thanks Matt. Is this visit for 1) permit issuance of currently approved project(s), 2) consult review for new projects, or 3) both?

There is no need to bring physical copies of plans, unless you would like to use as reference in discussion with the plans reviewer.

Thank you



Ariel Socarras
Building and Safety Division Manager
(310) 458-2201 ext. 5072
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Wednesday, January 11, 2023 10:32 AM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@silinvestments.com>; Nadav Shabo
Subject: RE: 22BLD-3769 and 22BLD-3829

EXTERNAL

Good morning Ariel,
Nadav Shabo & Roger Sorkin (cc'd) will visit the City tomorrow & meet with a permit technician with hard copy prints of the stamped "Approved" documents. Nadav has already scheduled a meeting for 11am tomorrow, but wanted to let you know. Please see Nadav's info below & let us know if you have questions or concerns. Thanks!:

Nadav Shabo



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Wednesday, January 4, 2023 2:23 PM
To: Matt Martinez <mmartinez@kitchenunited.com>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@silinvestments.com>
Subject: 22BLD-3769 and 22BLD-3829

Matt,

22BLD-3769 and 22BLD-3829 are ready for permit issuance.

22BLD-3828 and 22BLD-3841 are still pending Public Works review.

If you would like to pull the two permits that are ready to issue, then provide me name, email, and phone number of the contractor that will be pulling the permits. Also, let me know what time they would like to come to the public counter tomorrow (Thursday) for the permit issuance and I can insert them into the calendar. City Hall is not open to the public on Friday. If you would prefer to wait until all four permits are ready then we can coordinate a date/time for next week.

once PW completes its review and provide an approval.

In the meantime, fees for 22BLD-3769 and 22BLD-3829 are ready to be paid. Instructions on how to pay are [here](#).

Information on documents needed at time of building permit issuance is [here](#) (you can disregard the information regarding scheduling an appointment).

You will receive an email from ProjectDox shortly with instructions on how to download the approved plans. Downloading the approved plans is NOT permit issuance. A contractor still needs to see a Permit Specialist to complete the required paperwork detailed in the permit issuance link above.

Thank you



Ariel Socarras
Building and Safety Division Manager
(310) 458-2201 ext. 5072
[santamonica.gov](#)
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, January 3, 2023 5:30 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bid-3769

EXTERNAL

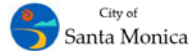
Yes, agreed. Thank you for your help Shane!



From: Shane Peters <Shane.Peters@santamonica.gov>
Sent: Tuesday, January 3, 2023 4:59 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bid-3769

Thank you Matt, this is much better.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, January 3, 2023 4:35 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: Shane Peters <Shane.Peters@santamonica.gov>; Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bid-3769

EXTERNAL

Good afternoon Ariel,
Sorry for the delay on the attached PDF. We just received this clearer, scanned version of the Health Department stamped "Approved" floor plan. I've named the PDF the same name as the file it will replace in ProjectDox. When you have a moment, please upload to the Duck Donuts "Plans" folder. Let us know if you have any questions or concerns. Thank you!



From: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Sent: Wednesday, December 28, 2022 8:19 AM
To: Shane Peters <Shane.Peters@santamonica.gov>; Matt Martinez <mmartinez@kitchenunited.com>; Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: 22bid-3769

Good morning. I can upload the health plans one they are provided. Just email them to me.

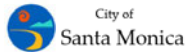
Ariel Socarras
Building & Safety Division Manager
1685 Main St. Mail Stop #03
Santa Monica CA 90401



From: Shane Peters <Shane.Peters@santamonica.gov>
Date: Tuesday, December 27, 2022 at 2:01 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Katie Seaman <Katie.Seaman@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: RE: 22bid-3769

Unfortunately, I am not authorized to upload or download any documents in system, that will need to be addressed by someone above me.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, December 27, 2022 1:49 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@silinvestments.com>
Subject: RE: 22bid-3769

EXTERNAL

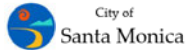
Yes sir, I've requested a legible version of the entire sheet without any cropping & hope to have that ASAP to share with you.



From: Shane Peters <Shane.Peters@santamonica.gov>
Sent: Tuesday, December 27, 2022 1:46 PM
To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@silinvestments.com>
Subject: RE: 22bid-3769

We need entire sheet, no cropping that's a legal document for the record we cant alter that please.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



"All Technical Inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other Individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>
Sent: Tuesday, December 27, 2022 1:39 PM
To: Shane Peters <Shane.Peters@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@silinvestments.com>
Subject: RE: 22bid-3769

EXTERNAL

Good afternoon Shane,
The stamped "approved" Health Department floor plan was uploaded to the "Plans" folder (see screenshot below), but it's similar to the American Gravy floor plan & has edges cropped. I'll reach out to the member for a more legible copy & share with you ASAP.

22BLD-3769

Back Forward Projects Profile Info

Main Contact:

Project Reports Workflow Portals Info

Folder: 22BLD-3769/Supporting Docs

1315 3RD STREET PROM - Kitchen 1 - Addition of new equipment in existing commercial kitchen. Not associated with dining facilities.

Review Redact Publish

Next available



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Shane Peters <Shane.Peters@santamonica.gov>

Sent: Tuesday, December 27, 2022 1:24 PM

To: Matt Martinez <mmartinez@kitchenunited.com>; Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@shinvestments.com>

Subject: 22bid-3769

Hello Matt, I do not see the Health stamps on submitted plan? As we discussed last week.

Mr. Shane Peters
Plumbing & Mechanical Plans Examiner "ONLY"
Building & Safety Division
1685 Main St MS-3
Santa Monica, California 90401
310-458-2201 x 5603 Shane.Peters@SantaMonica.Gov



City of
Santa Monica

"All Technical inquiries regarding this project require the direct involvement of the Engineer of record. In an effort to provide efficient and timely service, please have the appropriate design professional contact me directly. Any other individuals related to project may be included (cc'd) on future correspondences for reference"

From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Friday, December 23, 2022 4:10 PM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Shane Peters <Shane.Peters@santamonica.gov>

Cc: Corey Becker <cbecker@kitchenunited.com>; Leo Pustilnikov <leo@shinvestments.com>

Subject: RE: Kitchen United: 1315 3rd St (22BLD-3769; 22BLD-3828; 22BLD-3829 and 22BLD-3841) resubmittal

Importance: High

EXTERNAL

Good afternoon all,

Please be advised, resubmittal documents for each kitchen have been uploaded to ProjectDox within the "Plans" folder for greater visibility. I've included an itemized response letter describing how each comment was addressed within the plans & which sheet(s) to find pertinent information. Record Health approval information has also been uploaded & can be found in both the "Plans" & "Supporting Documents" folders. Please review and let us know if you have any questions or concerns. Thank you all again for your assistance with this project, we appreciate it! Happy Holidays!



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: Matt Martinez <mmartinez@kitchenunited.com>

Sent: Thursday, December 22, 2022 8:54 AM

To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; Daniel Batarseh <Daniel.Batarseh@santamonica.gov>; Kamran Ravandi <Kamran.Ravandi@santamonica.gov>; Orville Sabado <Orville.Sabado@santamonica.gov>; Leo Pustilnikov <leo@shinvestments.com>; Corey Becker <cbecker@kitchenunited.com>

Subject: Kitchen United submittal (22BLD-3769; 22BLD-3828 and 22BLD-3841)

Good morning all,

We can use the list below as a rough agenda for our call at 10am today:

1. What is the status of Architectural review? As of this morning, comments have not been added to ProjectDox & the resubmittal task is not available to move forward.
2. What is the approximate turnaround time for review/approval once we resubmit the next revision package?
3. Information was placed in the "Supporting Documents" folder to match how Ariel executed the initial upload. Please confirm if this information is viewable by plans examiners. Previous items placed here were deemed "missing" from the previous resubmittal.

4. What field inspection(s) will be necessary once plan approvals are received?
5. Will individual trades need to pull permits & arrange for inspections? Can we execute a single trade permit as originally requested?
6. When can we expect to be released?



Matt Martinez
Director of Architecture & Design
kitchen united
323-393-3581

From: [Jennifer Taylor](#)
To: [Leo Pustilnikov](#)
Subject: Re: Samo budget parking
Date: Wednesday, January 18, 2023 1:09:43 PM

Under Transportation Dept revenue budget and expenses budget. In General Fund.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, January 18, 2023 12:39:19 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Samo budget parking

EXTERNAL

Where would it be?

<https://finance.smgov.net/Media/Default/annual-reports/FYE2023/FYE2023-Operating-Budget.pdf>

Sent from my iPhone

From: [Jennifer Taylor](#)
To: [Leo Pustilnikov](#)
Cc: [David Martin](#); [David White](#)
Subject: RE: Arc'teryx - Santa Monica, CA
Date: Friday, January 27, 2023 9:45:39 AM

I can understand the frustration on all sides. I'll circle back to our Building Safety Manager to check on status of this permit and anything I can do to nudge. I'm aware Kitchen United is also operating at a 2nd location in Santa Monica at CO Center so hopefully this was a positive experience and both locations will prove successful....once open. Thanks for letting us know.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, January 27, 2023 9:40 AM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Cc: David Martin <David.Martin@santamonica.gov>; David White <David.White@santamonica.gov>
Subject: Re: Arc'teryx - Santa Monica, CA

EXTERNAL

i don't know... once the permits were ready to issue i stopped checking in but apparently the process after was rough on them. 2 tenants got their finals earlier in the week, 4 more anticipating 2/2 and i think 2 are in plan check which will balance out all the permits but reopening now anticipated for next month (i got the text yesterday)... not fun to see how happy a tenant is... and apparently his board which includes more large companies (google ventures, brinker, etc.) is even more upset about the delays than he is... and of course my lender isn't pleased that the space has been leased and dark for a year... it's a trickle down of bad news.

On Fri, Jan 27, 2023 at 9:32 AM Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Hi Leo,

David M and I are here to help....what's the issue?

Thanks,
Jennifer

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, January 27, 2023 9:26 AM
To: Lucian Tudor <tudor.lucian.silviu@global-dining.com>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>; Lana City Council <Oscar.Trastevere@lana-city-council.com>; Christine Parra <Christine.Parra@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; andrew@downtownsm.com; David Martin <David.Martin@santamonica.gov>; David White

<David.White@santamonica.gov>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Eric Sedman <[REDACTED]> Luke Cain <[REDACTED]> Michele Aronson <maronson@douglasemmett.com>

Subject: Re: Arc'teryx - Santa Monica, CA

EXTERNAL

This is from one of my existing tenants i was hoping to get a positive quote from:

There are more and more and more hurdles from the city. We still don't have the permits. An appropriate quote for Helen Yu would be, "After opening sites in NYC, Chicago, LA, Phoenix, Houston, Dallas, Columbus and Indianapolis, Santa Monica is by far the hardest to work with, least responsive and not business friendly."

By the way, please don't take this as any indication of my appreciation for your help, I greatly appreciate it. But even with that, it's still a nightmare.

Sent from my iPhone

On Jan 25, 2023, at 9:09 PM, Lucian Tudor <tudor.lucian.silviu@global-dining.com> wrote:

Thank you Leo, very good points.

Sent from my iPhone

On Jan 25, 2023, at 16:16, Leo Pustilnikov <leo@slhinvestments.com> wrote:

For whatever it's worth, i think an entertainment district is a fantastic idea to bridge the local/tourist divide for 3rd and with all the units coming downtown. It also helps with deep spaces as bars and nightlife doesn't require frontage and would foster more rooftop uses. If i can add that removing the kiosk and focusing on a true public square at Arizona and 3rd would also complement the street and help integrate the 4th and Arizona redevelopment when that comes. One thing to consider is to ease the requirements for vibrant nightlife on that block to provide a place for Westsiders to go without having to trek to West Hollywood.

Best,

Leo

Sent from my iPhone

On Jan 25, 2023, at 4:04 PM, Barbara Tenzer
<b.tenzercommercial@gmail.com> wrote:

Dear Councilmembers and David White,

You are probably as tired of hearing from me as I am as tired of saying it.

We reach out to hundreds of tenants- both restaurant and retail. This email below came today.

This tenant is kind. More often than not they talk about how unsafe it is along with how the traffic is not back. We tour the brokers and the clients. We do our best to do it during the times we see the most traffic and then they come back on their own and see what they see.

Bringing the outdoor dining back to the curbs will help the Promenade bring the crowds back to start with. Creating an entertainment district for the 1200 block will change everything.

Hi Luke – thanks for reaching out!

As of right now we don't see that traffic in Santa Monica has returned pre-pandemic, and therefore aren't prepared to move on a space here right now.

However, should anything change I will be sure to reach back out.

Warmest,

Brooke Matilda

Real Estate Manager – USA | brooke.matilda@arcteryx.com |
604.319.9055

ARC'TERYX Equipment | A Division of Amer Sports Canada Inc.

From: [Jennifer Taylor](#)
To: [Leo Pustilnikov](#)
Subject: RE: Arc'teryx - Santa Monica, CA
Date: Monday, January 30, 2023 10:36:13 AM

If your tenants are experiencing any issues, please have them contact me directly so I can help. Your emails do not seem to be fully accurate.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, January 30, 2023 10:34 AM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Cc: David Martin <David.Martin@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>
Subject: Re: Arc'teryx - Santa Monica, CA

EXTERNAL

I just know what tenant relays to me... i agree that the 4 that i was involved in went through quickly between 12/21 and first week of January... after they were ready to issue i stopped getting involved until i got frustrated text from ceo

Sent from my iPhone

On Jan 30, 2023, at 10:13 AM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Hi Leo,

Our Building Safety manager checked on the status of permits submitted for the Promenade Gallery food hall at 1315 Third St. It looks like there are six (6) permit applications. Three permits have been finalized/approved. The fourth has a final scheduled on 1/30 (today), which is a third attempt after 1) not having plans on site for 1st inspection, and 2) nobody being there to meet inspector for the 2nd inspection. The remaining two are new submittals received on 1/17 and they are both making their way through process.

What is the issue/concern you have? I've cc'd David and Ariel if there is a specific issue that we are not aware of so you can let them know.

Thanks,
Jennifer

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, January 27, 2023 9:40 AM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>

Cc: David Martin <David.Martin@santamonica.gov>; David White <David.White@santamonica.gov>
Subject: Re: Arc'teryx - Santa Monica, CA

EXTERNAL

i don't know... once the permits were ready to issue i stopped checking in but apparently the process after was rough on them. 2 tenants got their finals earlier in the week, 4 more anticipating 2/2 and i think 2 are in plan check which will balance out all the permits but reopening now anticipated for next month (i got the text yesterday)... not fun to see how happy a tenant is... and apparently his board which includes more large companies (google ventures, brinker, etc.) is even more upset about the delays than he is... and of course my lender isn't pleased that the space has been leased and dark for a year... it's a trickle down of bad news.

On Fri, Jan 27, 2023 at 9:32 AM Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

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David M and I are here to help....what's the issue?

Thanks,
Jennifer

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, January 27, 2023 9:26 AM
To: Lucian Tudor <tudor.lucian.silviu@global-dining.com>
Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>; Lana City Council <[REDACTED]> Oscar Trastevere <[REDACTED]> Christine Parra <Christine.Parra@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; andrew@downtownsm.com; David Martin <David.Martin@santamonica.gov>; David White <David.White@santamonica.gov>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Eric Sedman <[REDACTED]> Luke Cain <[REDACTED]> Michele Aronson <maronson@douglasemmett.com>
Subject: Re: Arc'teryx - Santa Monica, CA

EXTERNAL

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There are more and more and more hurdles from the city. We still don't have the

permits. An appropriate quote for Helen Yu would be, "After opening sites in NYC, Chicago, LA, Phoenix, Houston, Dallas, Columbus and Indianapolis, Santa Monica is by far the hardest to work with, least responsive and not business friendly."

By the way, please don't take this as any indication of my appreciation for your help, I greatly greatly appreciate it. But even with that, it's still a nightmare.

Sent from my iPhone

From: [Jennifer Taylor](#)
To: [Leo Pustilnikov \(leo@slhinvestments.com\)](mailto:leo@slhinvestments.com)
Subject: Kitchen United contact?
Date: Friday, January 27, 2023 9:19:04 AM
Attachments: [image001.png](#)

Hi Leo,

Could you please put me in touch with your Kitchen United contact for the Promenade location? I'm not sure if they have any space available still, but we've got a great Thai chef/retailer on Pico Blvd who is looking for kitchen space. She has a big following locally. I'd like to put her in touch with Kitchen United to see if there are any opportunities – either at Promenade or CO Center. And we can also get them and their vendors signed up to Buy Local Santa Monica, help connect them with our Downtown SM Farmers Market, etc.

Thanks,



Jennifer Taylor
Economic Development Manager
(310) 458-8906
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Subject: Fwd: Enterprise fish
Date: Monday, January 23, 2023 10:38:13 PM

EXTERNAL

David,

Thanks for confirming the entertainment can be added last week. I wanted to briefly follow up to see if there was any way to separate or subdivide the buildings into separate parcels?

The property is 2 stand alone buildings on a single lot but the 2nd building would create a non conforming lot as it would be 90 x 70 but nc has minimum dimensions of 50 x 100. Is there an appeal process to that since it would still be over a 5k lot?

It was the only property in Santa Monica that got approved and recorded in 2022 for mills so neither building is going anywhere for redevelopment. Any chance a historic incentive can be non conforming subdivision?

Thanks,
Leo

Sent from my iPhone

On Jan 15, 2023, at 4:23 PM, David Martin
<David.Martin@santamonica.gov> wrote:

Hi Leo,

Hope you're doing well. Let me follow up with Planning staff on Tuesday and get back to you. It might be helpful to schedule a call for next week so we can make sure staff understands exactly what's proposed and how best to permit it to happen.

I know we all agree that this would be a great use for that location and for Main Street, but we obviously have to make sure it is consistent with what is allowed under the zoning ordinance. There's no question that you're allowed to have a full service restaurant in that location, and even though the Fish Co has been closed for a few years, the restaurant use is still allowed. I think staff is not sure that the proposed use would be allowed under the definition of a full service restaurant. So again, let me talk to staff and get back to you.

David

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Sunday, January 15, 2023 2:52 PM
To: David Martin; David White; Phil Brock; Jake Mathews
Subject: Enterprise fish

EXTERNAL

Gentleman,

I have a perspective tenant to go into the former enterprise fish space. We had a discussion with planning staff and initially there would be no issues with them coming in under the non conforming (pre cup) use and adding limited live music in compliance with Santa Monica municipal code section 9.32.290.

Shortly thereafter, we were informed of another planning opinion that the limited entertainment in the code referenced above which is a by right restaurant use (and the defining features distinguishing such from lounges and clubs) would be an intensification of the non conforming use. This is a little confusing as live music does not intensify the use any more than non live music with speakers and examples of intensification in the code include items such as a) cover charge, bottle service, queuing, etc which are expressly listed as being prohibited in restaurants under that code section above since it would transition the use to club/lounge.

I had added the perspective tenant who operates Winston house nearby to provide further comments but the issue is as follows:

1. I have an existing tenant in default and on the hook for rent and event slot he will open and pay but it could take another 2-3 years for him.
2. It is not prudent of me to let go of that tenant to allow a new tenant in if there's a risk the new one cannot operate their concept given the request of a cup or a zone text amendment.

If we can get the city to confirm he can open a restaurant with limited live music under the existing legal non conforming use, we can proceed with finalizing a deal and planning for the hopeful reopening in 2023. Additionally, he is open to submitting for a zone text amendment assuming there's support for his concept (a grown up version of Winston house that's also open for lunch and brunch, etc) to allow for ticket sales and potentially even an expansion all the way to the pier side so it's a block to block restaurant/venue the beautifies the alley and neighborhood.

Please let us know if there's a way we can come to an understanding so the operator can proceed without a potentially year long delay which would render the project infeasible.

Thanks,
Leo

Sent from my iPhone

From: [Jennifer Taylor](#)
To: [Leo Pustilnikov](#)
Cc: [David Martin](#); [Ariel Socarras](#)
Subject: RE: Arc'teryx - Santa Monica, CA
Date: Monday, January 30, 2023 11:46:05 AM

Thank you

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, January 30, 2023 11:43 AM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Cc: David Martin <David.Martin@santamonica.gov>; Ariel Socarras <Ariel.Socarras@santamonica.gov>
Subject: Re: Arc'teryx - Santa Monica, CA

EXTERNAL

Another update Re openings:

Farmesa by end of this week

Duck donuts mid next week

Am Gravy - 2/15

BluJam - tbd KU has a call today with them

Helbiz - 2/13 ish

Cushman - in for submittal

Sent from my iPhone

On Jan 30, 2023, at 11:23 AM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Received attached from tenants construction guy in reply:

Leo - so you are aware the last 4th space that is still not approved is 100% on the member.

Their GC didn't show once

The next time they sent someone who had never nm even on the project, I was there and asked him if he understood the comments and he said "yes we got it". Two weeks later today they scheduled another inspection and they didn't do any of it.

I can lead a horse to water but can't make him drink.
The other three are finaled out including health.

Sent from my iPhone

On Jan 30, 2023, at 10:33 AM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

I just know what tenant relays to me... i agree that the 4 that i was involved in went through quickly between 12/21 and first week of January... after they were ready to issue i stopped getting involved until i got frustrated text from ceo

Sent from my iPhone

On Jan 30, 2023, at 10:13 AM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Hi Leo,
Our Building Safety manager checked on the status of permits submitted for the Promenade Gallery food hall at 1315 Third St. It looks like there are six (6) permit applications. Three permits have been finalized/approved. The fourth has a final scheduled on 1/30 (today), which is a third attempt after 1) not having plans on site for 1st inspection, and 2) nobody being there to meet inspector for the 2nd inspection. The remaining two are new submittals received on 1/17 and they are both making their way through process.

What is the issue/concern you have? I've cc'd David and Ariel if there is a specific issue that we are not aware of so you can let them know.

Thanks,
Jennifer

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Friday, January 27, 2023 9:40 AM

To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>

Cc: David Martin <David.Martin@santamonica.gov>; David White <David.White@santamonica.gov>

Subject: Re: Arc'teryx - Santa Monica, CA

EXTERNAL

i don't know... once the permits were ready to issue i stopped checking in but apparently the process after was rough on them. 2 tenants got their finals earlier in the week, 4 more anticipating 2/2 and i think 2 are in plan check which will balance out all the permits but reopening now anticipated for next month (i got the text yesterday)... not fun to see how happy a tenant is... and apparently his board which includes more large companies (google ventures, brinker, etc.) is even more upset about the delays than he is... and of course my lender isn't pleased that the space has been leased and dark for a year... it's a trickle down of bad news.

On Fri, Jan 27, 2023 at 9:32 AM Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Hi Leo,

David M and I are here to help....what's the issue?

Thanks,
Jennifer

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Friday, January 27, 2023 9:26 AM

To: Lucian Tudor <tudor.lucian.silviu@global-dining.com>

Cc: Barbara Tenzer <b.tenzercommercial@gmail.com>;

Lana City Council <[REDACTED]> Oscar

Trastevere <[REDACTED]> Christine Parra

<Christine.Parra@santamonica.gov>; Phil Brock

<Phil.Brock@santamonica.gov>;

andrew@downtownsm.com; David Martin

<David.Martin@santamonica.gov>; David White

<David.White@santamonica.gov>; Jennifer Taylor

<Jennifer.Taylor@santamonica.gov>; Eric Sedman

<[REDACTED]> Luke Cain

<[REDACTED]> Michele Aronson

<maronson@douglasemmett.com>

Subject: Re: Arc'teryx - Santa Monica, CA

EXTERNAL

This is from one of my existing tenants i was hoping to get a positive quote from:

There are more and more and more hurdles from the city. We still don't have the permits. An appropriate quote for Helen Yu would be, "After opening sites in NYC, Chicago, LA, Phoenix, Houston, Dallas, Columbus and Indianapolis, Santa Monica is by far the hardest to work with, least responsive and not business friendly."

By the way, please don't take this as any indication of my appreciation for your help, I greatly greatly appreciate it. But even with that, it's still a nightmare.

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Phil Brock](#)
Subject: Re: Beverly Hills
Date: Friday, February 3, 2023 4:59:24 PM

EXTERNAL

And Re redondo, tell them if they don't work with me, they will have a power plant for years to come as what's going on now will eliminate the covenant so the plant can stay for a very long time.

Best,
Leo

Sent from my iPhone

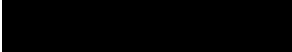
On Feb 3, 2023, at 4:53 PM, Phil Brock <Phil.Brock@santamonica.gov> wrote:

Will do.

Phil

Phil Brock
Council Member
City of Santa Monica

P: [\(310\) 458-8201](tel:(310)458-8201)

C: 

santamonica.gov

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, February 3, 2023 4:51:30 PM
To: Phil Brock <Phil.Brock@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>
Subject: Beverly Hills

EXTERNAL

Phil,

If you see any of the council members for Beverly Hills, please ask them to meet with me to discuss the builders remedy projects. I have submitted 1 and am submitting 6 more in the next week but welcome their feedback and the potential to work with them to help them become compliant and develop projects they will be content with.

Thanks,
Leo

Sent from my iPhone

From: [David Martin](#)
To: [Leo Pustilnikov](#); [Jake Mathews](#)
Subject: RE: Enterprise fish
Date: Tuesday, February 7, 2023 1:28:57 PM

That's correct Leo. As long as the entertainment is consistent with what is allowed for a restaurant, it's allowed.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, February 7, 2023 9:44 AM
To: David Martin <David.Martin@santamonica.gov>; Jake Mathews <jake@9mileinvestments.com>
Subject: Re: Enterprise fish

EXTERNAL

David,

To check all the boxes before lease signing, please confirm as we discussed that entertainment as referenced in section 9.31.290 can be added within the existing approvals and is not considered an intensification.

Thanks,
Leo

Sent from my iPhone

On Jan 24, 2023, at 12:05 PM, David Martin <David.Martin@santamonica.gov> wrote:

Hi Leo,

I think it can be done with a variance, but I'm confirming with staff.

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, January 23, 2023 10:37:58 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: Fwd: Enterprise fish

EXTERNAL

David,

Thanks for confirming the entertainment can be added last week. I wanted to briefly follow up to see if there was any way to separate or subdivide the buildings into separate parcels?

The property is 2 stand alone buildings on a single lot but the 2nd building would create a non conforming lot as it would be 90 x 70 but nc has minimum dimensions of 50 x 100. Is there an appeal process to that since it would still be over a 5k lot?

It was the only property in Santa Monica that got approved and recorded in 2022 for mills so neither building is going anywhere for redevelopment. Any chance a historic incentive can be non conforming subdivision?

Thanks,
Leo

Sent from my iPhone

On Jan 15, 2023, at 4:23 PM, David Martin
<David.Martin@santamonica.gov> wrote:

Hi Leo,

Hope you're doing well. Let me follow up with Planning staff on Tuesday and get back to you. It might be helpful to schedule a call for next week so we can make sure staff understands exactly what's proposed and how best to permit it to happen.

I know we all agree that this would be a great use for that location and for Main Street, but we obviously have to make sure it is consistent with what is allowed under the zoning ordinance. There's no question that you're allowed to have a full service restaurant in that location, and even though the Fish Co has been closed for a few years, the restaurant use is still allowed. I think staff is not sure that the proposed use would be allowed under the definition of a full service restaurant. So again, let me talk to staff and get back to you.

David
Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Sunday, January 15, 2023 2:52 PM

To: David Martin; David White; Phil Brock; Jake Mathews

Subject: Enterprise fish

EXTERNAL

Gentleman,

I have a perspective tenant to go into the former enterprise fish space. We had a discussion with planning staff and initially there would be no issues with them coming in under the non confirming (pre cup) use and adding limited live music in compliance with Santa Monica municipal code section 9.32.290.

Shortly thereafter, we were informed of another planning opinion that the limited entertainment in the code referenced above which is a by right restaurant use (and the defining features distinguishing such from lounges and clubs) would be an intensification of the non confirming use. This is a little confusing as live music does not intensify the use any more than non live music with speakers and examples of intensification in the code include items such as a) cover charge, bottle service, queuing, etc which are expressly listed as being prohibited in restaurants under that code section above since it would transition the use to club/lounge.

I had added the perspective tenant who operates Winston house nearby to provide further comments but the issue is as follows:

1. I have an existing tenant in default and on the hook for rent and event slot he will open and pay but it could take another 2-3 years for him.
2. It is not prudent of me to let go of that tenant to allow a new tenant in if there's a risk the new one cannot operate their concept given the request of a cup or a zone text amendment.

If we can get the city to confirm he can open a restaurant with limited live music under the existing legal non conforming use, we can proceed with finalizing a deal and planning for the hopeful reopening in 2023. Additionally, he

is open to submitting for a zone text amendment assuming there's support for his concept (a grown up version of Winston house that's also open for lunch and brunch, etc) to allow for ticket sales and potentially even an expansion all the way to the pier side so it's a block to block restaurant/venue the beautifies the alley and neighborhood.

Please let us know if there's a way we can come to an understanding so the operator can proceed without a potentially year long delay which would render the project infeasible.

Thanks,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Anuj Gupta](#)
Subject: Re: Signage
Date: Sunday, February 12, 2023 6:01:27 PM

EXTERNAL

Thanks Anuj! I keep getting hit up about non profit screenings at amc and i heard about this and thought it could be a win win, especially since amc is struggling and closing the 1400 block location in 18 months and 3rd and Arizona is eventually going to be a public square and we can potentially add a community event of screen on the square in the future (like screen on the green at the dc mall) and could be an excuse and alternative to getting rid of the kiosk i am not the greatest fan of. Let's try to discuss Wednesday if you have time.

Thanks,
Leo

Sent from my iPhone

On Feb 10, 2023, at 9:46 PM, Anuj Gupta <Anuj.Gupta@santamonica.gov> wrote:

Hey Leo – sorry for the delay on this, was a crazy week. This exploration is being led by our Partnerships team which is under me. We can discuss a bit next week at the Ad Hoc meeting if time permits, and then I can connect you with my colleague who is project lead to learn more.

Happy weekend,
Anuj

From: Leo Pustilnikov <leo@slhinvestments.com>
Date: Tuesday, February 7, 2023 at 9:42 PM
To: Anuj Gupta <Anuj.Gupta@santamonica.gov>
Subject: Signage

EXTERNAL

Anuj,

I heard the city is considering signage at Santa Monica place. Do you know who is working on it from the city staff to discuss?

Thanks,
Leo

Sent from my iPhone

From: [Jennifer Taylor](#)
To: [Leo Pustilnikov](#)
Subject: RE: NOTICE OF DEFAULT AND DEMAND FOR CURE
Date: Thursday, June 15, 2023 4:50:16 PM

Thanks!

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, June 15, 2023 4:48 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Michael Montagano <michael@kitchenunited.com>; John Miller <john@thecaligroup.com>
Cc: Econdevel Mailbox <Econdevel.Mailbox@santamonica.gov>; jerrica@eatmrkt.com
Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

Michael,

See below.

Best,

Leo

Sent from my iPhone

On Jun 15, 2023, at 4:43 PM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Thank you, Leo. If you can please put us in touch with the tenant, we can then amend the outdoor dining agreement and extend their term for five additional years.

Thanks,

Jennifer

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, June 15, 2023 4:42 PM
To: Econdevel Mailbox <Econdevel.Mailbox@santamonica.gov>
Cc: jerrica@eatmrkt.com; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

I will forward to tenant, thanks

Sent from my iPhone

On Jun 15, 2023, at 4:31 PM, Econdevel Mailbox
<Econdevel.Mailbox@santamonica.gov> wrote:

Hello,

The attached Notice of Default and Demand for Cure was previously sent to Linwood Ventures and we were notified that they no longer own The Gallery Food Hall. Please read the notice and help in resolving this matter as soon as possible.

Thank you,

<image001.png>

Economic Development Division

From: Econdevel Mailbox

Sent: Wednesday, May 17, 2023 4:07 PM

To: 'elizabeth@linwoodventures.com'

<elizabeth@linwoodventures.com>; 'scott@linwoodventures.com'

<scott@linwoodventures.com>

Subject: NOTICE OF DEFAULT AND DEMAND FOR CURE

Importance: High

Hello Gallery Food Hall,

Please read the attached Notice of Default and Demand for Cure.

Thank you,

<image001.png>

Economic Development Division

<Default Letter Gallery 2023.05.18.pdf>

<Gallery Food Hall ledger.pdf>

From: [David Martin](#)
To: [Jake Mathews](#); [Leo Pustilnikov](#)
Cc: [David White](#); [Carmen Gutierrez](#)
Subject: Re: Enterprise Fish Intro
Date: Wednesday, June 21, 2023 6:19:09 PM

Hi Jake,

Nice to meet you and I look forward to working with you on your project. From what I've heard from Leo it sounds like it will be a great addition to the Main Street area and I'd be happy to meet with you in person and hear more about your plans. I've added my Assistant Carmen to this email so she can find us a time to meet.

David

Get [Outlook for iOS](#)

From: Jake Mathews <jake@9mileinvestments.com>
Sent: Wednesday, June 21, 2023 6:01:49 PM
To: Leo Pustilnikov <leo@slhinvestments.com>
Cc: David Martin <David.Martin@santamonica.gov>; David White <David.White@santamonica.gov>
Subject: Re: Enterprise Fish Intro

EXTERNAL

Thanks for the introduction Leo!

Hi David and David, It's great to meet you both. If possible, I'd love to meet with you in person and tell you about our plans for Enterprise. My team and I have been working for months to refine our concept so that we can bring something really special to Santa Monica. I'm excited to share it with you.

All the best, Jake

On Wed, Jun 21, 2023 at 2:04 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

David and David,

I wanted to introduce you to my friend and tenant at Enterprise Fish, Jake Mathews. He currently operates Winston House and Waterfront in Venice and has agreed to jump into Santa Monica with an incredible concept that I think you both will love. I'm not sure what's public so i'll leave the details to him but I am personally very excited and hope you will be too.

The purpose of this email aside from introducing you is to inform you his GC will be submitting construction plans tomorrow (after many months of design and redesign) to the City so anything we can do to expedite their review would be appreciated. There is a code section somewhere I believe provides for reduced fees and expedited review by some departments given the properties historic status so anything you guys can do to speed it up further would be greatly appreciated.

Let me know if you have any questions.

best,
leo

--

Jake Mathews
9 Mile Investments, LLC
664 Broadway Street
Venice, CA 90291
(m): 415 218-0800
email: jake@9mileinvestments.com

From: [David White](#)
To: [Jake Mathews](#); [David Martin](#)
Cc: [Leo Pustilnikov](#); [Carmen Gutierrez](#)
Subject: RE: Enterprise Fish Intro
Date: Wednesday, June 21, 2023 6:56:35 PM

I want to echo David's enthusiasm. Big fan of live music. Big follower of Winston House and so happy you're looking to Santa Monica! Welcome.

Thank you Leo for the introduction, much appreciated.



David White

City Manager

santamonica.gov

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From: Jake Mathews <jake@9mileinvestments.com>
Sent: Wednesday, June 21, 2023 6:37 PM
To: David Martin <David.Martin@santamonica.gov>
Cc: Leo Pustilnikov <leo@slhinvestments.com>; David White <David.White@santamonica.gov>; Carmen Gutierrez <Carmen.Gutierrez@santamonica.gov>
Subject: Re: Enterprise Fish Intro

EXTERNAL

Thanks a lot David. I'm really looking forward to our meeting. Best, Jake

On Wed, Jun 21, 2023 at 6:19 PM David Martin <David.Martin@santamonica.gov> wrote:

Hi Jake,

Nice to meet you and I look forward to working with you on your project. From what I've heard from Leo it sounds like it will be a great addition to the Main Street area and I'd be happy to meet with you in person and hear more about your plans. I've added my Assistant Carmen to this email so she can find us a time to meet.

David

Get [Outlook for iOS](#)

From: Jake Mathews <jake@9mileinvestments.com>
Sent: Wednesday, June 21, 2023 6:01:49 PM
To: Leo Pustilnikov <leo@slhinvestments.com>
Cc: David Martin <David.Martin@santamonica.gov>; David White <David.White@santamonica.gov>
Subject: Re: Enterprise Fish Intro

EXTERNAL

Thanks for the introduction Leo!

Hi David and David, It's great to meet you both. If possible, I'd love to meet with you in person and tell you about our plans for Enterprise. My team and I have been working for months to refine our concept so that we can bring something really special to Santa Monica. I'm excited to share it with you.

All the best, Jake

On Wed, Jun 21, 2023 at 2:04 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

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The purpose of this email aside from introducing you is to inform you his GC will be submitting construction plans tomorrow (after many months of design and redesign) to the City so anything we can do to expedite their review would be appreciated. There is a code section somewhere I believe provides for reduced fees and expedited review by some departments given the properties historic status so anything you guys can do to speed it up further would be greatly appreciated.

Let me know if you have any questions.

best,
leo

--

Jake Mathews
9 Mile Investments, LLC
664 Broadway Street
Venice, CA 90291
(m): 415 218-0800
email: jake@9mileinvestments.com

--

Jake Mathews

9 Mile Investments, LLC

664 Broadway Street

Venice, CA 90291

(m): 415 218-0800

email: jake@9mileinvestments.com

From: [Jennifer Taylor](#)
To: [Michael Montagano](#)
Cc: jerrica@eatmrkt.com; [John Miller](#); [Seiky Gil](#)
Subject: RE: NOTICE OF DEFAULT AND DEMAND FOR CURE
Date: Friday, June 16, 2023 10:30:03 AM
Attachments: [image001.png](#)
[Gallery Food Hall ODA 2019-2024.pdf](#)

Hello Michael,

It's nice to meet you. (Moving Leo to bcc). I realize that Kitchen United only recently opened so please disregard this notice of default letter. We'll work quickly with you to issue a new Sidewalk Dining License Agreement for your dining patio, which is located on the public right of way.

If you can please confirm the following:

- Business Name and DBA
- Mailing Address (for the license agreement and related correspondence)
- Contact Name, Phone, Email
- Kitchen United opening date

If you want a copy of the license agreement to be sent to your accountant or lawyer, please also provide us with their contact info.

I've attached the previous tenant's Sidewalk Dining Agreement, for reference. We will also require a \$1,000 security deposit. Please send to:

City of Santa Monica

Economic Development Team

1685 Main Street, Mail Stop 12

Santa Monica, CA 90401

If you prefer to wire, Seiky can provide you the wire instructions. For additional information on the City's Sidewalk Dining Program: <https://www.santamonica.gov/process-explainers/how-apply-for-a-sidewalk-dining-license> and monthly license fees.

Please don't hesitate to call me if you have any questions about the Sidewalk Dining Program or if there's anything else our team can assist with to help your business thrive in Santa Monica. Welcome the Third Street Promenade!

Kind regards,



Jennifer Taylor

Economic Development Manager

(310) 458-8906

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, June 15, 2023 4:48 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Michael Montagano <michael@kitchenunited.com>; John Miller <john@thecaligroup.com>
Cc: Econdevel Mailbox <Econdevel.Mailbox@santamonica.gov>; jerrica@eatmrkt.com
Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

Michael,

See below.

Best,

Leo

Sent from my iPhone

On Jun 15, 2023, at 4:43 PM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Thank you, Leo. If you can please put us in touch with the tenant, we can then amend the outdoor dining agreement and extend their term for five additional years.

Thanks,

Jennifer

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Sent: Thursday, June 15, 2023 4:42 PM
To: Econdevel Mailbox <Econdevel.Mailbox@santamonica.gov>
Cc: jerrica@eatmrkt.com; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

I will forward to tenant, thanks

Sent from my iPhone

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Hello,

The attached Notice of Default and Demand for Cure was previously sent to Linwood Ventures and we were notified that they no longer own The Gallery Food Hall. Please read the notice and help in resolving this matter as soon as possible.

Thank you,

<image001.png>

Economic Development Division

From: Econdevel Mailbox

Sent: Wednesday, May 17, 2023 4:07 PM

To: 'elizabeth@linwoodventures.com'

<elizabeth@linwoodventures.com>; 'scott@linwoodventures.com'

<scott@linwoodventures.com>

Subject: NOTICE OF DEFAULT AND DEMAND FOR CURE

Importance: High

Hello Gallery Food Hall,

Please read the attached Notice of Default and Demand for Cure.

Thank you,

<image001.png>

Economic Development Division

<Default Letter Gallery 2023.05.18.pdf>

<Gallery Food Hall ledger.pdf>

From: [Leo Pustilnikov](#)
To: [Jennifer Taylor](#)
Subject: Samo budget parking
Date: Wednesday, January 18, 2023 12:39:46 PM
Attachments: [FYE2023-Operating-Budget.pdf](#)
[attachment.txt](#)

EXTERNAL

Where would it be?

<https://finance.smgov.net/Media/Default/annual-reports/FYE2023/FYE2023-Operating-Budget.pdf>

From: [Lana Negrete](#)
To: [Leo Pustilnikov](#)
Subject: RE: Enterprise Fish Intro
Date: Monday, June 26, 2023 1:47:10 PM
Attachments: [image002.png](#)

I was just wondering about this spot! I am excited!



Lana Negrete

Mayor Pro Tempore

santamonica.gov

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From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, June 21, 2023 2:06 PM
To: Leo Pustilnikov <leo@slhinvestments.com>
Subject: Fwd: Enterprise Fish Intro

EXTERNAL

fyi... it's finally coming!

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

From: **Leo Pustilnikov** <leo@slhinvestments.com>

Date: Wed, Jun 21, 2023 at 2:04 PM

Subject: Enterprise Fish Intro

To: David Martin <David.Martin@santamonica.gov>, David White <David.White@santamonica.gov>, Jake Mathews <jake@9mileinvestments.com>

David and David,

I wanted to introduce you to my friend and tenant at Enterprise Fish, Jake Mathews. He currently operates Winston House and Waterfront in Venice and has agreed to jump into Santa Monica with an incredible concept that I think you both will love. I'm not sure what's public so I'll leave the details to him but I am personally very excited and hope you will be too.

The purpose of this email aside from introducing you is to inform you his GC will be submitting construction plans tomorrow (after many months of design and redesign) to the City so anything we

can do to expedite their review would be appreciated. There is a code section somewhere I believe provides for reduced fees and expedited review by some departments given the properties historic status so anything you guys can do to speed it up further would be greatly appreciated.

Let me know if you have any questions.

best,
leo

From: [Stephanie Reich](#)
To: [Jake Mathews](#)
Cc: [Leo Pustilnikov](#); [David Martin](#); [Regina Szilak](#); [Philip Knight](#); billy.d@breakformdesign.com; [Michael Baker](#)
Subject: RE: 174 Kinney - ARB/Historical Review
Date: Monday, June 26, 2023 7:26:07 PM
Attachments: [image001.png](#)

Hi Jake,

Regina (Gina) has been working on the plancheck for the project. She is corresponding with the design team on this issue.

All best,
Stephanie



Stephanie Reich, AIA, LEED AP

Design and Historic Preservation Planner

stephanie.reich@santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

Check out the new Planning Webpage

<https://www.santamonica.gov/planning-resources>

Reach the City Planning team anytime at 311!

<https://www.santamonica.gov/process-explainers/santa-monica-311>

From: Jake Mathews <jake@9mileinvestments.com>

Sent: Monday, June 26, 2023 6:13 PM

To: Stephanie Reich <Stephanie.Reich@santamonica.gov>

Cc: Leo Pustilnikov <leo@slhinvestments.com>; David Martin <David.Martin@santamonica.gov>;

Regina Szilak <Regina.Szilak@santamonica.gov>; Philip Knight <philip@breakformdesign.com>;

billy.d@breakformdesign.com; Michael Baker <michael@9mileinvestments.com>

Subject: Re: 174 Kinney - ARB/Historical Review

EXTERNAL

Hi Stephanie, I hope you had a nice weekend. Thanks for your prompt response. My understanding is that we are only doing a clean-up and organization of that area in a manner similar to how it has been used historically (exclusive use to the restaurant for deliveries, trash, utilities, etc) but I've copied Billy and Philip from Breakform Design so that they can clarify and elaborate. Thanks a lot. Best, Jake

On Fri, Jun 23, 2023 at 2:43 PM Stephanie Reich <Stephanie.Reich@santamonica.gov> wrote:

Hi Jake,

Thanks for reaching out, hope you're well!

I looked at the plans yesterday. There appears to be an exterior area that was previously not in use, that will be used for various storage and other functions. Since the parcel is part of the designation, we need some more information on this area before we can sign off.

Hopefully we can get that information from your team as quickly as possible.

All the best,

Stephanie

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From: David Martin <David.Martin@santamonica.gov>

Sent: Friday, June 23, 2023 2:07:29 PM

To: Jake Mathews <jake@9mileinvestments.com>

Cc: Leo Pustilnikov <leo@slhinvestments.com>; Stephanie Reich <Stephanie.Reich@santamonica.gov>

Subject: RE: 174 Kinney - ARB/Historical Review

Hi Jake,

I'm including Stephanie Reich, our ARB/Landmarks lead staff for her input. Seems like if you're not making any changes, there shouldn't be an issue but Stephanie can weigh in.

David

From: Jake Mathews <jake@9mileinvestments.com>

Sent: Friday, June 23, 2023 10:38 AM

To: David Martin <David.Martin@santamonica.gov>

Cc: Leo Pustilnikov <leo@slhinvestments.com>

Subject: 174 Kinney - ARB/Historical Review

EXTERNAL

Hi David, Happy Friday! I hope all is well. Yesterday we submitted the attached plans for 174 Kinney. Application No. 23BLD-2248.

We are not making any changes to the exterior or structure of the building. Given

that fact, would it be possible to expedite our clearance from ARB/Historic?

Thanks a lot. Best, Jake

--

Jake Mathews

9 Mile Investments, LLC

664 Broadway Street

Venice, CA 90291

(m): 415 218-0800

email: jake@9mileinvestments.com

--

Jake Mathews

9 Mile Investments, LLC

664 Broadway Street

Venice, CA 90291

(m): 415 218-0800

email: jake@9mileinvestments.com

From: [Seiky Gil](#)
To: [John Miller](#)
Cc: [Jennifer Taylor](#); [Michael Montagano](#); jerrica@eatmrkt.com
Subject: RE: NOTICE OF DEFAULT AND DEMAND FOR CURE
Date: Thursday, June 29, 2023 4:18:56 PM
Attachments: [image001.png](#)
[image002.png](#)
Importance: High

Hello John,

Following up on my email from Monday. We have not heard back from you and need the requested information plus insurance and security deposit to get you licensed. You are operating without a license, which is a code violation.

Please confirm the following information.

1. Business Name and DBA
2. Mailing Address (for the license agreement and related correspondence)
3. Contact Name, Phone, Email
4. Kitchen United opening date

If you want a copy of the license agreement to be sent to your accountant or lawyer, please also provide us with their contact info.

Thanks,



Seiky Gil

Economic Development

Business Assistant

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Subscribe to City of Santa Monica Email Updates](#)

From: Seiky Gil <Seiky.Gil@santamonica.gov>
Sent: Monday, June 26, 2023 10:18 AM
To: 'john@thecaligroup.com' <john@thecaligroup.com>
Cc: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; 'michael@kitchenunited.com' <michael@kitchenunited.com>; jerrica@eatmrkt.com
Subject: RE: NOTICE OF DEFAULT AND DEMAND FOR CURE

Hi John,

Following up on Jennifer's email in regards to insurance and security deposit. Attached are Sidewalk Dining insurance requirements plus examples of insurance certificates that our Risk division requests.

Also, as Jennifer mentioned, there is a \$1,000 security deposit that can be paid with a check or wire. If you would like to send payment via wire, attached are the Housing & Econ Dev Wire Instructions. If you prefer to mail a check, please make it payable to City of Santa Monica and mail to the following address.

City of Santa Monica
Economic Development
1685 Main Street, Mail Stop 12
Santa Monica, CA 90401

Thank you,



Seiky Gil

Economic Development
Business Assistant

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Subscribe to City of Santa Monica Email Updates](#)

From: Jennifer Taylor

Sent: Monday, June 26, 2023 9:20 AM

To: John Miller <john@thecaligroup.com>

Cc: Michael Montagano <michael@kitchenunited.com>; jerrica@eatmrkt.com; Seiky Gil <Seiky.Gil@santamonica.gov>

Subject: RE: NOTICE OF DEFAULT AND DEMAND FOR CURE

Importance: High

John,

I tried calling you at 9am and have left a message. I look forward to connecting today.

As time is the essence, can you please send me the date with The Cali Group/Kitchen United entered into the lease for 1315 Third Street Promenade? And also if you can confirm the date operations

started. I will then start working on the Sidewalk Dining License Agreement so that you may continue to use this space.

We will require \$1,000 security deposit and insurance indemnification. I'll send you the Sidewalk Dining insurance requirements for you to share with your insurance provider.

Thanks,



Jennifer Taylor
Economic Development Manager
(310) 458-8906
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: John Miller <john@thecaligroup.com>
Sent: Friday, June 23, 2023 8:25 PM
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Cc: Michael Montagano <michael@kitchenunited.com>; jerrica@eatmrkt.com; Seiky Gil <Seiky.Gil@santamonica.gov>; Leo Pustilnikov (leo@slhinvestments.com) <leo@slhinvestments.com>
Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Date: Friday, June 23, 2023 at 8:24 PM
To: john@thecaligroup.com <john@thecaligroup.com>
Cc: Michael Montagano <michael@kitchenunited.com>, jerrica@eatmrkt.com <jerrica@eatmrkt.com>, Seiky Gil <Seiky.Gil@santamonica.gov>, Leo Pustilnikov (leo@slhinvestments.com) <leo@slhinvestments.com>
Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

Hi John.

I can call you on Monday afternoon. Please send number. Thx, Jennifer

From: John Miller <john@thecaligroup.com>
Sent: Friday, June 23, 2023 3:07:05 PM

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<jerrica@eatmrkt.com>; Seiky Gil <Seiky.Gil@santamonica.gov>; Leo Pustilnikov
(leo@slhinvestments.com) <leo@slhinvestments.com>
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<jerrica@eatmrkt.com>, Seiky Gil <Seiky.Gil@santamonica.gov>, Leo Pustilnikov
(leo@slhinvestments.com) <leo@slhinvestments.com>
Subject: RE: NOTICE OF DEFAULT AND DEMAND FOR CURE

Hi John,

Let me know when we can talk as I never received a call from you yesterday.

Thanks,
Jennifer

From: John Miller <john@thecaligroup.com>
Sent: Thursday, June 22, 2023 11:01 AM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Cc: Michael Montagano <michael@kitchenunited.com>; jerrica@eatmrkt.com; Seiky Gil
<Seiky.Gil@santamonica.gov>; Leo Pustilnikov (leo@slhinvestments.com)
<leo@slhinvestments.com>
Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

Will call you at 4pm

Sent from my iPhone

On Jun 22, 2023, at 10:59 AM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Hi John,

Certainly, I'm available today between 4-5:30 pm. Let me know if anytime in that slot works for you. Thank you for your email.

Kind regards,

Jennifer

From: John Miller <john@thecaligroup.com>

Sent: Thursday, June 22, 2023 9:50 AM

To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Michael Montagano <michael@kitchenunited.com>

Cc: jerrica@eatmrkt.com; Seiky Gil <Seiky.Gil@santamonica.gov>; Leo Pustilnikov (leo@slhinvestments.com) <leo@slhinvestments.com>

Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

Hi Jennifer, is there a time that I can call you today to discuss the outdoor dining issue and how to resolve. I can explain where we are at with Kitchen United.

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>

Date: Wednesday, June 21, 2023 at 12:03 PM

To: Michael Montagano <michael@kitchenunited.com>

Cc: jerrica@eatmrkt.com <jerrica@eatmrkt.com>, John Miller <john@thecaligroup.com>, Seiky Gil <Seiky.Gil@santamonica.gov>, Leo Pustilnikov (leo@slhinvestments.com) <leo@slhinvestments.com>

Subject: RE: NOTICE OF DEFAULT AND DEMAND FOR CURE

Hi Michael,

I just spoke to a rep from Wendy's corporate office. They are interested in partnership opportunities with Kitchen United, including potential space at your Third St location. Would you be the appropriate person for an introduction?

Please also confirm receipt below re. the outdoor dining so we can get this resolved asap.

Thank you,

<image001.png>

Jennifer Taylor
Economic Development Manager
(310) 458-8906

From: Jennifer Taylor
Sent: Friday, June 16, 2023 10:30 AM
To: Michael Montagano <michael@kitchenunited.com>
Cc: jerrica@eatmrkt.com; John Miller <john@thecaligroup.com>; Seiky Gil <Seiky.Gil@santamonica.gov>
Subject: RE: NOTICE OF DEFAULT AND DEMAND FOR CURE

Hello Michael,

It's nice to meet you. (Moving Leo to bcc). I realize that Kitchen United only recently opened so please disregard this notice of default letter. We'll work quickly with you to issue a new Sidewalk Dining License Agreement for your dining patio, which is located on the public right of way.

If you can please confirm the following:

1. Business Name and DBA
2. Mailing Address (for the license agreement and related correspondence)
3. Contact Name, Phone, Email
4. Kitchen United opening date

If you want a copy of the license agreement to be sent to your accountant or lawyer, please also provide us with their contact info.

I've attached the previous tenant's Sidewalk Dining Agreement, for reference. We will also require a \$1,000 security deposit. Please send to:

City of Santa Monica
Economic Development Team
1685 Main Street, Mail Stop 12
Santa Monica, CA 90401

If you prefer to wire, Seiky can provide you the wire instructions. For additional information on the City's Sidewalk Dining Program: <https://www.santamonica.gov/process-explainers/how-apply-for-a-sidewalk-dining-license> and monthly license fees.

Please don't hesitate to call me if you have any questions about the Sidewalk Dining Program or if there's anything else our team can assist with to help your business thrive in Santa Monica. Welcome the Third Street Promenade!

Kind regards,

<image001.png>

Jennifer Taylor
Economic Development Manager
(310) 458-8906
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, June 15, 2023 4:48 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Michael Montagano <michael@kitchenunited.com>; John Miller <john@thecaligroup.com>
Cc: Econdevel Mailbox <Econdevel.Mailbox@santamonica.gov>; jerrica@eatmrkt.com
Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

Michael,

See below.

Best,

Leo

Sent from my iPhone

On Jun 15, 2023, at 4:43 PM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

Thank you, Leo. If you can please put us in touch with the tenant, we can then amend the outdoor dining agreement and extend their term for five additional years.

Thanks,
Jennifer

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, June 15, 2023 4:42 PM
To: Econdevel Mailbox <Econdevel.Mailbox@santamonica.gov>

Cc: jerrica@eatmrkt.com; Jennifer Taylor
<Jennifer.Taylor@santamonica.gov>
Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

I will forward to tenant, thanks

Sent from my iPhone

On Jun 15, 2023, at 4:31 PM, Econdevel Mailbox
<Econdevel.Mailbox@santamonica.gov> wrote:

Hello,

The attached Notice of Default and Demand for Cure was previously sent to Linwood Ventures and we were notified that they no longer own The Gallery Food Hall. Please read the notice and help in resolving this matter as soon as possible.

Thank you,

<image001.png>

Economic Development Division

From: Econdevel Mailbox
Sent: Wednesday, May 17, 2023 4:07 PM
To: 'elizabeth@linwoodventures.com'
<elizabeth@linwoodventures.com>;
'scott@linwoodventures.com'
<scott@linwoodventures.com>
Subject: NOTICE OF DEFAULT AND DEMAND FOR CURE
Importance: High

Hello Gallery Food Hall,

Please read the attached Notice of Default and Demand for Cure.

Thank you,

<image001.png>

Economic Development Division

<Default Letter Gallery 2023.05.18.pdf>

<Gallery Food Hall ledger.pdf>

From: [Jennifer Taylor](#)
To: [Luis Vidal](#)
Cc: [John Miller](#)
Subject: FW: NOTICE OF DEFAULT AND DEMAND FOR CURE
Date: Monday, June 26, 2023 12:27:54 PM
Attachments: [image001.png](#)
[image002.png](#)
[Exhibit D Sidewalk Dining insurance requirements.pdf](#)
[Housing & Econ Dev Wire Instructions.pdf](#)
[Waiver of Subrogation Examples.pdf](#)
[Additional Insured Endorsement Example.pdf](#)
[Accord Cert Example.pdf](#)

Hi Luis,

Please see the information attached/below. I have highlighted in yellow the information we'll need from your team to process the sidewalk dining license agreement. I had scheduled a call with John for this morning at 9am and rescheduled at 4:30 pm. Let me know if you want to hop on the phone together then, if any questions!

Thank you,



Jennifer Taylor
Economic Development Manager
(310) 458-8906
santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

From: Seiky Gil <Seiky.Gil@santamonica.gov>
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Subject: RE: NOTICE OF DEFAULT AND DEMAND FOR CURE

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Also, as Jennifer mentioned, there is a \$1,000 security deposit that can be paid with a check or wire. If you would like to send payment via wire, attached are the Housing & Econ Dev Wire Instructions. If you prefer to mail a check, please make it payable to City of Santa Monica and mail to the following

address.

City of Santa Monica
Economic Development
1685 Main Street, Mail Stop 12
Santa Monica, CA 90401

Thank you,



Seiky Gil

Economic Development

Business Assistant

santamonica.gov

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Cc: Michael Montagano <michael@kitchenunited.com>; jerrica@eatmrkt.com; Seiky Gil <Seiky.Gil@santamonica.gov>

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EXTERNAL

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Cc: Michael Montagano <michael@kitchenunited.com>, jerrica@eatmrkt.com <jerrica@eatmrkt.com>, Seiky Gil <Seiky.Gil@santamonica.gov>, Leo Pustilnikov (leo@slhinvestments.com) <leo@slhinvestments.com>
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Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

Will call you at 4pm

Sent from my iPhone

On Jun 22, 2023, at 10:59 AM, Jennifer Taylor <Jennifer.Taylor@santamonica.gov> wrote:

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Certainly, I'm available today between 4-5:30 pm. Let me know if anytime in that slot works for you. Thank you for your email.

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Cc: jerrica@eatmrkt.com <jerrica@eatmrkt.com>, John Miller <john@thecaligroup.com>, Seiky Gil <Seiky.Gil@santamonica.gov>, Leo Pustilnikov (leo@slhinvestments.com) <leo@slhinvestments.com>
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Please also confirm receipt below re. the outdoor dining so we can get this resolved asap.

Thank you,

<image001.png>

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Economic Development Manager
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[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscribe to City of Santa Monica Email Updates](#)

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Hello Michael,

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If you can please confirm the following:

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Economic Development Team

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If you prefer to wire, Seiky can provide you the wire instructions. For additional information on the City's Sidewalk Dining Program:

<https://www.santamonica.gov/process-explainers/how-apply-for-a-sidewalk-dining-license> and monthly license fees.

Please don't hesitate to call me if you have any questions about the Sidewalk Dining Program or if there's anything else our team can assist with to help your business thrive in Santa Monica. Welcome the Third Street Promenade!

Kind regards,

<image001.png>

Jennifer Taylor

Economic Development Manager

(310) 458-8906

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Subscribe to City of Santa Monica Email Updates](#)

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Cc: Econdevel Mailbox <Econdevel.Mailbox@santamonica.gov>; jerrica@eatmrkt.com
Subject: Re: NOTICE OF DEFAULT AND DEMAND FOR CURE

EXTERNAL

Michael,

See below.

Best,

Leo

Sent from my iPhone

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Jennifer

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Cc: jerrica@eatmrkt.com; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
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Thank you,

<image001.png>

Economic Development Division

From: Econdevel Mailbox

Sent: Wednesday, May 17, 2023 4:07 PM

To: 'elizabeth@linwoodventures.com'

<elizabeth@linwoodventures.com>;

'scott@linwoodventures.com'

<scott@linwoodventures.com>

Subject: NOTICE OF DEFAULT AND DEMAND FOR CURE

Importance: High

Hello Gallery Food Hall,

Please read the attached Notice of Default and Demand for Cure.

Thank you,

<image001.png>

Economic Development Division

<Default Letter Gallery 2023.05.18.pdf>

<Gallery Food Hall ledger.pdf>

From: [David Martin](#)
To: [Leo Pustilnikov](#)
Subject: Re: Main Street question
Date: Thursday, July 6, 2023 1:18:16 PM

I'm checking but I don't think you can open a new bar on Main Street. It doesn't matter that you would be moving an existing bar because you can't move an existing non-conforming use. I'll let you know when I hear back.

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, July 6, 2023 12:37:06 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: Re: Main Street question

EXTERNAL

David,

Following up. Any idea?

thanks,leo

On Thu, Jun 29, 2023 at 3:27 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

David,

I'm likely purchasing the business and liquor license from the owner of the circle bar. He's elderly and not well and we have a relationship given i have been giving him access to the back to assist with his occupancy for years.

That said, the seller does not own the building and i do not wish to be someone's tenant so i would like to move it. The license is a 48 (bar, no food) and i was wondering if it would be possible to move to another building on Main Street nearby i am considering purchasing?

Thanks,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Jesse Zwick](#)
Subject: Re: Question follow up
Date: Tuesday, July 18, 2023 1:18:41 PM

EXTERNAL

Jesse,

Would you mind if i also connected you to the guys from the woods who have the only functioning smoking lounge in the area in weho?

Best,
Leo

Sent from my iPhone

On Jun 7, 2023, at 9:53 AM, Jesse Zwick <jesse.zwick@santamonica.gov> wrote:

Hi Leo,

Happy to be connected with you friend. As you (and they) likely know we'll be discussing the matter at our next meeting.

Jesse

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, June 6, 2023 12:14 PM
To: Jesse Zwick <Jesse.Zwick@santamonica.gov>
Subject: Question follow up

EXTERNAL

Jesse,

Given that staff seems resistant to Re zoning 20th, I'm modifying it to keep the 50 units and add 40 hotel rooms. Just wanted to keep you in the loop.

On another note, i have a friend in the cannabis space that would love to sit down with you and chaf if you are at all interested and open to it. Let me know.

Best,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Subject: Santa Monica School
Date: Wednesday, February 14, 2024 10:03:39 AM

EXTERNAL

David,

Pre covid, there was a school and synagogue at 1517 Franklin. The school i believe shuttered byt the synagogue remains. A school my oldest goes to in the Palisades is interested in acquiring the site and reactivating the school but would want to upgrade and expand the facilities. Do you know if that would be possible?

thanks,
leo

From: [Leo Pustilnikov](#)
To: [Gleam Davis](#)
Subject: Re: Greetings
Date: Tuesday, February 14, 2023 10:26:40 AM

EXTERNAL

Coming down... sorry, it was supposed to be open but got pushed back to March 1

Sent from my iPhone

On Feb 14, 2023, at 10:20 AM, Gleam Davis <Gleam.Davis@santamonica.gov> wrote:

I'm out front (as it says it's closed). Did I miss you? Thanks.

From: Gleam Davis <Gleam.Davis@santamonica.gov>
Sent: Monday, January 30, 2023 2:25:42 PM
To: Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: Greetings

Sounds good.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, January 30, 2023 2:20:18 PM
To: Gleam Davis <Gleam.Davis@santamonica.gov>
Subject: Re: Greetings

EXTERNAL

How about at the gallery (1315 3rd)? It should finally be open then! Duck donuts?

Best,
Leo

Sent from my iPhone

On Jan 30, 2023, at 2:14 PM, Gleam Davis <Gleam.Davis@santamonica.gov> wrote:

Ok. Let's meet the 14th at 10 am? What's a convenient location for you?

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, January 30, 2023 2:12:07 PM
To: Gleam Davis <Gleam.Davis@santamonica.gov>
Subject: Re: Greetings

EXTERNAL

Great! I'm 13th i'm available 2:30-5pm, 14th i'm available before noon, and 16th i'm available before 2pm. Thanks for making the time.

looking forward!

best,
leo

On Mon, Jan 30, 2023 at 2:09 PM Gleam Davis
<Gleam.Davis@santamonica.gov> wrote:

I would be happy to meet with you. This week and next week are jammed but give some times on February 13, 14, or 16 and I'll do my best to make one work. Thanks for serving on the DTSM board.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, January 30, 2023 1:31:06 PM
To: Gleam Davis <Gleam.Davis@santamonica.gov>
Subject: Greetings

EXTERNAL

Mayor Davis,

We never formally met but i have seen you at dtsm meetings and wanted to thank you for your out of the box thinking in relation to the promenade as quoted in the smdp article today.

I look forward to working with you to bring back the promenade and would love to meet with you and discuss that if you are open to it.

Best,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Ariel Socarras](#)
Cc: [David Martin](#)
Subject: Re: 1315 permits
Date: Wednesday, February 15, 2023 4:15:40 PM

EXTERNAL

Thanks for the update!

Sent from my iPhone

> On Feb 15, 2023, at 4:13 PM, Ariel Socarras <Ariel.Socarras@santamonica.gov> wrote:

>

> Hello. The resubmittal was received two days ago and the project is with the two remaining reviewers. Contact information for the reviewers can be obtained using the reporting tools in the system if any of your team need to reach out to them directly.

>

> Thank you

>

>

> Ariel Socarras

> Building and Safety Division Manager

> (310) 458-2201 ext. 5072

> santamonica.gov

> Facebook | Twitter | Instagram

> Subscribe to City of Santa Monica Email Updates

>

> -----Original Message-----

> From: Leo Pustilnikov <leo@slhinvestments.com>

> Sent: Tuesday, February 14, 2023 3:30 PM

> To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>

> Subject: 1315 permits

>

> EXTERNAL

>

> Any luck with the last guys? I know it's submitted. any eta?

>

> Best,

> Leo

>

> Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Ariel Socarras](#); [David Martin](#)
Subject: Re: 1315 permits
Date: Wednesday, February 15, 2023 10:30:20 AM

EXTERNAL

Following up?

Sent from my iPhone

> On Feb 14, 2023, at 3:30 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

>

> Any luck with the last guys? I know it's submitted... any eta?

>

> Best,

> Leo

>

> Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Ariel Socarras](#)
Cc: [David Martin](#)
Subject: Re: 1315 permits
Date: Monday, February 20, 2023 12:27:42 PM

EXTERNAL

I hear it's down to Kamran again... any way to ping him without upsetting him?

Sent from my iPhone

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> To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin <David.Martin@santamonica.gov>

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>

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> Leo

>

> Sent from my iPhone

From: [Gleam Davis](#)
To: [Leo Pustilnikov](#)
Subject: Re: Greetings
Date: Tuesday, February 14, 2023 1:09:32 PM

No problem. I enjoyed hearing your thoughts on how to revitalize the Promenade.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, February 14, 2023 12:31:59 PM
To: Gleam Davis <Gleam.Davis@santamonica.gov>
Subject: Re: Greetings

EXTERNAL

Thank you for your time today! I'm so sorry i was late... i must have entered it incorrectly on my calendar.

Best,
Leo

Sent from my iPhone

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I look forward to working with you to bring back the promenade

and would love to meet with you and discuss that if you are open to it.

Best,
Leo

Sent from my iPhone

From: [Phil Brock](#)
To: [Leo Pustilnikov](#)
Subject: Re: Council Meeting Tomorrow
Date: Tuesday, February 21, 2023 4:22:22 PM

I am seeking advice from staff on this matter. If it is helpful to the street I'll bring it up tomorrow.

Phil

Phil Brock
Council Member
City of Santa Monica

P: [\(310\) 458-8201](tel:(310)458-8201)
C: 
santamonica.gov

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, February 21, 2023 10:24:47 AM
To: Phil Brock <Phil.Brock@santamonica.gov>
Subject: Council Meeting Tomorrow

EXTERNAL

Phil,

As you know, council is reviewing the housing element and council is to provide feedback to staff on much of what they are working on. One of the items they are working on is LUCE zone changes where they make sense. Attached are the planning recommendations from 2/1/23. As you can see from those, Exhibit A #2-6 are all near my site on 20th (i highlighted them in gray). As you can also see from the attached map, 20th from Arizona south to the freeway is pretty much entirely commercial except for technically 6 parcels. 1 of the parcels is 1450 20th which is included in exhibit, 2 of the parcels are my builders remedy (highlighted in pink) and 3 of the parcels are a single condo complex with like 12 units (highlighted in yellow).

My site specifically is even partially surrounded on the east (19th street) with general commercial so on on 60% of my total frontage, i'm surrounded by commercial (300 out of 500 feet). Is there any way to direct staff to include 1420-1422 20th to be added to the LUCE zone changes or even include the condos at 1436 20th as well and then the entire street from arizona to the freeway will be commercial (on the west side, it's already commercial effectively from wilshire to the freeway).

Ideally it's something staff is asked to do before the council meeting so they can bring it up... and then with this amendment you can effectively get rid of most of the builders remedy projects in the city.

thanks,
leo

From: [Leo Pustilnikov](#)
To: [Ariel Socarras](#)
Cc: [David Martin](#)
Subject: Re: 1315 permits
Date: Tuesday, February 21, 2023 5:08:46 PM

EXTERNAL

thanks!

On Tue, Feb 21, 2023 at 5:04 PM Ariel Socarras <Ariel.Socarras@santamonica.gov> wrote:
Hello Leo. This was resubmitted and routed to Kamran Wednesday of last week. He should be getting to it shortly.

Thank you

Ariel Socarras
Building and Safety Division Manager
(310) 458-2201 ext. 5072
santamonica.gov
Facebook | Twitter | Instagram
Subscribe to City of Santa Monica Email Updates

-----Original Message-----

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, February 20, 2023 12:27 PM
To: Ariel Socarras <Ariel.Socarras@santamonica.gov>
Cc: David Martin <David.Martin@santamonica.gov>
Subject: Re: 1315 permits

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Sent from my iPhone

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> Thank you
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>
> Ariel Socarras
> Building and Safety Division Manager
> (310) 458-2201 ext. 5072
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> Facebook | Twitter | Instagram
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> From: Leo Pustilnikov <leo@slhinvestments.com>
> Sent: Tuesday, February 14, 2023 3:30 PM
> To: Ariel Socarras <Ariel.Socarras@santamonica.gov>; David Martin
> <David.Martin@santamonica.gov>
> Subject: 1315 permits
>
> EXTERNAL
>
> Any luck with the last guys? I know it's submitted. any eta?
>
> Best,
> Leo
>
> Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Phil Brock](#)
Subject: Council Meeting Tomorrow
Date: Tuesday, February 21, 2023 10:26:24 AM
Attachments: [20th Map - Copy.pdf](#)
[Planning Commission Luce Changes \(2.1.23\).pdf](#)

EXTERNAL

Phil,

As you know, council is reviewing the housing element and council is to provide feedback to staff on much of what they are working on. One of the items they are working on is LUCE zone changes where they make sense. Attached are the planning recommendations from 2/1/23. As you can see from those, Exhibit A #2-6 are all near my site on 20th (i highlighted them in gray). As you can also see from the attached map, 20th from Arizona south to the freeway is pretty much entirely commercial except for technically 6 parcels. 1 of the parcels is 1450 20th which is included in exhibit, 2 of the parcels are my builders remedy (highlighted in pink) and 3 of the parcels are a single condo complex with like 12 units (highlighted in yellow).

My site specifically is even partially surrounded on the east (19th street) with general commercial so on on 60% of my total frontage, i'm surrounded by commercial (300 out of 500 feet). Is there any way to direct staff to include 1420-1422 20th to be added to the LUCE zone changes or even include the condos at 1436 20th as well and then the entire street from arizona to the freeway will be commercial (on the west side, it's already commercial effectively from wilshire to the freeway).

Ideally it's something staff is asked to do before the council meeting so they can bring it up... and then with this amendment you can effectively get rid of most of the builders remedy projects in the city.

thanks,
leo

From: [Leo Pustilnikov](#)
To: oscar.delatorre@smgov.net
Subject: Council Meeting Tomorrow
Date: Tuesday, February 21, 2023 11:20:27 AM
Attachments: [20th Map - Copy.pdf](#)
[Planning Commission Luce Changes \(2.1.23\).pdf](#)

EXTERNAL

Oscar,

>

> As you know, council is reviewing the housing element and council is to provide feedback to staff on much of what they are working on. One of the items they are working on is LUCE zone changes where they make sense. Attached are the planning recommendations from 2/1/23. As you can see from those, Exhibit A #2-6 are all near my site on 20th (i highlighted them in gray). As you can also see from the attached map, 20th from Arizona south to the freeway is pretty much entirely commercial except for technically 6 parcels. 1 of the parcels is 1450 20th which is included in exhibit, 2 of the parcels are my builders remedy (highlighted in pink) and 3 of the parcels are a single condo complex with like 12 units (highlighted in yellow).

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>

> Ideally it's something staff is asked to do before the council meeting so they can bring it up... and then with this amendment you can effectively get rid of most of the builders remedy projects in the city.

>

> thanks,

> leo

From: [David Martin](#)
To: [Leo Pustilnikov](#)
Subject: Re: Enterprise Fish
Date: Tuesday, February 21, 2023 8:43:53 PM

Sure Leo. I'll have someone send it to you in the morning.

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, February 21, 2023 5:01:54 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: Enterprise Fish

EXTERNAL

David,

Good seeing you earlier. Who can I get the necessary forms for a variance from to subdivide enterprise into 2 parcels as previously discussed?

thanks,
leo

From: [Leo Pustilnikov](#)
To: [Phil Brock](#)
Subject: Re: Staff response
Date: Wednesday, February 22, 2023 9:49:52 AM

EXTERNAL

Thank you sir... still think it's the easiest vehicle to solve the problem...

Sent from my iPhone

On Feb 22, 2023, at 9:34 AM, Phil Brock <Phil.Brock@santamonica.gov> wrote:

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, February 21, 2023 9:09:49 PM
To: Phil Brock <Phil.Brock@santamonica.gov>; David Martin <David.Martin@santamonica.gov>; David White <David.White@santamonica.gov>
Subject: RE: Council Meeting Tomorrow

Hi Phil,

The scope of the map corrections that are currently being brought forward for Council review are actually parcels where General Plan land use designation and zoning are inconsistent (i.e. they are not the same). For example, we might have a situation where the LUCE is showing a commercial designation but the zoning map shows the parcel as a residential zone. We need to reconcile those kinds of inconsistencies under State law.

In the case of the project referenced below, there is no inconsistency on that parcel between the LUCE and zoning. At the moment, the focus is really on making amendments to the LUCE and related plans and zoning code to ensure compliance with the Housing Element and to address map inconsistencies above. What Leo mentions in his e-mail is outside the scope of current Housing Element discussions where we have made a concerted effort to not recommend upzoning of any multi-unit residential properties (in keeping with commitments stated in the LUCE) to avoid potential displacement.

We could take a closer look at his request separately after the Housing Element implementation work is completed.

Thanks,
Jing

From: Phil Brock <Phil.Brock@santamonica.gov>
Sent: Tuesday, February 21, 2023 4:15 PM
To: David Martin <David.Martin@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; David White <David.White@santamonica.gov>
Subject: Fwd: Council Meeting Tomorrow

Is Leo accurate with his comments in this email. Would it help the city and not just him if we made the amendment? Clarification please!?!

Phil

Phil Brock

Council Member
City of Santa Monica

P: [\(310\) 458-8201](tel:(310)458-8201)

C: [REDACTED]

santamonica.gov

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, February 21, 2023 10:26 AM

To: Phil Brock <Phil.Brock@santamonica.gov>

Subject: Council Meeting Tomorrow

EXTERNAL

Phil,

As you know, council is reviewing the housing element and council is to provide feedback to staff on much of what they are working on. One of the items they are working on is LUCE zone changes where they make sense. Attached are the planning recommendations from 2/1/23. As you can see from those, Exhibit A #2-6 are all near my site on 20th (i highlighted them in gray). As you can also see from the attached map, 20th from Arizona south to the freeway is pretty much entirely commercial except for technically 6 parcels. 1 of the parcels is 1450 20th which is included in exhibit, 2 of the parcels are my builders remedy (highlighted in pink) and 3 of the parcels are a single condo complex with like 12 units (highlighted in yellow).

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thanks,
leo

Phil Brock
Council Member
City of Santa Monica

P: [\(310\) 458-8201](tel:(310)458-8201)

C: [REDACTED]

santamonica.gov

From: [Gleam Davis](#)
To: [Leo Pustilnikov](#)
Subject: Re: TIME SENSITIVE: follow-up re funding available to evaluate an EIFD and other special improvement districts for Santa Monica--
Date: Tuesday, February 21, 2023 7:59:00 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

Thanks. I'll forward this to staff.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, February 21, 2023 5:13:34 PM
To: Gleam Davis <Gleam.Davis@santamonica.gov>
Subject: Fwd: TIME SENSITIVE: follow-up re funding available to evaluate an EIFD and other special improvement districts for Santa Monica--

EXTERNAL

Mayor,

Again, my apologies for my tardiness last week.

I wanted to forward you an email from Larry Kosmont of Kosmont Companies regarding funding opportunities to assist with planning funds. If the city doesn't have the staffing to apply, they can hire Larry's firm to do it. I have known Larry for over a decade and I don't think anyone is more in tune with the processes of the state than him. Let me know if you would like me to connect you with him?

Larry's firm also has significant experience in setting up EIFD's which could be beneficial for Downtown Santa Monica and potentially the airport which can assist in alleviating future capital requirements (e.g. unfunded and underfunded CIP projects) that the City needs to fund but cannot currently afford to.

best,
leo

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

From: **Larry Kosmont** <lkosmont@kosmont.com>
Date: Tue, Feb 21, 2023 at 4:40 PM
Subject: TIME SENSITIVE: follow-up re funding available to evaluate an EIFD and other special improvement districts for Santa Monica--
To: Leo Pustilnikov (leo@slhinvestments.com) <leo@slhinvestments.com>

Below is some information on the SCAG REAP 2.0 technical advisory grant program, which I think has a lot of potential benefit to Santa Monica for the Downtown area, any other transit-focused areas, the Airport, and any other housing element priority sites. Time is of the essence because essentially there is grant money available to the City if the Staff can make the timely effort to apply based on the following.

I have a consultant that has done the work for SCAG on multiple EIFD REAP applications which I will gladly share with the City if this is a priority, and it should be from my viewpoint. They can help.

Summary points:

1. The "PATH" category of funding is the bucket for evaluation and implementation of tools such as tax increment financing and housing trust funds.
2. \$45M in funding just for this category alone, and **applications for funding are expected to become available March /April 2023** for cities and counties to apply. Responses will be due within 45 days of the call for proposals. Draft application is linked below.
3. If someone wanted to chat directly with a SCAG person about any proposal questions, Jacob Noonan is the best contact: noonan@scag.ca.gov (otherwise, consider us at Kosmont available for any questions, as well).

SCAG REAP 2.0 website: <https://scag.ca.gov/reap2021>

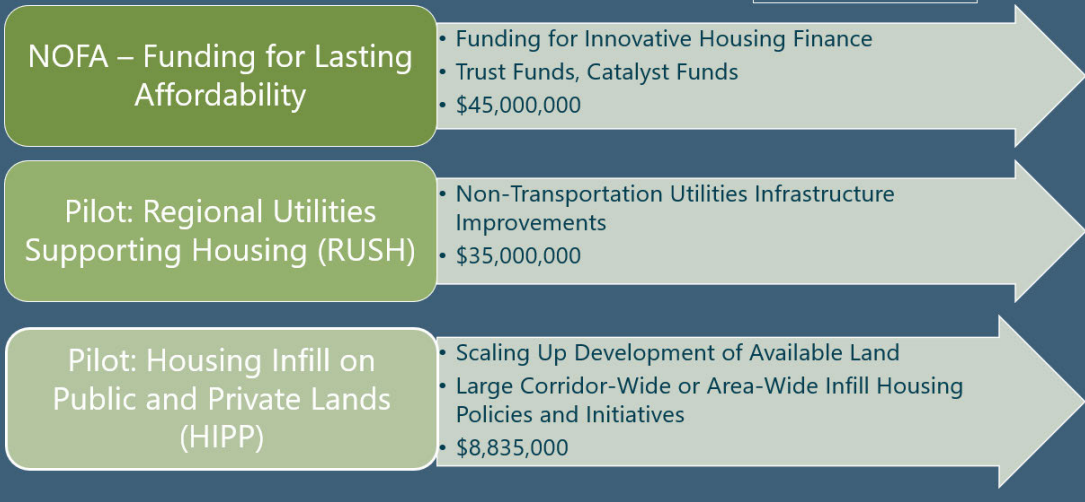
Draft application to give cities and counties an idea of what to expect: https://scag.ca.gov/sites/main/files/file-attachments/draft_path_program_application_0.pdf?1674763954

Select slides for quick reference pasted below:

Select slides for quick reference pasted below:

Programs to Accelerate Transformative Housing (PATH) Program Structure

\$88,835,000



PATH Program – Draft Template Application

Timelines

Each Call Opened Separately	April 2023 (Anticipated)
Responses Due	45 days
Completeness review	Late May - Early June
Final Scores Determined	Mid-Summer
Conditional Awards Issued	60 days of response due date
Regional Council Considers Funding Awards	September

RUSH is expected to be released in late Spring 2023 following the Industry Forum.

Meeting Chat

Jacob Noonan (SCAG) to Everyone 2:09 PM
 Welcome and thank you for joining us. For those just coming in, please share your name and organization in the chat.
 Also, as we move through the presentation please post any questions in the chat. We will have time to respond and for additional questions after

PATH Program Milestones



Ongoing Community Engagement

- ❑ *Ongoing, Region-wide, and Inclusive*
- ❑ *SCAG Staff Available to Discuss Potential Proposals*
- ❑ *Funding Application Information Sessions – Upcoming in 2023*

Jacob Noonan, Housing Program Manager

Email: noonan@scag.ca.gov

Jessica Reyes Juarez, Associate Regional Planner

Email: juarez@scag.ca.gov

From: [Caroline Torosis](#)
To: [Leo Pustilnikov](#); [Phil Brock](#); [Oscar de la Torre](#); [Lana Negrete](#); [Christine Parra](#)
Subject: Re: TIME SENSITIVE: follow-up re funding available to evaluate an EIFD and other special improvement districts for Santa Monica--
Date: Wednesday, February 22, 2023 9:23:31 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

Thanks Leo. I know Larry and his team. We are applying to SCAG REAP money at the County for feasibility studies.

I've already been in contact with our City Manager about the City of Santa Monica being more assertive about EIFDs in the City. I don't want to violate the Brown Act so I will leave it at that as we have a majority of councilmembers on this email.

Caroline

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, February 21, 2023 5:09 PM
To: Caroline Torosis <Caroline.Torosis@santamonica.gov>; Phil Brock <Phil.Brock@santamonica.gov>; Oscar de la Torre <Oscar.delaTorre@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>; Christine Parra <Christine.Parra@santamonica.gov>
Subject: Fwd: TIME SENSITIVE: follow-up re funding available to evaluate an EIFD and other special improvement districts for Santa Monica--

EXTERNAL

Council Member,

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Larry's firm also has significant experience in setting up EIFD's which could be beneficial for Downtown Santa Monica and potentially the airport. It locks in a baseline of revenue for the city and could alleviate future capital requirements (e.g. unfunded and underfunded CIP projects) that the City needs to fund but cannot currently afford to.

best,
leo

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

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Date: Tue, Feb 21, 2023 at 4:40 PM
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To: Leo Pustilnikov (leo@slhinvestments.com) <leo@slhinvestments.com>

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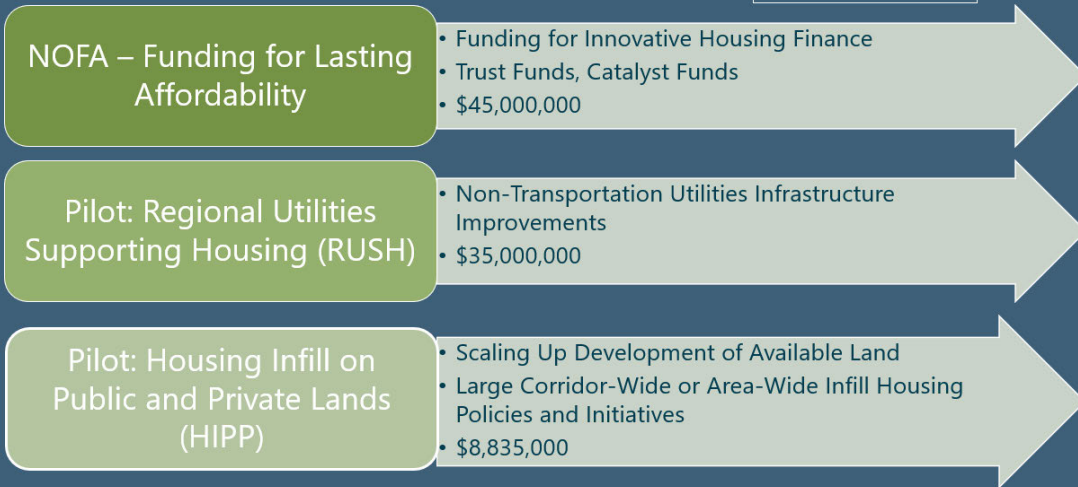
SCAG REAP 2.0 website: <https://scag.ca.gov/reap2021>

Draft application to give cities and counties an idea of what to expect: https://scag.ca.gov/sites/main/files/file-attachments/draft_path_program_application_0.pdf?1674763954

Select slides for quick reference pasted below:
Select slides for quick reference pasted below:

Programs to Accelerate Transformative Housing (PATH) Program Structure

\$88,835,000



Zoom Meeting Participant ID: 680785

Recording

PATH Program – Draft Template Application

Timelines

Each Call Opened Separately	April 2023 (Anticipated)
Responses Due	45 days
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Regional Council Considers Funding Awards	September

RUSH is expected to be released in late Spring 2023 following the Industry Forum.

Participants (46)

Meeting Chat

Jacob Noonan (SCAG) to Everyone 2:09 PM
Welcome and thank you for joining us. For those just coming in, please share your name and organization in the chat

Also, as we move through the presentation please post any questions in the chat. We will have time to respond and for additional questions after

Who can see your messages? Recording On

To: Everyone

Type message here...

PATH Program Milestones



Ongoing Community Engagement

- Ongoing, Region-wide, and Inclusive*
- SCAG Staff Available to Discuss Potential Proposals*
- Funding Application Information Sessions – Upcoming in 2023*

Jacob Noonan, Housing Program Manager
Email: noonan@scag.ca.gov

Jessica Reyes Juarez, Associate Regional Planner
Email: juarez@scag.ca.gov

From: [Roxanne Tanemori](#)
To: leo@slhinvestments.com
Cc: [David Martin](#)
Subject: FW: Enterprise Fish
Date: Thursday, February 23, 2023 12:29:38 PM
Attachments: [image001.png](#)

Hi Leo – David asked me to send you application information for a subdivision and variance.

For the subdivision you would need to submit for approval in concept from the City's Public Works Department – before submitting a Subdivision application to the City Planning Division. Here is a link to their website that provides the steps for PW's first review:

Public Works: <https://www.santamonica.gov/process-explainers/how-to-submit-a-subdivision-map>

City Planning Division Subdivision Application:

<https://www.smgov.net/uploadedFiles/Departments/PCD/Applications-Forms/Subdivision-Permit-Application.pdf>

City Planning Division Variance Application:

<https://www.smgov.net/uploadedFiles/Departments/PCD/Applications-Forms/Discretionary-Permit-Application.pdf>

When you are ready to submit an application, please make a virtual appointment – applications are submitted in digital format:

<https://outlook.office365.com/owa/calendar/CityPlanning@smgov.net/bookings/>

If you would like to make an appointment at the public information counter to speak with a planner (not for application submittals): <http://checkin.smgov.net/qmaticwebbooking/#/>

Variance findings:

https://library.qcode.us/lib/santa_monica_ca/pub/municipal_code/item/article_9-division_4-chapter_9_42?view=all

Thanks,
Roxanne Tanemori



Roxanne Tanemori, AICP

Principal Planner

(310) 458-2201 ext. 8202

roxanne.tanemori@santamonica.gov

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Reach the City Planning team anytime at 311!](#)

[Zoning Code](#) | [Applications & Forms](#) | [Plans & Projects](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, February 21, 2023 5:02 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: Enterprise Fish

EXTERNAL

David,

Good seeing you earlier. Who can I get the necessary forms for a variance from to subdivide enterprise into 2 parcels as previously discussed?

thanks,
leo

From: [Leo Pustilnikov](#)
To: ericka.lesley@smgov.net
Subject: Arts commission
Date: Thursday, February 23, 2023 7:39:44 PM

EXTERNAL

Can you guys explore doing advertising (mural art) on the parking structures with the funds going to the garages... sort of like overallmurals on Instagram... can be done with training kids from schools in art and collaborations... the garages are a blank canvas that any paint would show love and bring revenue

Sent from my iPhone

From: [Oscar de la Torre](#)
To: [Leo Pustilnikov](#)
Subject: Re: TIME SENSITIVE: follow-up re funding available to evaluate an EIFD and other special improvement districts for Santa Monica--
Date: Wednesday, February 22, 2023 6:56:26 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

Thank you Leo for the information. I am interested in engaging Larry. I will forward info to CM White. -Oscar

From: Leo Pustilnikov <leo@slhinvestments.com>
Date: Tuesday, February 21, 2023 at 5:10 PM
To: Caroline Torosis <Caroline.Torosis@santamonica.gov>, Phil Brock <Phil.Brock@santamonica.gov>, Oscar de la Torre <Oscar.delaTorre@santamonica.gov>, Lana Negrete <Lana.Negrete@santamonica.gov>, Christine Parra <Christine.Parra@santamonica.gov>
Subject: Fwd: TIME SENSITIVE: follow-up re funding available to evaluate an EIFD and other special improvement districts for Santa Monica--

EXTERNAL

Council Member,

Below is some information from Larry Kosmont of Kosmont Companies. It's effectively free money for the city which if the city doesn't have the staffing to apply can hire Larry's firm to do it. I have known Larry for over a decade and I don't think anyone is more in tune with the processes of the state than him. Let me know if you would like me to connect you with him?

Larry's firm also has significant experience in setting up EIFD's which could be beneficial for Downtown Santa Monica and potentially the airport. It locks in a baseline of revenue for the city and could alleviate future capital requirements (e.g. unfunded and underfunded CIP projects) that the City needs to fund but cannot currently afford to.

best,
leo

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

From: Larry Kosmont <kosmont@kosmont.com>
Date: Tue, Feb 21, 2023 at 4:40 PM
Subject: TIME SENSITIVE: follow-up re funding available to evaluate an EIFD and other special improvement districts for Santa Monica--
To: Leo Pustilnikov (leo@slhinvestments.com) <leo@slhinvestments.com>

Below is some information on the SCAG REAP 2.0 technical advisory grant program, which I think has a lot of potential benefit to Santa Monica for the Downtown area, any other transit-focused areas, the Airport, and any other housing element priority sites. Time is of the essence because essentially there is grant money available to the City if the Staff can make the timely effort to apply based on the following.

I have a consultant that has done the work for SCAG on multiple EIFD REAP applications which I will gladly share with the City if this is a priority, and it should be from my viewpoint. They can help.

Summary points:

1. The "PATH" category of funding is the bucket for evaluation and implementation of tools such as tax increment financing and housing trust funds.
2. \$45M in funding just for this category alone, and **applications for funding are expected to become available March /April 2023** for cities and counties to apply. Responses will be due within 45 days of the call for proposals. Draft application is linked below.
3. If someone wanted to chat directly with a SCAG person about any proposal questions, Jacob Noonan is the best contact: noonan@scag.ca.gov (otherwise, consider us at Kosmont available for any questions, as well).

SCAG REAP 2.0 website: <https://scag.ca.gov/reap2021>

Draft application to give cities and counties an idea of what to expect: https://scag.ca.gov/sites/main/files/file-attachments/draft_path_program_application_0.pdf?1674763954

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Unmute Start Video Participants Chat Share Screens Record Show Captions Reactions Apps Whiteboards Leave

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- ❑ *Ongoing, Region-wide, and Inclusive*
- ❑ *SCAG Staff Available to Discuss Potential Proposals*
- ❑ *Funding Application Information Sessions – Upcoming in 2023*

Jacob Noonan, Housing Program Manager
 Email: noonan@scag.ca.gov

Jessica Reyes Juarez, Associate Regional Planner
 Email: juarez@scag.ca.gov

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Subject: Viceroy
Date: Monday, March 13, 2023 8:14:00 PM

EXTERNAL

David,

Bruce (from Cypress) and I regularly connect re: santa monica. He mentioned the City was considering selling some assets to help with the budget. Any chance the city would consider selling the land underneath the viceroy? I would be very interested in purchasing it. Let me know if it's worth a discussion.

best,
leo

[endif--><!--[if !vml]--><!--[endif]-->

Additional

Kosmont

Firms



From: [Leo Pustilnikov](#)
To: [David Martin](#)
Subject: Fwd: Resubmittal confirmation for 23BLD-0159 (Kitchen United 1315 3rd Street Promenade)
Date: Thursday, February 23, 2023 2:00:29 PM
Attachments: [image001.png](#)
[attachment.html](#)
[Plan Review - Workflow Routing Slip.pdf](#)
[attachment.html](#)

EXTERNAL

Can u plz push these guys!

Sent from my iPhone

Begin forwarded message:

From: Corey Becker <cbecker@kitchenunited.com>
Date: February 23, 2023 at 1:45:06 PM PST
To: Matt Martinez <mmartinez@kitchenunited.com>, Kamran Ravandi <kamran.ravandi@santamonica.gov>
Cc: Michael Cruz <mcruz@kitchenunited.com>, Ariel Socarras <Ariel.Socarras@santamonica.gov>, Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: Resubmittal confirmation for 23BLD-0159 (Kitchen United 1315 3rd Street Promenade)

Hi Kamran - can you pls respond here.

We'd like to give the member an update and also to start to plan our Grand Opening.

Opening up a site is not an easy process, member needs to hire and train and occupy prior to open. There are cost variables to all of this.

Pls let us know when this can be released.

Appreciate your support and help here.

Corey

On Feb 23, 2023, at 9:01 AM, Matt Martinez <mmartinez@kitchenunited.com> wrote:

Good morning Kamran,

I left a voice message on your cell phone regarding this project. All other City disciplines have reviewed and approved the project per the attached workflow routing slip. Please let us know if you have any questions or concerns with the resubmittal documents. Thank you for your assistance!

From: [Xavier Mota](#)
To: [Leo Pustilnikov](#)
Subject: RE: New Board & Commission Members Onboarding Training
Date: Wednesday, September 6, 2023 10:44:00 AM

Yes, thank you!

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, September 6, 2023 9:58 AM
To: Xavier Mota <Xavier.Mota@santamonica.gov>
Subject: Re: New Board & Commission Members Onboarding Training

EXTERNAL

Can i do the 18th ?

Sent from my iPhone

On Sep 6, 2023, at 9:48 AM, Xavier Mota <Xavier.Mota@santamonica.gov> wrote:

Hello Commissioners/Boardmembers,

Welcome and thank you for volunteering to serve as a Board or Commission member for the City of Santa Monica. As a new member (appointed since September 2022), you are required to attend a Board and Commission onboarding orientation and cyber security training provided by the City Attorney's Office and the Information Services Department. *(Optional for all other members)*

Two trainings dates have been scheduled for Monday, September 18th at 6:00 p.m. and Thursday, September 21st at 10:00 a.m. There are two ways to join the trainings, either by computer or phone. See the information below and contact me via email at Xavier.Mota@santamonica.gov to advise which training you will be attending.

Monday, September 18th, 6:00 p.m. – 8:00 p.m.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to](#) g

Meeting ID: 

Passcode: 

[Download](#)  | [Join on the web](#)

Or call in (audio only)

 United States, Los Angeles

Phone Conference ID: 

[Find a local number](#) | [Reset PIN](#)

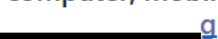
[Learn More](#) | [Meeting options](#)

OR

Thursday, September 21st, 10:00 a.m. to 12 Noon

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to](#) g

Meeting ID: 

Passcode: 

[Download](#)  | [Join on the web](#)

Or call in (audio only)

 United States, Los Angeles

Phone Conference ID: 

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Thank you.

<image001.png>

Xavier Mota

Staff Assistant III

(310) 458-8211

santamonica.gov

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[Subscribe to City of Santa Monica Email Updates](#)

From: [David Martin](#)
To: [Leo Pustilnikov](#)
Subject: Re: 1315
Date: Saturday, January 13, 2024 5:30:00 AM

It's going to Council on 1/23.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, January 12, 2024 3:17:21 PM
To: David Martin <David.Martin@santamonica.gov>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: Re: 1315

EXTERNAL

Correction, i think public works finalized, i mean scheduled for council. Sorry for the confusion.

Best,
Leo
Sent from my iPhone

On Jan 12, 2024, at 3:15 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

David,

Do you know when this is scheduled to go to public works?

Best,
Leo
Sent from my iPhone

On Nov 28, 2023, at 5:55 AM, David Martin
<David.Martin@santamonica.gov> wrote:

Hi Leo,

See below. Looks like this needs to go to Public Works first.

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Monday, November 27, 2023 10:31 PM
To: David Martin
Subject: RE: 1315

Actually this is a Final Map application as the parcel map was approved end of 2021. They are required to submit to Public Works first to get the approval as to form from the City Engineer for the Final Map. We can't process until PW signs off and it's ready to go for Council.

They will need to submit all items on the checklist and this doesn't look like it has all of it nor do I see an application submittal appointment for tomorrow for this Final Map. Final Maps are relatively easy for us but we would need to get permission to put it on an upcoming Council agenda even if it's consent since this would be a late add so my guess is January at the earliest assuming they have even completed the PW approval.

I'll give Ivan the heads up but also check with Josh as to whether they have this in their queue somewhere.

From: David Martin <David.Martin@santamonica.gov>
Sent: Monday, November 27, 2023 4:58 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: Fwd: 1315

I think this is a subdivision map. Not sure how long it would take so let me know what you think. Thanks

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, November 27, 2023 4:51:59 PM
To: Deborah <deborah@harveygoodman.com>; Adam Kanizo <adam@diico.com>; David Martin <David.Martin@santamonica.gov>
Subject: 1315

EXTERNAL

David,

Almost done with a deal for fun labs. Trying to get them to open a 2nd concept and take the entire building. In the meantime Adam is submitting the application for the final map tomorrow. Any chance we can get it on the agenda for adoption in December?

Thanks,
Leo

Sent from my iPhone

From: [Hakhamanesh Mortezaie](#)
To: [Adam Kanizo](#)
Cc: [Leo Pustilnikov](#)
Subject: Re: Removal Permit Application
Date: Monday, January 22, 2024 6:51:08 PM

Thank you! See you then.

From: Adam Kanizo <adam@rakrealtygroup.com>
Sent: Monday, January 22, 2024 6:50:31 PM
To: Hakhamanesh Mortezaie <Hakhamanesh.Mortezaie@santamonica.gov>
Cc: Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: Removal Permit Application

EXTERNAL

Thank you very much for the quick response, next week Monday at 11am works perfectly.

Feel better!

On Mon, Jan 22, 2024 at 6:40 PM Hakhamanesh Mortezaie

<Hakhamanesh.Mortezaie@santamonica.gov> wrote:

Adam and Leo I'm not in the office this week [REDACTED] But I can meet with you next Monday. How about 11 or 2 next Monday?

From: Adam Kanizo <adam@rakrealtygroup.com>
Sent: Monday, January 22, 2024 6:37:18 PM
To: Hakhamanesh Mortezaie <Hakhamanesh.Mortezaie@santamonica.gov>
Cc: Leo Pustilnikov <leo@slhinvestments.com>
Subject: Removal Permit Application

EXTERNAL

Hello,

We are planning to submit an application for the removal of units at 1427-1433 21st, santa monica, upon attaining the application I was told I need to set up an appt with you prior to doing so. I am reaching out to find a time this week or early next (before wednesday if possible).

Please let me know if there is a good date/time this week to meet or if you need any further information. The property is being replaced with a 99 unit apt complex.

best,

--



Adam Kanizo

M:818-292-1346
[E:adam@rakrealtygroup.com](mailto:adam@rakrealtygroup.com)
dre #02008361

--



Adam Kanizo
M:818-292-1346
[E:adam@rakrealtygroup.com](mailto:adam@rakrealtygroup.com)
dre #02008361

From: [Ariel Socarras](#)
To: [Leo Pustilnikov](#)
Subject: Water Meter
Date: Wednesday, December 20, 2023 2:50:23 PM
Attachments: [image001.png](#)

Hi Leo,

Staff from our Water Resources Division have stated that you will not be required to install additional meters if you introduce a new/separate tenant.

Thank you



Ariel Socarras

Building and Safety Division Manager

[Permit Services Center](#) | [Permit Issuance](#) | [Schedule Inspection](#)
[Plan Review and Building Permit Information](#)

From: [Roxanne Tanemori](mailto:Roxanne.Tanemori@slhinvestments.com)
To: leo@slhinvestments.com
Subject: FW: General Plan Land Use (LUCE) - Overview
Date: Thursday, January 25, 2024 2:12:01 PM
Attachments: [image001.png](#)

Hi Leo – our GIS system is malfunctioning unfortunately. We are aware of this issue and it occurred recently. The 1420-1422 20th Street property has a Low Density Housing LUCE General Plan Land Use Designation. The MUBL designation is **not correct** and we are working fixing that in our system.

If you have questions about other properties, please contact me and we'll confirm until our GIS system is corrected. Hopefully that will be done soon.

Thanks,
Roxanne



Roxanne Tanemori, AICP
Acting Deputy Director
Community Development Department

roxanne.tanemori@santamonica.gov
(310) 458-2201 ext. 8202

santamonica.gov
[Community Development Department](#) | [Planning Resources](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, January 23, 2024 12:35:39 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: General Plan Land Use (LUCE) - Overview

EXTERNAL

David,

Mate these maps not reliable? Here it shows 1420-22 20th as mubl... i was looking at another property and noticed this. Is there a place i can look up the general plan and zoning accurately?

Thanks,
Leo

https://urldefense.com/v3/__https://www.arcgis.com/home/item.html?id=93910e1574ea4c8aac1d54279d9f4d31_...;!!OfuUnHCITYtmjM!pBztblG91SlbwfkP4ncllyV8Pcg7

[3afMbv6JZFwkf-LXMZV7BX9Ei-ACoQ3mkoZp6bgMbLALv9BG5F1VJOV0td5MQ\\$](#)

Sent from my iPhone

From: [Roxanne Tanemori](#)
To: [Leo Pustilnikov](#)
Subject: RE: FW: General Plan Land Use (LUCE) - Overview
Date: Friday, January 26, 2024 8:37:39 AM
Attachments: [image001.png](#)

Hi Leo - that property is split-zoned between MUBL, R3, and R3-A.

The General Plan LUCE is also split MUBL and Medium Density Housing (R3).



Roxanne Tanemori, AICP
Acting Deputy Director
Community Development Department

roxanne.tanemori@santamonica.gov
(310) 458-2201 ext. 8202

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From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, January 25, 2024 2:29 PM
To: Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>
Subject: Re: FW: General Plan Land Use (LUCE) - Overview

EXTERNAL

can you confirm if 929 colorado (1558 10th) is half mubl and half r3 or entirely mubl

On Thu, Jan 25, 2024 at 2:12 PM Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov> wrote:

Hi Leo – our GIS system is malfunctioning unfortunately. We are aware of this issue and it occurred recently. The 1420-1422 20th Street property has a Low Density Housing LUCE General Plan Land Use Designation. The MUBL designation is **not correct** and we are working fixing that in our system.

If you have questions about other properties, please contact me and we'll confirm until our GIS system is corrected. Hopefully that will be done soon.

Thanks,
Roxanne



Roxanne Tanemori, AICP
Acting Deputy Director
Community Development Department

roxanne.tanemori@santamonica.gov
(310) 458-2201 ext. 8202

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[Community Development Department](#) | [Planning Resources](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, January 23, 2024 12:35:39 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: General Plan Land Use (LUCE) - Overview

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Thanks,
Leo

[https://urldefense.com/v3/__https://www.arcgis.com/home/item.html?id=93910e1574ea4c8aac1d54279d9f4d31__!!OfuUnHCITYtmmjM!pBztbIG91SibwfkP4nclltyV8Pcg73afMbv6JZFwkf-LXMZV7BX9Ei-ACoQ3mkoZp6bgMbLALv9BG5F1VJOV0td5MQ\\$](https://urldefense.com/v3/__https://www.arcgis.com/home/item.html?id=93910e1574ea4c8aac1d54279d9f4d31__!!OfuUnHCITYtmmjM!pBztbIG91SibwfkP4nclltyV8Pcg73afMbv6JZFwkf-LXMZV7BX9Ei-ACoQ3mkoZp6bgMbLALv9BG5F1VJOV0td5MQ$)

Sent from my iPhone

From: [Jesse Zwick](#)
To: [Fulp, Sean](#)
Cc: [Shaudi Fulp](#); [Leo Pustilnikov](#)
Subject: Re: Intro
Date: Monday, January 29, 2024 10:02:46 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

2/7 at 8:45 should work, assuming school drop off goes smoothly.

My cell is [REDACTED] in case anything comes up.

Looking forward!

Jesse

From: Fulp, Sean <Sean.Fulp@colliers.com>
Date: Sunday, January 28, 2024 at 8:35 PM
To: Jesse Zwick <Jesse.Zwick@santamonica.gov>
Cc: Shaudi Fulp <[REDACTED]> Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: Intro

EXTERNAL

Hello Jesse, great to meet you! I've looped my wife Shaudi into this email as well. Any chance you could meet for coffee on 2/7 a touch earlier at 8:45 am at Groundwork Coffee on Montana?

If that doesn't work, maybe something the week of 2/12. We're pretty flexible that week.

Sean Fulp

Vice Chair

Direct: +1 310 622 1914

Mobile: +1 415 310 7331

865 S Figueroa Street, 35th Floor

Los Angeles, CA 90017

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From: Jesse Zwick <Jesse.Zwick@santamonica.gov>
Date: Friday, January 26, 2024 at 4:57 PM

To: Leo Pustilnikov <leo@slhinvestments.com>, Fulp, Sean <Sean.Fulp@colliers.com>

Subject: Re: Intro

Thanks Leo, and hi Sean.

Would be happy to find a time to connect.

I work from home and my schedule is pretty flexible first thing in the morning, around 9 am, or around 1 pm most days for lunch.

Let me know when might be best for you and looking forward,

Jesse

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Friday, January 26, 2024 9:08 AM

To: Jesse Zwick <Jesse.Zwick@santamonica.gov>; Fulp, Sean <Sean.Fulp@colliers.com>

Subject: Intro

EXTERNAL

Jesse,

Happy new year! Wanted to introduce you to Sean Fulp who has a young family in santa monica and wants to get more involved in the city. Hopefully you have some time to meet with him and chat.

best,

leo

From: [David Martin](#)
To: [Leo Pustilnikov](#); [Lee, Vince@Coastal](mailto:Lee,Vince@Coastal)
Cc: [Sally Davary](#); [Roxanne Tanemori](#)
Subject: RE: 1315 3rd St. Promenade Santa Monica - Interior TI - Exemption Request Submittal Package
Date: Wednesday, July 3, 2024 2:35:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

That is correct Leo, we don't have any minimum parking requirements in the downtown area, which includes the 3rd Street Promenade.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, July 3, 2024 2:32 PM
To: Lee, Vince@Coastal <vince.lee@coastal.ca.gov>
Cc: Sally Davary <sdavary@permitadvisors.com>; David Martin <David.Martin@santamonica.gov>
Subject: Re: 1315 3rd St. Promenade Santa Monica - Interior TI - Exemption Request Submittal Package

EXTERNAL

Vince,

The promenade doesn't have parking requirements. Adding David Martin who can maybe assign a staff to answer.

Best,

Leo

Sent from my iPhone

On Jul 3, 2024, at 2:26 PM, Lee, Vince@Coastal <vince.lee@coastal.ca.gov> wrote:

Hi Sally,

I am following up with my question below. Can you please advise?

Thanks, -Vin

From: Lee, Vince@Coastal <vince.lee@coastal.ca.gov>
Sent: Monday, June 24, 2024 5:12 PM
To: Sally Davary <sdavary@permitadvisors.com>
Subject: Re: 1315 3rd St. Promenade Santa Monica - Interior TI - Exemption Request Submittal Package

Hi Sally,

Would you please further specify the existing use and proposed use? (e.g. xxx sq. ft. restaurant to miniature golf club on 1st floor, etc)

I am looking up Santa Monica building code and can't seem to find the parking requirements for Assembly use group and Business group. (Maybe you can point to me in a right direction?)

Level 1 Proposed Scope area: 537 S.F. - no proposed change to existing Assembly use group.

Level 2 Proposed Scope area: 7,015 S.F. - no proposed change to existing Assembly use group.

Level 3 Proposed Scope area: 6,461 S.F. - proposed addition of Assembly use group (Existing use group is Business)

Thanks,

-Vin

From: Sally Davary <sdavary@permitadvisors.com>

Sent: Friday, May 24, 2024 11:58 AM

To: Lee, Vince@Coastal <vince.lee@coastal.ca.gov>

Subject: RE: 1315 3rd St. Promenade Santa Monica - Interior TI - Exemption Request Submittal Package

Hi Vice,

They plans will be mailed out today and you will receive them on Saturday night. Please let me know if you need any other documents for your review once you receive the package.

Best,

Sally Davary

Senior Project Manager

Permit Advisors - A Milrose Company

New York | New Jersey | Connecticut | Philadelphia
Pittsburgh | DC | Chicago | Austin | Dallas | Fort Worth
Frisco | Houston | Los Angeles | San Francisco

direct: (424) 437-6202

w: www.permitadvisors.com e: sdavary@permitadvisors.com

From: Lee, Vince@Coastal <vince.lee@coastal.ca.gov>

Sent: Thursday, May 23, 2024 4:04 PM

To: Sally Davary <sdavary@permitadvisors.com>

Subject: Re: 1315 3rd St. Promenade Santa Monica - Interior TI - Exemption Request Submittal Package

[EXTERNAL MESSAGE] Double-check the sender's name and email address before you click links or open attachments.

Hi Sally,

We don't take electronic submittal at this time. Please mail in the hard copy of the application and supporting materials to our office at the address in my signature below.
Thanks, -Vin



Vince Lee | Coastal Planner
CALIFORNIA COASTAL COMMISSION
South Coast District Office
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802
[\(562\) 590-5071](tel:5625905071)



From: Sally Davary <sdavary@permitadvisors.com>
Sent: Wednesday, May 22, 2024 11:13 AM
To: Lee, Vince@Coastal <vince.lee@coastal.ca.gov>
Subject: RE: 1315 3rd St. Promenade Santa Monica - Interior TI - Exemption Request Submittal Package

Hi Vince,

Hope all is well with you!

I would like to request for Exemption for t1315 3rd St. Promenade. Please see the following submittal documents in the link below for your review;

 [2024-05-21_Coastal Commission Exemption request to Expeditor for Submittal](#)

- Application for written Exemption
- In-Concept Approval from City of Santa Monica Planning department.
- Construction plans

Please confirm upon receipt and let me know if you need anything else for the Exemption review.

Best,

Sally Davary

Senior Project Manager

Permit Advisors - A Milrose Company

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Frisco | Houston | Los Angeles | San Francisco
direct: (424) 437-6202

w: www.permitadvisors.com e: sdavary@permitadvisors.com

From: Lee, Vince@Coastal <vince.lee@coastal.ca.gov>
Sent: Friday, May 10, 2024 3:25 PM
To: Sally Davary <sdavary@permitadvisors.com>
Cc: Roy Hasson <roy@permitadvisors.com>; Carolyn Saad <carolyn@permitadvisors.com>
Subject: Re: 1315 3rd St. Promenade & 1541 Ocean Ave Santa Monica - Interior TI - Questions to Coastal Commission Approval is needed

[EXTERNAL MESSAGE] Double-check the sender's name and email address before you click links or open attachments.

Hi Sally,

Please see below for exemption application form/instructions:
https://documents.coastal.ca.gov/assets/cdp/Exemption_Request_Form_SC.pdf

Please also see below for CDP application form/instructions:
https://documents.coastal.ca.gov/assets/cdp/CDP_Application_Form_sc.pdf

Thanks,
-Vin

From: Sally Davary <sdavary@permitadvisors.com>
Sent: Friday, May 10, 2024 8:17 AM
To: Lee, Vince@Coastal <vince.lee@coastal.ca.gov>
Cc: Roy Hasson <roy@permitadvisors.com>; Carolyn Saad <carolyn@permitadvisors.com>
Subject: RE: 1315 3rd St. Promenade & 1541 Ocean Ave Santa Monica - Interior TI - Questions to Coastal Commission Approval is needed

Hi Vince,

Thank you very much for getting back to me. I do have a couple of questions:

- How do I apply for an exemption for 1315 3rd Street Promenade?
Could you please send me the exemption application?
- Could you please send me the CDP application and how to apply if the waiver is denied 1315 3rd Street Promenade?
-

Best,

Sally Davary

Senior Project Manager

Permit Advisors - A Milrose Company

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Pittsburgh | DC | Chicago | Austin | Dallas | Fort Worth

Frisco | Houston | Los Angeles | San Francisco

direct: (424) 437-6202

w: www.permitadvisors.com e: sdavary@permitadvisors.com

From: Lee, Vince@Coastal <vince.lee@coastal.ca.gov>

Sent: Thursday, May 9, 2024 3:10 PM

To: Sally Davary <sdavary@permitadvisors.com>

Cc: Roy Hasson <roy@permitadvisors.com>; Carolyn Saad <carolyn@permitadvisors.com>

Subject: Re: 1315 3rd St. Promenade & 1541 Ocean Ave Santa Monica - Interior TI - Questions to Coastal Commission Approval is needed

[EXTERNAL MESSAGE] Double-check the sender's name and email address before you click links or open attachments.

Dear Sally,

Thanks for reaching the Commission.

I would like to start off by saying that any development activity within the coastal zone of Santa Monica requires a coastal development permit or an exemption determination by the Coastal Commission. By definition in Coastal Act Section 30106, in part, "development" means "the construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility." By this definition, we understand even if a project is interior improvement only, that project is a development which requires Commission approval.

To answer your question about exemption criteria, we have a specific guideline/regulation (attached) for determining whether a project is exempt from coastal development permit requirements. One of the criteria is that a project is not exempt if it changes the intensity of use of the structure. For your first project at 1315 3rd street, if you think the project does not change the intensity of use of the structure, you may submit an exemption application. My preliminary impression is that it would change the intensity of use, so it would be safer to submit a CDP application. The second project at 1541 Ocean would not be exempt because it is a change of use from vacant to commercial.

Please note we need in-concept approval from the City in order to start our review process for CDP applications, but we don't need one for exemption applications. I believe the City's building department will require Coastal Commission clearance before they issue the final building permit. All CDP applications will need to be reported to the Commission at our monthly meetings.

Thanks,

-Vin

From: Sally Davary <sdavary@permitadvisors.com>

Sent: Wednesday, May 8, 2024 1:22 PM

To: Lee, Vince@Coastal <vince.lee@coastal.ca.gov>

Cc: Roy Hasson <roy@permitadvisors.com>; Carolyn Saad <carolyn@permitadvisors.com>

Subject: FW: 1315 3rd St. Promenade & 1541 Ocean Ave Santa Monica - Interior TI - Questions to Coastal Commission Approval is needed

Hi Vincent,

I spoke to Coastal Commission south cost district general line, and they provided your email address to obtain more information regarding the coastal commission approval process.

I am currently working on two Interior Tenant Improvement projects (see below locations) and I was wondering if you could please help me find out if we need to obtain Coastal Commission approvals, the level of review and if we are eligible for an exemption.

1315 3rd Street Promenade, Santa Monica:

- SOW: Interior Tenant Improvement + Adding additional function of mini-Golf to the current use.
- Existing Use: Business A-2 Assembly
- Proposed Use: A-2/B Assembly (Bar + Restaurant + Mini Golf/recreation – Which is confirmed with Planning that is allowed within this zone)
- We have the Approval In Concept (Case #: 24ENT-0067 – Also see attached)
- Building application is submitted already to the City of Santa Monica. The project is being pre-screened currently.

Questions:

- Are there exemptions that we can apply for?
- Is there a coastal commission review/approval needed since the project scope is interior only? If yes, why?
- What review level is needed for the approval? Staff review or do we need to go through the hearing process?
- What is the process in getting the coastal commission approval? Building application is already submitted to the City of Santa Monica.
- If we need a coastal commission review, can it be done concurrently to the building review? Or does it have been approved before the building permit is issued?
- What are the next steps?

1541 Ocean Ave, Santa Monica:

- SOW: Interior Tenant Improvement + Change of Use.
- Existing Use: Vacant Space - Business (B)
- Proposed Use: Mercantile (M)
- We don't have any Approval In Concept for this site

Building application is submitted already to the City of Santa Monica. The project is being pre-screened currently.

Questions:

- Are there exemptions that we can apply for?
- Is there a coastal commission review/approval needed since the project scope is interior only? If yes, why?
- What review level is needed for the approval? Staff review or do we need to go through the hearing process?
- What is the process in getting the coastal commission approval? Building application is already submitted to the City of Santa Monica.
- Do we need to obtain In-Concept approval here?
- If we need a coastal commission review, can it be done concurrently to the building review? Or does it have been approved before the building permit is issued?
- What are the next steps?

I appreciate your quick response, so we can navigate accordingly.

Kind Regards,

Sally Davary

Senior Project Manager

Permit Advisors - A Milrose Company

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Pittsburgh | DC | Chicago | Austin | Dallas | Fort Worth
Frisco | Houston | Los Angeles | San Francisco
direct: (424) 437-6202

w: www.permitadvisors.com e: sdavary@permitadvisors.com

Sally Davary

Senior Project Manager

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direct: (424) 437-6202

w: www.permitadvisors.com e: sdavary@permitadvisors.com

From: [Leo Pustilnikov](#)
To: [Ethan Widlansky](#)
Cc: [Roxanne Tanemori](#); [Daniel Dromy](#)
Subject: Re: 1420-1422 20th St (22ENT-0305) Statement of Official Action
Date: Friday, December 20, 2024 9:33:40 AM

EXTERNAL

Thanks so much, happy holidays!
Sent from my iPhone

On Dec 20, 2024, at 9:32 AM, Ethan Widlansky
<Ethan.Widlansky@santamonica.gov> wrote:

Hi Leo—Sure. I have re-routed this document to Daniel, who will sign for Ely.
Thanks!

Cheers,
Ethan

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, December 20, 2024 9:29 AM
To: Ethan Widlansky <Ethan.Widlansky@santamonica.gov>
Cc: Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>; Daniel Dromy
<Daniel@diico.com>
Subject: Re: 1420-1422 20th St (22ENT-0305) Statement of Official Action

EXTERNAL

Ethan,

Can you please email it to Daniel dromy (daniel@diico.com) cc'd to sign for
ely dromy who is the manager of Ed Flores.

Thanks,
Leo
Sent from my iPhone

On Dec 20, 2024, at 9:23 AM, Ethan Widlansky

<Ethan.Widlansky@santamonica.gov> wrote:

Leo,

I hope you're well. I've sent you a DocuSign link to sign the STOA for 22ENT-0305 (1420-1422 20th Street) DRP from the Commission meeting on 12-18. Let me know if you have any questions. Happy Holidays!

Cheers,
Ethan

<image001.png>

Ethan Widlansky (He/Him)

Staff Assistant, City Planning

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Cc: [Roxanne Tanemori](#)
Subject: Re: Gallery 5th Floor
Date: Thursday, March 30, 2023 5:16:50 PM

EXTERNAL

thank you!

On Thu, Mar 30, 2023 at 5:13 PM David Martin <David.Martin@santamonica.gov> wrote:
Yes, the proposed floor plan. Copying Roxanne so she can have a Planner send you the application and fee amount.

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, March 30, 2023 5:06:06 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: Re: Gallery 5th Floor

EXTERNAL

you mean proposed floor plan? can you send me the application and what's the fee amount?

thanks,
leo

On Thu, Mar 30, 2023 at 5:04 PM David Martin <David.Martin@santamonica.gov> wrote:
Got it We would need an application, floor plans and payment of the fee.

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, March 30, 2023 4:58:38 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: Re: Gallery 5th Floor

EXTERNAL

I think the tenant wanted a cup to avoid being required to have food at all times... what do i need to do to process a cup?

thanks,
leo

On Thu, Mar 30, 2023 at 4:56 PM David Martin <David.Martin@santamonica.gov> wrote:
Hi Leo,

Sounds like a great use. I don't think it would be difficult at all to get a CUP. It would probably take 3 or 4 months, but I think it would be an easy process. But I'd want to think about if you would really need a CUP. As long as food was available during all hours of operation, we could consider it a restaurant and process an Alcohol Exemption to allow it with a Type 47. Having a hood or not wouldn't be an issue for us. You should review the Alcohol Exemption list of conditions and see if that would work. But again, if a CUP is necessary, I think it would be easy.

Get [Outlook for iOS](#)

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Thursday, March 30, 2023 2:58:47 PM

To: David Martin <David.Martin@santamonica.gov>

Subject: Gallery 5th Floor

EXTERNAL

David,

I have a tenant interested in a bar that serves sushi but doesn't want to put in a hood (not that we have room for it on the roof even if we did) so it would be incidental rather than the main revenue. For that, i would need a 48 license and a cup, correct? How difficult would the cup process be to obtain a cup for a bar on the 5th floor of the gallery (food hall building - 1315 3rd street) and how long do you anticipate it may take?

thanks,
leo

From: [Jesse Zwick](#)
To: [Macy Barron](#)
Subject: Accepted: Meeting w/ Jesse Zwick & Leo Pustilnikov
Date: Tuesday, April 4, 2023 5:41:16 PM
Attachments: [attachment.ics](#)

From: [Roxanne Tanemori](#)
To: [Leo Pustilnikov](#); [Compass](#); [David Martin](#)
Subject: RE: CS0068587 - Gallery 5th FloorCustomer needs CUP application and fee information.I have a tenant interested in a bar that serves sushi but doesn't want to put in
Date: Sunday, April 16, 2023 1:32:42 PM
Attachments: [ALCOHOL EXEMPTION PERMIT APPLICATION - THIRD STREET PROMENADEAREA.pdf](#)

Please see attached.

Thanks –
Roxanne

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Sunday, April 16, 2023 12:29 PM
To: [Compass <compass@service-now.com>](mailto:compass@service-now.com); Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>; [David Martin <David.Martin@santamonica.gov>](mailto:David.Martin@santamonica.gov)
Subject: Re: CS0068587 - Gallery 5th FloorCustomer needs CUP application and fee information.I have a tenant interested in a bar that serves sushi but doesn't want to put in

EXTERNAL

The link below doesn't work... can someone please send me the form?

thanks,
leo

On Tue, Apr 4, 2023 at 4:14 PM [Compass <compass@service-now.com>](mailto:compass@service-now.com) wrote:

Hi Leo,

A zoning ordinance was passed as part of COVID related economic recovery efforts that allows bars as a permitted use, by-right, in the promenade area. Bars are now approved administratively through an Alcohol Exemption (AE) application, linked below:

www.smgov.net/uploadedFiles/Departments/PCD/Applications-Forms/ALCOHOL%20EXEMPTION%20PERMIT%20APPLICATION%20-%20THIRD%20STREET%20PROMENADE%20AREA.pdf

Best,

City Planning

Ref:MSG0901794_Nhw3zWO0Uq2lmGpT41pN

From: [Leo Pustilnikov](#)
To: [James Combs](#)
Subject: Re: CS0068587 - Gallery 5th Floor Customer needs CUP application and fee information. I have a tenant interested in a bar that serves sushi but doesn't want to put in
Date: Thursday, April 20, 2023 9:01:31 AM

EXTERNAL

James,

Thank you so much! I believe we will be trying to go the AE route and will be submitting shortly.

Best,
Leo

Sent from my iPhone

On Apr 20, 2023, at 8:56 AM, James Combs <James.Combs@santamonica.gov> wrote:

Good morning Leo,

Roxanne asked that I reach out to you with information about permitting a restaurant/bar on the Promenade.

As of October 25, 2022, bars may be approved administratively provided their operations comply with certain conditions, please see page 70 of [Ordinance 2726](#) for details. If your clients' operations can fall within the listed limitations, they can apply for an Alcohol Exemption with the attached application. Depending on the proposed seat count the Planning review fee will be roughly \$1,000.

If your client wishes to operate beyond the conditions imposed on an AE approval you can apply for a full Conditional Use Permit with the attached Discretionary Permit application. Review fees for an Alcohol CUP are roughly \$19,500.

The attached applications reference paper plan requirements however we are only accepting applications digitally now at virtual appointments you can schedule at the link below. There is no need to create paper plans or provide multiple copies of documents.

Planning Online Application Submittal Page
<https://outlook.office365.com/owa/calendar/CityPlanning@smgov.net/bookings/>

Regards,

<image001.png>

James Combs, (He/Him)

Acting Senior Planner

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Reach the City Planning team anytime at 311!](#)

Good morning Leo,

Your email was forwarded to me

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, April 18, 2023 6:22 PM

To: Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>

Cc: Compass <compass@service-now.com>; David Martin
<David.Martin@santamonica.gov>

Subject: Re: CS0068587 - Gallery 5th Floor Customer needs CUP application and fee information. I have a tenant interested in a bar that serves sushi but doesn't want to put in

EXTERNAL

Roxanne,

The tenant prefers to do a 48 and get a CUP given the health department regulations for food. What's the process for obtaining a CUP for the site?

thanks,
leo

On Sun, Apr 16, 2023 at 1:32 PM Roxanne Tanemori
<Roxanne.Tanemori@santamonica.gov> wrote:

Please see attached.

Thanks –
Roxanne

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Sunday, April 16, 2023 12:29 PM

To: Compass <compass@service-now.com>; Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>; David Martin <David.Martin@santamonica.gov>

Subject: Re: CS0068587 - Gallery 5th Floor Customer needs CUP application and fee information. I have a tenant interested in a bar that serves sushi but doesn't want to put in

EXTERNAL

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Best,

City Planning

Ref:MSG0901794_Nhw3zW00Uq2lmGpT41pN

<ALCOHOL EXEMPTION PERMIT APPLICATION - THIRD STREET PROMENADE AREA.pdf>
<Discretionary-Permit-Application.pdf>

From: [Leo Pustilnikov](#)
To: [James Combs](#)
Subject: Re: CS0068587 - Gallery 5th Floor Customer needs CUP application and fee information. I have a tenant interested in a bar that serves sushi but doesn't want to put in
Date: Thursday, April 20, 2023 9:02:53 AM

EXTERNAL

James,

I just realized a different question. The current use of the space is office... do i need to submit a change of use in conjunction with the ae?

Thanks,
Leo

Sent from my iPhone

On Apr 20, 2023, at 8:56 AM, James Combs <James.Combs@santamonica.gov> wrote:

Good morning Leo,

Roxanne asked that I reach out to you with information about permitting a restaurant/bar on the Promenade.

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<https://outlook.office365.com/owa/calendar/CityPlanning@smgov.net/bookings/>

Regards,

<image001.png>

James Combs, (He/Him)

Acting Senior Planner

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Reach the City Planning team anytime at 311!](#)

Good morning Leo,

Your email was forwarded to me

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, April 18, 2023 6:22 PM

To: Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>

Cc: Compass <compass@service-now.com>; David Martin <David.Martin@santamonica.gov>

Subject: Re: CS0068587 - Gallery 5th Floor Customer needs CUP application and fee information. I have a tenant interested in a bar that serves sushi but doesn't want to put in

EXTERNAL

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Please see attached.

Thanks –
Roxanne

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Sunday, April 16, 2023 12:29 PM

To: Compass <compass@service-now.com>; Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>; David Martin <David.Martin@santamonica.gov>

Subject: Re: CS0068587 - Gallery 5th Floor Customer needs CUP application and fee information. I have a tenant interested in a bar that serves sushi but doesn't want to put in

EXTERNAL

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thanks,
leo

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www.smgov.net/uploadedFiles/Departments/PCD/Applications-Forms/ALCOHOL%20EXEMPTION%20PERMIT%20APPLICATION%20-%20THIRD%20STREET%20PROMENADE%20AREA.pdf

Best,

City Planning

Ref:MSG0901794_Nhw3zW00Uq2lmGpT41pN

<ALCOHOL EXEMPTION PERMIT APPLICATION - THIRD STREET PROMENADE AREA.pdf>
<Discretionary-Permit-Application.pdf>

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [Susan Cola](#)
Subject: Accepted: FW: [EXTERNAL] 20th Street BR Project @ Thu May 4, 2023 5pm - 5:30pm (PDT) (Susan Cola)
Date: Wednesday, May 3, 2023 10:57:42 AM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

—Original Appointment—

< From: Susan Cola

Sent: Wednesday, May 3, 2023 8:53 AM

To: Susan Cola; David Martin; Roxanne Tanemori; Heidi von Tongeln; Kenneth Kutcher

Subject: [EXTERNAL] 20th Street BR Project

When: Thursday, May 4, 2023 5:00 PM-5:30 PM (UTC-08:00) Pacific Time (US & Canada)

Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: [REDACTED]

Passcode: [REDACTED]

[Download Teams](#) | [Join on the web](#)

(Or call in (audio only)

United States, Los Angeles [REDACTED]

Phone Conference ID: [REDACTED]

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

When

(Thursday May 4, 2023 · 5pm – 5:30pm (Pacific Time - Los Angeles)

Location

Microsoft Teams Meeting

[View map](#)

Organizer

Susan Cola
susan.cola@santamonica.gov

Guests

creator - Leo Pustilnikov
David Martin
Heidi von Tongeln
Kenneth Kutcher
Roxanne Tanemori
[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

From: [Leo Pustilnikov](#)
To: [Oscar de la Torre](#); jesse.zwick@santamonica.gov; [Phil Brock](#)
Subject: 20th Street Redevelopment
Date: Friday, May 5, 2023 3:04:30 PM

EXTERNAL

Dear Council Members,

Thank you all for taking the time to speak to me. If you would consider requesting the below 16 item to resolve the first (and hopefully last) builders remedy redevelopment project in Santa Monica, I think it would be beneficial for all involved. I appreciate your consideration.

best,

leo

PROPOSED NEW 16 ITEM FOR COUNCILMEMBER DISCUSSION

Request of Councilmembers _____ and _____ **[CANNOT BE NO MORE THAN THREE WITHOUT VIOLATING THE BROWN ACT]** requesting that direction be given that City Staff immediately prepare and agendaize a City Council Resolution of Intention pursuant to Zoning Ordinance Section 9.46.030(A) to initiate rezoning of the parcels at 1420-1422 20th Street from low density residential (R2) to general commercial (GC) consistent with the GC zoning of the Gateway Hotel property immediately next door and the majority of the nonresidential uses already on that block of 20th Street between Santa Monica Boulevard and Broadway.

POSSIBLE ADDITION:

This rezoning should be expedited by folding it into the first round of Housing Element cleanup measures that are expected to be brought before the Council in August 2023. This is consistent with the council commitment to constituents of eliminating builders remedy projects and would provide quality market rate and affordable housing adjacent to Providence and its future expansion.

From: [James Combs](#)
To: leo@slhinvestments.com
Subject: RE: CS0068587 - Gallery 5th FloorCustomer needs CUP application and fee information.I have a tenant interested in a bar that serves sushi but doesn't want to put in
Date: Thursday, April 20, 2023 8:56:52 AM
Attachments: [image001.png](#)
[ALCOHOL EXEMPTION PERMIT APPLICATION - THIRD STREET PROMENADEAREA.pdf](#)
[Discretionary-Permit-Application.pdf](#)

Good morning Leo,

Roxanne asked that I reach out to you with information about permitting a restaurant/bar on the Promenade.

As of October 25, 2022, bars may be approved administratively provided their operations comply with certain conditions, please see page 70 of [Ordinance 2726](#) for details. If your clients' operations can fall within the listed limitations, they can apply for an Alcohol Exemption with the attached application. Depending on the proposed seat count the Planning review fee will be roughly \$1,000.

If your client wishes to operate beyond the conditions imposed on an AE approval you can apply for a full Conditional Use Permit with the attached Discretionary Permit application. Review fees for an Alcohol CUP are roughly \$19,500.

The attached applications reference paper plan requirements however we are only accepting applications digitally now at virtual appointments you can schedule at the link below. There is no need to create paper plans or provide multiple copies of documents.

Planning Online Application Submittal Page
<https://outlook.office365.com/owa/calendar/CityPlanning@smgov.net/bookings/>

Regards,



James Combs, (He/Him)

Acting Senior Planner

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#)

[Reach the City Planning team anytime at 311!](#)

Good morning Leo,

Your email was forwarded to me

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, April 18, 2023 6:22 PM
To: Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>
Cc: Compass <compass@service-now.com>; David Martin <David.Martin@santamonica.gov>
Subject: Re: CS0068587 - Gallery 5th FloorCustomer needs CUP application and fee information.I have a tenant interested in a bar that serves sushi but doesn't want to put in

EXTERNAL

Roxanne,

The tenant prefers to do a 48 and get a CUP given the health department regulations for food. What's the process for obtaining a CUP for the site?

thanks,
leo

On Sun, Apr 16, 2023 at 1:32 PM Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov> wrote:

Please see attached.

Thanks –
Roxanne

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Sunday, April 16, 2023 12:29 PM
To: Compass <compass@service-now.com>; Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>; David Martin <David.Martin@santamonica.gov>
Subject: Re: CS0068587 - Gallery 5th FloorCustomer needs CUP application and fee information.I have a tenant interested in a bar that serves sushi but doesn't want to put in

EXTERNAL

The link below doesn't work... can someone please send me the form?

thanks,
leo

On Tue, Apr 4, 2023 at 4:14 PM Compass <compass@service-now.com> wrote:

Hi Leo,

A zoning ordinance was passed as part of COVID related economic recovery efforts that allows bars as a permitted use, by-right, in the promenade area. Bars are now approved administratively through an Alcohol Exemption (AE) application, linked below:

www.smgov.net/uploadedFiles/Departments/PCD/Applications-Forms/ALCOHOL%20EXEMPTION%20PERMIT%20APPLICATION%20-%20THIRD%20STREET%20PROMENADE%20AREA.pdf

Best,

City Planning

Ref:MSG0901794_Nhw3zW00Uq2lmGpT41pN

From: [David Martin](#)
To: [Leo Pustilnikov](#)
Subject: RE: 1315 3rd Passageway
Date: Friday, October 13, 2023 3:02:35 PM

Thanks

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, October 13, 2023 2:52 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: Re: 1315 3rd Passageway

EXTERNAL

It's unrecorded so there is no copy in my possession... only city would have.

Unlike the McDonald's thing, since nothing is recorded, the reference is all we have.

Best,
Leo

3. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Christian Title, as Trustee of the Title Family Trust UAD June 2, 1989
Lessee: McDonald's Corporation, a Delaware corporation
Recording Date: September 26, 2000
Recording No: [00-1511563](#)

4. An unrecorded Grant of Easement Agreement disclosed to the Company dated March 15, 1993 by and between Christian Title, as Trustee of the Title Family Trust UAD June 2, 1989 and the City of Santa Monica, subject to the terms therein provided.

CLTA Preliminary Report Form – Modified (11/17/06)

Page 4

Sent from my iPhone

On Oct 13, 2023, at 2:44 PM, David Martin <David.Martin@santamonica.gov> wrote:

Can you send us a copy of the unrecorded easement? Thanks

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, October 12, 2023 12:47 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: 1315 3rd Passageway

EXTERNAL

David,

We have an unrecorded easement for a passageway at the gallery building at 1315 3rd. If i recall correctly, it was one of your first projects in santa monica but now that the garage is gone, it doesn't make sense to have people enter and walk through the alley. can we have that terminated?

best,
leo

From: [David Martin](#)
To: [Leo Pustilnikov](#)
Subject: RE: cannabis
Date: Monday, March 18, 2024 7:53:45 PM

We're going to Council tomorrow night to get some more direction so let's touch base after that.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, March 15, 2024 12:21 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: Re: cannabis

EXTERNAL

Following up...

Thanks,
Leo
Sent from my iPhone

On Feb 23, 2024, at 2:09 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Any chance you would considering meeting with me and a friend about this sometime next week or the week after?

Thanks,
Leo
Sent from my iPhone

On Feb 23, 2024, at 12:58 PM, David Martin
<David.Martin@santamonica.gov> wrote:

Not dead but just making its way forward. There is a study session next month with Council to talk about the equity part of it.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Friday, February 23, 2024 8:39:50 AM
To: David Martin <David.Martin@santamonica.gov>
Subject: cannabis

EXTERNAL

David,

Happy Friday! I recall months back the city was working on a cannabis ordinance that would potentially allow cannabis on the promenade and elsewhere. Did that move anywhere or is that dead?

thanks,
leo

From: [Leo Pustilnikov](#)
To: [David Martin](#); [Adam Kanizo](#)
Subject: 1427-1433 21st
Date: Thursday, October 19, 2023 4:43:32 PM
Attachments: [image0.jpeg](#)
[attachment.txt](#)

EXTERNAL

David,

Sorry for the delay but the city website hasn't been loading. Attached is a screen shot. When i sold the property last year it was MUBL. Today it seems to be MHU. Attached is a screenshot.

Was the zoning change? Does it still permit the density of mubl?

From: David Martin
To: Leo Pustilnikov
Subject: FW: 1427-1433 21st
Date: Monday, October 23, 2023 1:15:16 PM
Attachments: image001.png
image002.png
image003.png

FYI -

From: Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>
Sent: Monday, October 23, 2023 1:12 PM
To: David Martin <David.Martin@santamonica.gov>
Subject: RE: 1427-1433 21st

Hi David – there is something going on with our GIS system. The two parcels (1427-1433 21st St) that Leo is asking about **are still zoned MUBL** and are not part of the PSJ Master Plan.

This past spring we changed the zoning of the 1453 21st Street parcel from MUBL to HMU since that parcel is part of the PSJ Master Plan. It is the vacant parcel owned by PSJ just south of Geneva Plaza at the corner of Broadway and 21st St. I don't know why the HMU label is showing up over the other MUBL parcels in pink when you zoom in (second screenshot below). Also don't know why the PSJ parcel isn't shaded black for HMU yet. I've send an email to Cary and Rachel to double check and see if we can get this corrected in the updated version of SM Maps/GIS.



Roxanne Tanemori, AICP
Principal Planner
(310) 458-2201 ext. 8202
roxanne.tanemori@santamonica.gov

santamonica.gov
Community Development Department
[Zoning Code](#) | [Applications & Forms](#) | [Planning Resources](#)
[Contact Us Via 311](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, October 19, 2023 4:43 PM
To: David Martin; Adam Kanizo
Subject: 1427-1433 21st

EXTERNAL

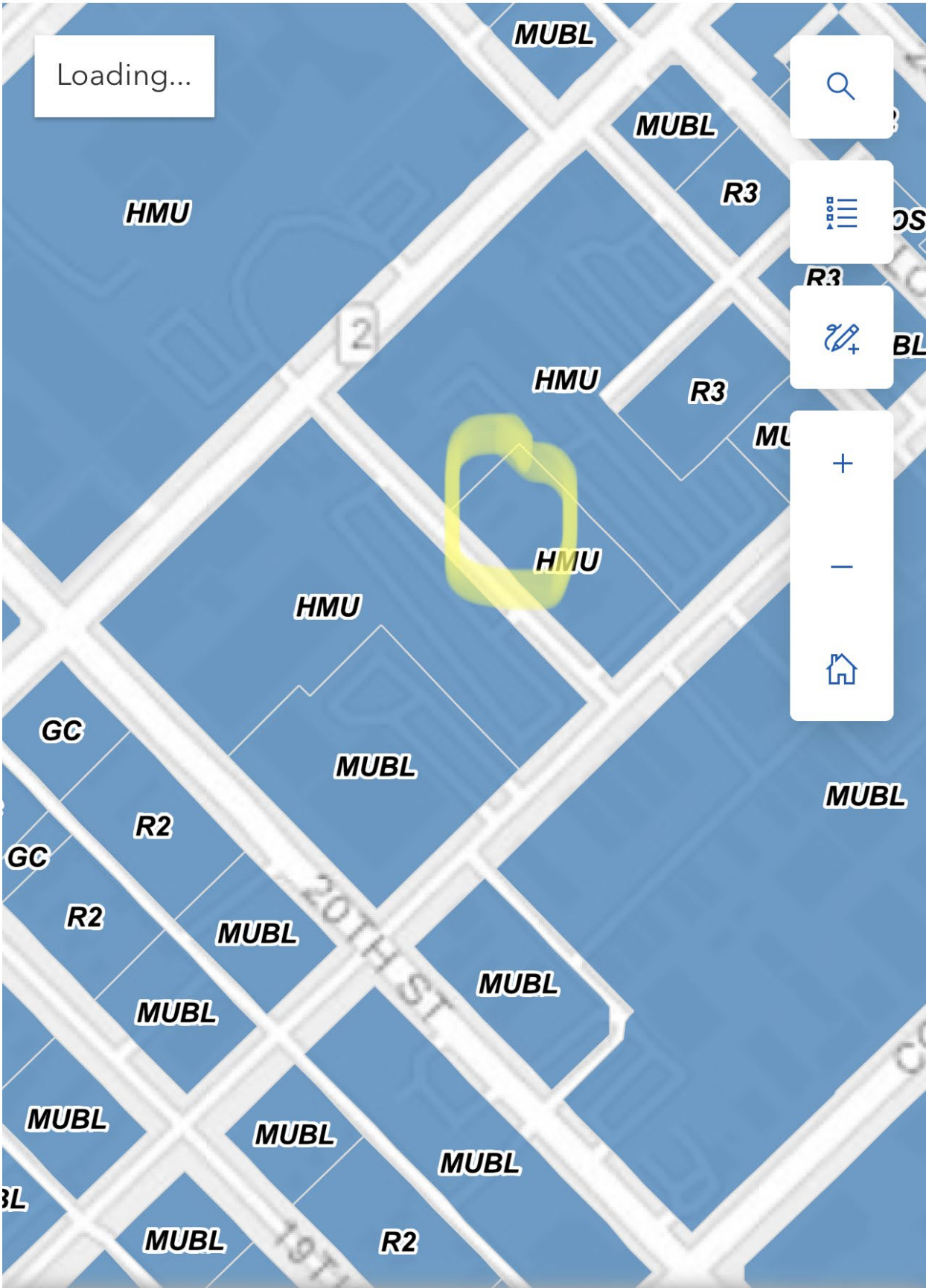
David,

Sorry for the delay but the city website hasn't been loading. Attached is a screen shot. When i sold the property last year it was MUBL. Today it seems to be MHU. Attached is a screenshot.

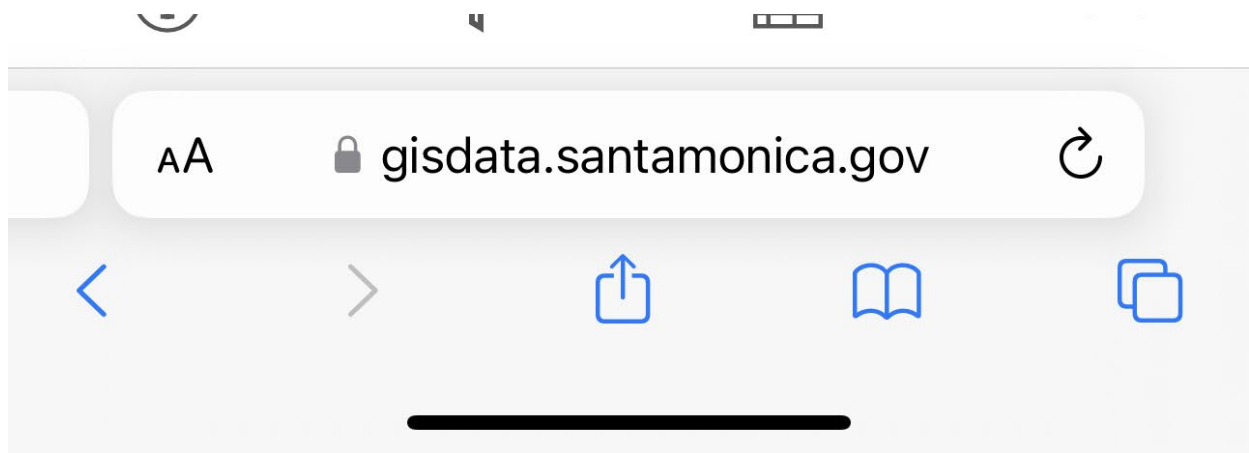
Was the zoning change? Does it still permit the density of mubl?

4:41





Menu



Thanks,
Leo

Sent from my iPhone

From: David Martin
To: Leo Pustilnikov
Subject: Fwd: 1427-1433 21st
Date: Monday, October 23, 2023 4:50:29 PM
Attachments: image001.png
image002.png
image003.png

From: Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>
Sent: Monday, October 23, 2023 1:11 PM
To: David Martin
Subject: RE: 1427-1433 21st

Hi David – there is something going on with our GIS system. The two parcels (1427-1433 21st St) that Leo is asking about **are still zoned MUBL** and are not part of the PSJ Master Plan.

This past spring we changed the zoning of the 1453 21st Street parcel from MUBL to HMU since that parcel is part of the PSJ Master Plan. It is the vacant parcel owned by PSJ just south of Geneva Plaza at the corner of Broadway and 21st St. I don't know why the HMU label is showing up over the other MUBL parcels in pink when you zoom in (second screenshot below). Also don't know why the PSJ parcel isn't shaded black for HMU yet. I've send an email to Cary and Rachel to double check and see if we can get this corrected in the updated version of SM Maps/GIS.



Roxanne Tanemori, AICP
Principal Planner

(310) 458-2201 ext. 8202
roxanne.tanemori@santamonica.gov

santamonica.gov
[Community Development Department](#)

[Zoning Code](#) | [Applications & Forms](#) | [Planning Resources](#)

[Contact Us Via 311](#)

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, October 19, 2023 4:43 PM
To: David Martin; Adam Kanizo
Subject: 1427-1433 21st

EXTERNAL

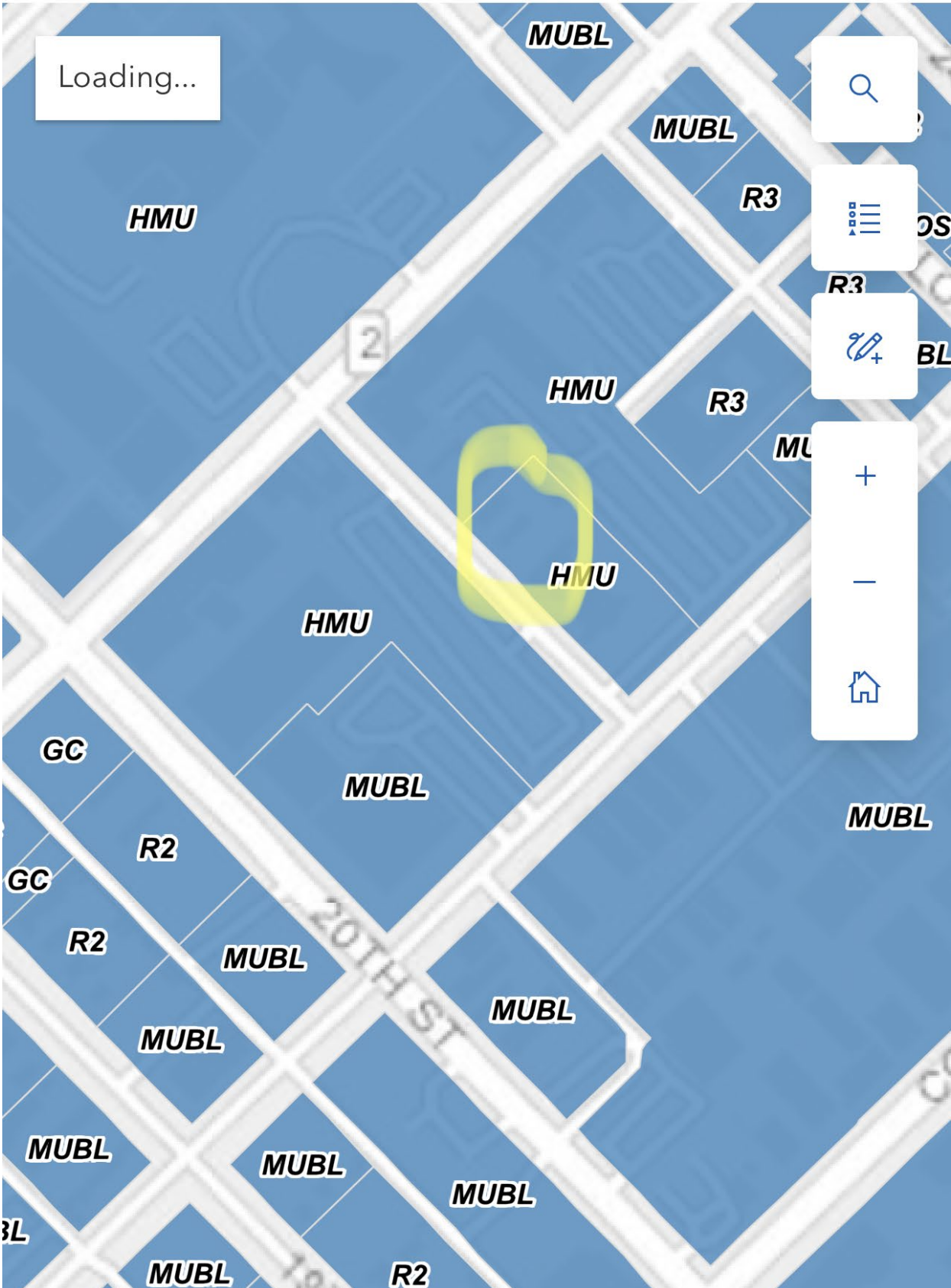
David,

Sorry for the delay but the city website hasn't been loading. Attached is a screen shot. When i sold the property last year it was MUBL. Today it seems to be MHU. Attached is a screenshot.

Was the zoning change? Does it still permit the density of mubl?

4:41





Loading...



MUBL

MUBL

R3

HMU

R3

2

HMU

R3

MU

HMU

HMU

GC

MUBL

MUBL

R2

GC

R2

MUBL

20TH ST

MUBL

MUBL

MUBL

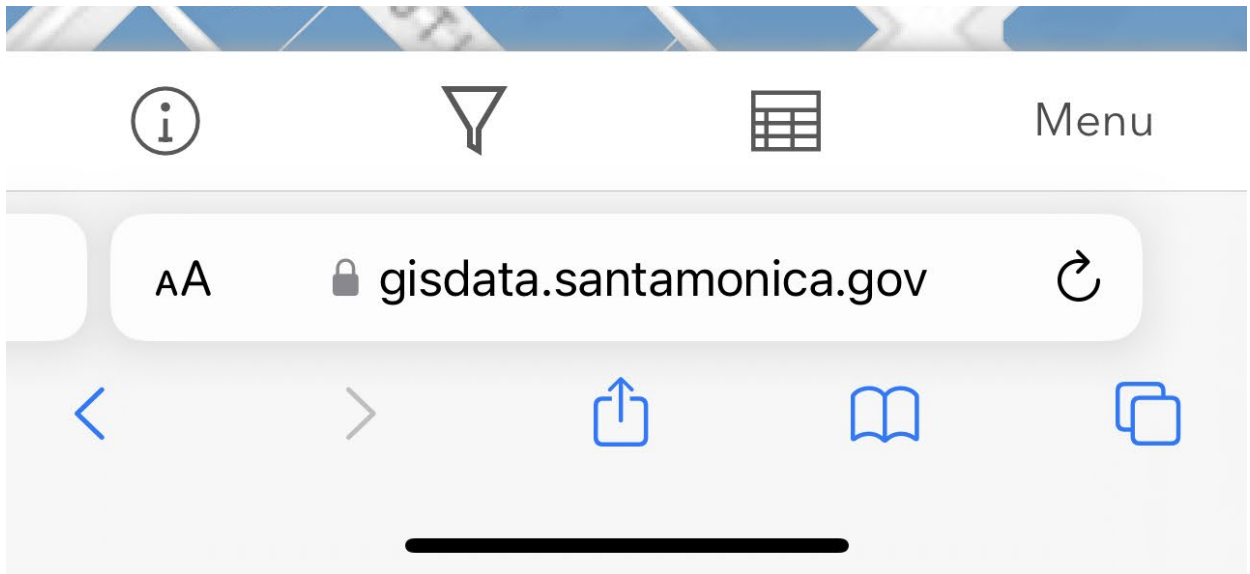
MUBL

MUBL

BL

MUBL

R2



Thanks,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [Jesse Zwick](#)
Subject: Re: Question follow up
Date: Wednesday, June 7, 2023 9:58:11 AM

EXTERNAL

Thanks Jesse! I don't follow cannabis but my friend asked so figured couldn't hurt. Hope you will like the new design for 20th that comes out in a few weeks.

Best,
Leo

Sent from my iPhone

On Jun 7, 2023, at 9:53 AM, Jesse Zwick <jesse.zwick@santamonica.gov> wrote:

Hi Leo,

Happy to be connected with you friend. As you (and they) likely know we'll be discussing the matter at our next meeting.

Jesse

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, June 6, 2023 12:14 PM
To: Jesse Zwick <Jesse.Zwick@santamonica.gov>
Subject: Question follow up

EXTERNAL

Jesse,

Given that staff seems resistant to Re zoning 20th, I'm modifying it to keep the 50 units and add 40 hotel rooms. Just wanted to keep you in the loop.

On another note, i have a friend in the cannabis space that would love to sit down with you and chaf if you are at all interested and open to it. Let me know.

Best,
Leo

Sent from my iPhone

From: [Leo Pustilnikov](#)
To: [David Martin](#)
Subject: Re: 3rd street AMC
Date: Tuesday, December 5, 2023 7:06:09 AM

EXTERNAL

David,

Following up. Let me know if you are free to discuss.

Thanks,
Leo
Sent from my iPhone

> On Nov 30, 2023, at 10:55 AM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

>

>

> David,

>

> I don't recall if we spoke about this but amc is leaving their 1400 block theater in october of next year and considering leaving the 1300 block at the end of the year. in speaking with them, we believe digital signage would go a long way to keeping them there for another decade. do you think that's something the city may be open to?

>

> best,

> leo

From: [Jose G. Ramirez](#)
To: [Alex Beard](#)
Cc: [Rigoberto Matias](#); [Ernesto Perez](#); [Yvonne Yeung](#); [Byron Grim](#); [Leo Pustilnikov](#); [Cornell Braggs](#); [Eduardo Vasquez](#); [Leana Chavez](#); [Saul Parra](#)
Subject: RE: City of Santa Monica 1315 3rd St. Enclosure Compliance
Date: Wednesday, November 19, 2025 5:55:33 AM
Attachments: [image001.png](#)

Good morning Alex,

We will be there at 10:00am.

Thank you,



Jose G. Ramirez
Resource Recovery & Recycling
Acting Supervisor
(424)280-9935

From: Alex Beard <alex@diico.com>
Sent: Tuesday, November 18, 2025 4:21 PM
To: Jose G. Ramirez <Jose.G.Ramirez@santamonica.gov>
Cc: Rigoberto Matias <Rigoberto.Matias@santamonica.gov>; Ernesto Perez <Ernesto.Perez@santamonica.gov>; Yvonne Yeung <Yvonne.Yeung@santamonica.gov>; Byron Grim <Byron.Grim@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Cornell Braggs <Cornell.Braggs@santamonica.gov>; Eduardo Vasquez <Eduardo.Vasquez@santamonica.gov>; Leana Chavez <santamonica@diico.com>
Subject: Re: City of Santa Monica 1315 3rd St. Enclosure Compliance

EXTERNAL

Hey there

Havent seen a calendar invite

Please confirm we are good for tomorrow morning at 10am?

Thank you kindly,

Alexander

Cell: 818.390.0711

Property Supervisor
DIICO Properties

On Nov 18, 2025, at 8:30 AM, Alex Beard <Alex@diico.com> wrote:

Thank you all

Jose, for the calendar invite please include:

Alex@diico.com

SantaMonica@Diico.com

leo@slhinvestments.com

Wednesday at 10 am

—

Thank you kindly,

Alexander

Cell: 818.390.0711

Property Supervisor
DIICO Properties

On Nov 18, 2025, at 7:19 AM, Jose G. Ramirez <Jose.G.Ramirez@santamonica.gov> wrote:

Yes, that works for me.



Jose G. Ramirez
Resource Recovery & Recycling
Acting Supervisor
(424)280-9935

From: Rigoberto Matias <Rigoberto.Matias@santamonica.gov>

Sent: Tuesday, November 18, 2025 6:14 AM

To: Alex Beard <alex@diico.com>; Jose G. Ramirez <Jose.G.Ramirez@santamonica.gov>

Cc: Ernesto Perez <Ernesto.Perez@santamonica.gov>; Yvonne Yeung <Yvonne.Yeung@santamonica.gov>; Byron Grim <Byron.Grim@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Leana Chavez <santamonica@diico.com>; Cornell Braggs <Cornell.Braggs@santamonica.gov>; Eduardo Vasquez <Eduardo.Vasquez@santamonica.gov>

Subject: RE: City of Santa Monica 1315 3rd St. Enclosure Compliance

@Jose.G.Ramirez

See thread below, will that time work for you? please get back to all and set up a calendar invite.

Respectfully,



Rigoberto (Rigo) Matias
Resource Recovery & Recycling Division Supervisor
RRR Refuse Enclosure Plan Reviewer
RRR Refuse Enclosure Final Inspector
RRR Refuse Enclosure Final Sign off & Approval

<https://311.santamonica.gov/csp>
[SB 1383: New Statewide Organics Recycling Law Begins Now](#)
[How to Recycle in Santa Monica](#)



From: Alex Beard <alex@diico.com>
Sent: Monday, November 17, 2025 8:11 PM
To: Rigoberto Matias <Rigoberto.Matias@santamonica.gov>
Cc: Ernesto Perez <Ernesto.Perez@santamonica.gov>; Yvonne Yeung <Yvonne.Yeung@santamonica.gov>; Byron Grim <Byron.Grim@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Leana Chavez <santamonica@diico.com>
Subject: Re: City of Santa Monica 1315 3rd St. Enclosure Compliance

EXTERNAL

My apologies

Are you around Wednesday at 10am?

—

Thank you kindly,

Alexander

Cell: 818.390.0711

Property Supervisor
DIICO Properties

On Nov 14, 2025, at 1:10 PM, Rigoberto Matias
<Rigoberto.Matias@santamonica.gov> wrote:

[@Alex Beard](#)

How does 9am Monday sound?

Respectfully,



Rigoberto (Rigo) Matias
Resource Recovery & Recycling Division Supervisor
RRR Refuse Enclosure Plan Reviewer
RRR Refuse Enclosure Final Inspector
RRR Refuse Enclosure Final Sign off & Approval

<https://311.santamonica.gov/csp>
[SB 1383: New Statewide Organics Recycling Law Begins Now](#)
[How to Recycle in Santa Monica](#)



From: Alex Beard <alex@diico.com>
Sent: Friday, November 14, 2025 12:26 PM
To: Leana Chavez <santamonica@diico.com>
Cc: Rigoberto Matias <Rigoberto.Matias@santamonica.gov>; Ernesto Perez <Ernesto.Perez@santamonica.gov>; Yvonne Yeung <Yvonne.Yeung@santamonica.gov>; Byron Grim <Byron.Grim@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: City of Santa Monica 1315 3rd St. Enclosure Compliance

EXTERNAL

Hi everyone,

Is there a way for us to meet Monday or Tuesday morning or around noon?

—

Thank you kindly,

Alexander
Diico Properties Supervisor
9744 Wilshire Blvd Suite 203 Beverly Hills. CA 90210

Tel: 310.208.4100
Direct: 818.390.0711
Email: Alex@Diico.com
Website: www.Diico.com

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On Nov 13, 2025, at 9:07 AM, Leana Chavez
<santamonica@diico.com> wrote:

Hello

I am just following up on getting this scheduled. Can you please let us know the soonest date available?

On Wed, Nov 12, 2025 at 10:41 AM Alex Beard
<alex@diico.com> wrote:

Hi there Rigoberto,

Here is our original email thread

Can we please have you come check out the trash room once more

Please let me know your earliest date available

—

Thank you kindly,

Alexander
Diico Properties Supervisor
9744 Wilshire Blvd Suite 203 Beverly Hills. CA 90210
Tel: 310.208.4100
Direct: 818.390.0711
Email: Alex@Diico.com

Website: www.Diico.com

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NO COMMUNICATION IN THIS EMAIL SHALL BE BINDING, OR CONTRACTUAL IN NATURE

On Sep 3, 2025, at 12:33 PM, Leo Pustilnikov
<leo@slhinvestments.com> wrote:

great, see you then.

best,
leo

On Wed, Sep 3, 2025 at 12:27 PM Ernesto Perez
<Ernesto.Perez@santamonica.gov> wrote:

Hello Leo, we can meet you on site on Friday, September 5, 2025, at 8:00am to review your trash enclosure.

Regards,

<image001.png>

Ernesto P. Perez

Resource Recovery and Recycling Collections

Superintendent | 2500 Michigan Ave. Building A Santa Monica,

CA. 90404 | Office: 310.458.2201 ext.

2049 | Cell: 310.857.4872 | Fax: 310.264.7750

santamonica.gov

From: Leo Pustilnikov <leo@slhinvestments.com>

Sent: Tuesday, September 2, 2025 1:08 PM

To: Diico <alex@diico.com>

Cc: Rigoberto Matias

<Rigoberto.Matias@santamonica.gov>; Yvonne

Yeung <Yvonne.Yeung@santamonica.gov>; Ernesto

Perez <Ernesto.Perez@santamonica.gov>

Subject: Re: City of Santa Monica 1315 3rd St.

Enclosure Compliance

EXTERNAL

following up re meeting on site and if we can
continue using existing trash area until then.

thanks,

leo

On Fri, Aug 29, 2025 at 9:00 AM Leo Pustilnikov

<leo@slhinvestments.com> wrote:

Ernesto,

Are you free to meet there next week
Wednesday-Friday 7-9:30 am anytime to go
over a resolution and finalize it?

Thank you,

Leo

Sent from my iPhone

On Aug 29, 2025, at 8:45 AM, Leo

Pustilnikov

<leo@slhinvestments.com>

wrote:

Rigo,

Alex called me earlier this
morning that there's an issue
with the trash room. Can you
please call me to discuss or
maybe meet me on site so we
can see what the issue is and
come up with a solution that
works for everyone.

My understanding is you guys

have an issue with the oil waste in the trash room. We would like to propose a wall to separate the two if possible or an alternative if you have suggestions.

Please let us know.

thanks,
leo

On Fri, Aug 29, 2025 at 8:22 AM
Diico <alex@diico.com> wrote:

Good morning everyone

I have a couple follow up questions

—

Thank you kindly,

Alexander
Property Supervisor
Cell: 818.390.0711

On Aug 29, 2025, at
5:34 AM, Rigoberto
Matias
<Rigoberto.Matias@santamonica.gov>
> wrote:

The refuse enclosure is solely for trash, recycle and organics bins and nothing else, this was part of the requested before you took over, this will ensure this enclosure is up to santa monica code 9.21.130. And the items in question were installed without city approval.

Respectfully,

<~WRD0000.jpg>

Rigoberto (Rigo)
Matias
*Resource Recovery &
Recycling Division
Supervisor
RRR Refuse
Enclosure Plan
Reviewer
RRR Refuse
Enclosure Final
Inspector
RRR Refuse
Enclosure Final Sign
off & Approval*

<https://311.santamonica.gov/csp>
[SB 1383: New Statewide
Organics Recycling Law
Begins Now](#)
[How to Recycle in Santa
Monica](#)

<image001.png>

From: Alex Beard
<alex@diico.com>
Sent: Thursday,
August 28, 2025 2:21
PM
To: Rigoberto Matias
<Rigoberto.Matias@santamonica.gov>
Cc: Yvonne Yeung
<Yvonne.Yeung@santamonica.gov>;
Ernesto Perez
<Ernesto.Perez@santamonica.gov>
Subject: Re: City of
Santa Monica 1315
3rd St. Enclosure
Compliance

EXTERNAL

Why would these
need to be
removed?

—

Thank you kindly,

Alexander

Cell: 818.390.0711

Property
Supervisor
DIICO Properties

On Aug
27,
2025,
at
3:06 P
M,
Rigober
to
Matias
<Rigoberto.Matias@diicoantamonica.gov>

wrote:

[@Diico](mailto:Rigoberto.Matias@diicoantamonica.gov)

Thank
you for
the
follow
up
email,
question
, where
the
below
items
also
removed
? If not,
they also
need to
be
removed
.

<image
001.png
>

Respectf
ully,

<~WRD0
000.jpg>

Rigober
to
(Rigo)
Matias
Resource
Recovery &
Recycling
Division
Supervisor
RRR
Refuse
Enclosure Plan
Reviewer
RRR
Refuse
Enclosure Final
Inspector
RRR
Refuse
Enclosure Final
Sign off
&
Approval

[https://
311.santa
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gov/csp
SB 1383:
New
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Organics
Recycling
Law
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Now
How to
Recycle
in Santa
Monica](https://311.santamonica.gov/csp/SB1383:NewStatewideOrganicsRecyclingLawBeginsNowHowtoRecycleinSantaMonica)

<image
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From: Di
ico
<[alex@di
iico.com](mailto:alex@diico.com)
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Sent: Wednesday,
August
27, 2025
1:33 PM

To: Rigoberto
Matias
<Rigoberto.Matias@santamonica.gov>

Cc: Yvonne
Yeung
<Yvonne.Yeung@santamonica.gov>;

Ernesto
Perez
<Ernesto.Perez@santamonica.gov>

Subject:
Re: City
of Santa
Monica
1315
3rd St.
Enclosure
Compliance

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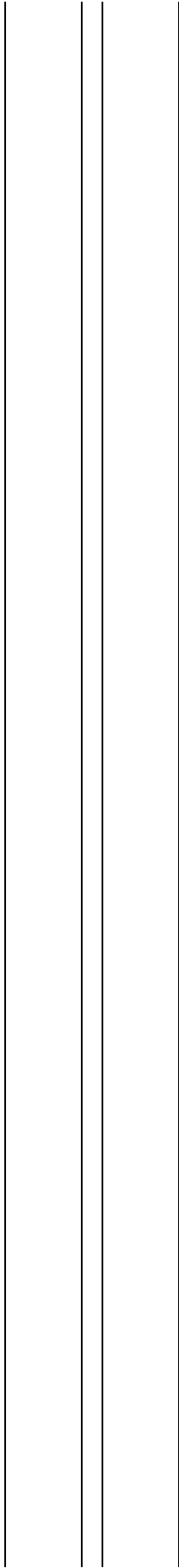
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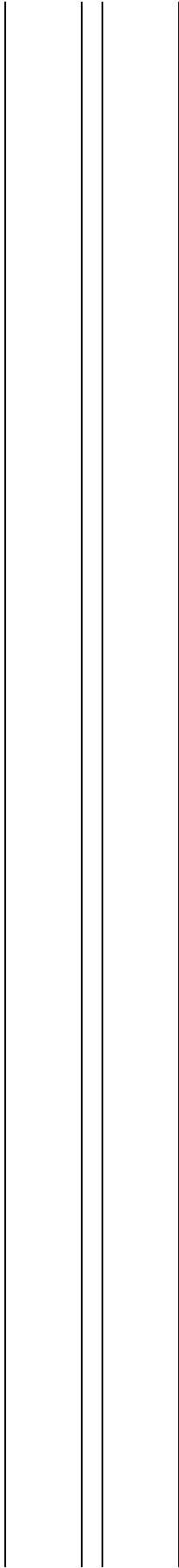
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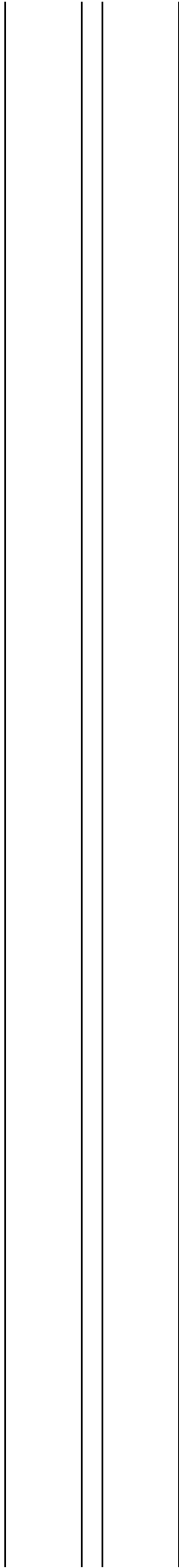
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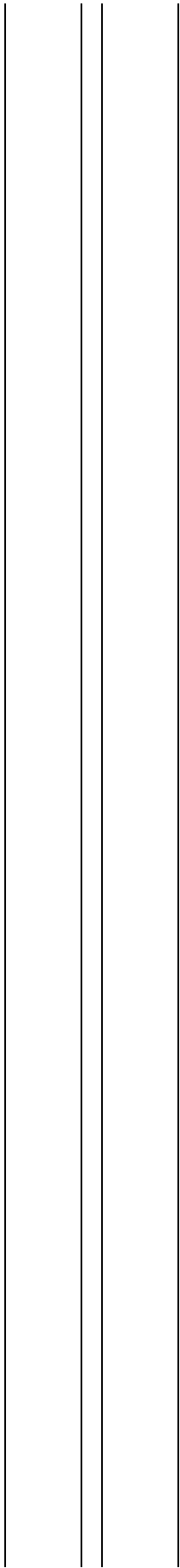
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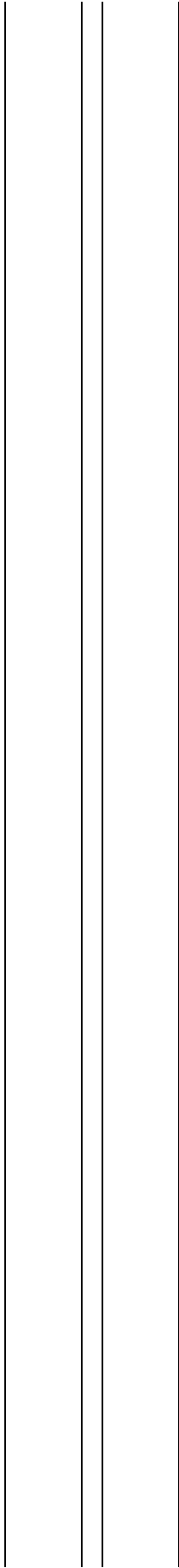


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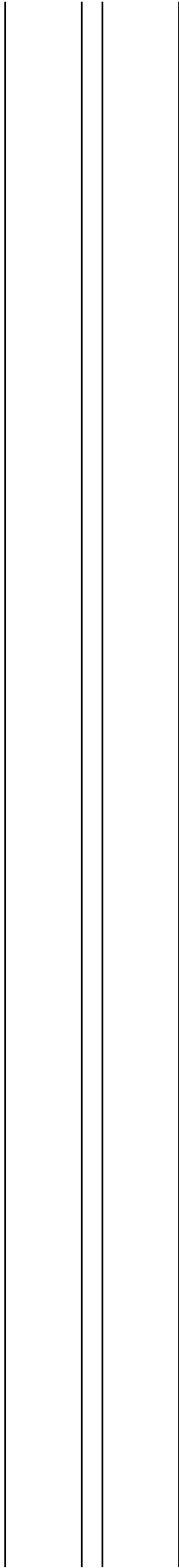
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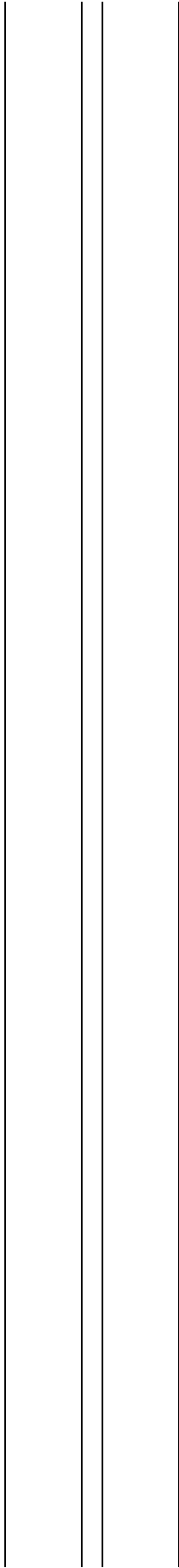
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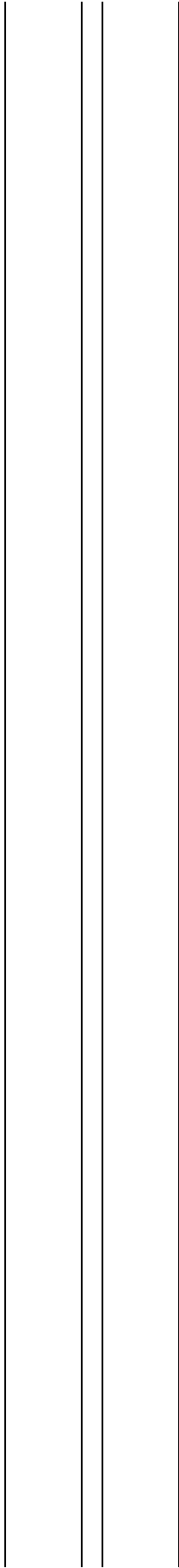
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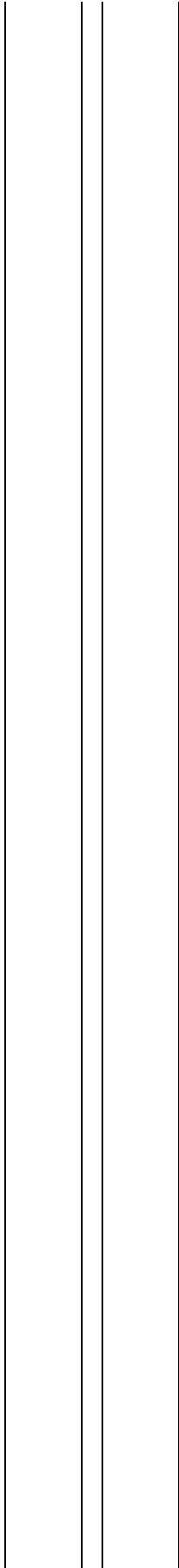
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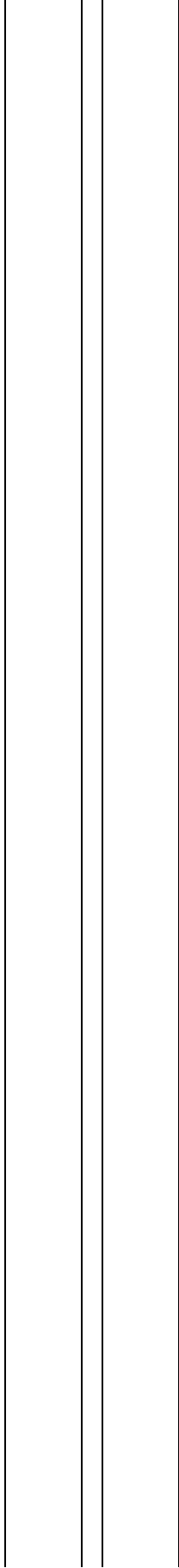
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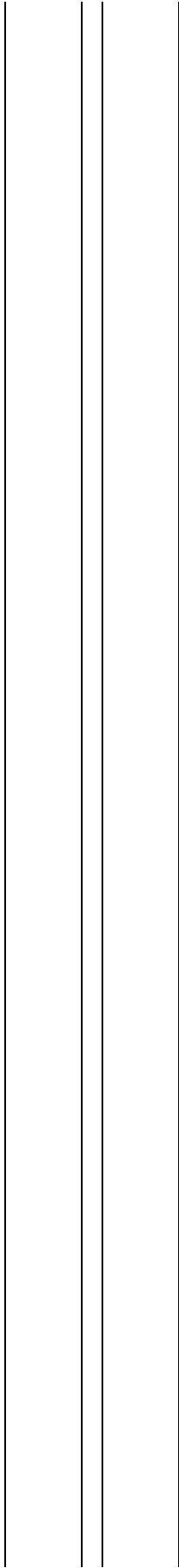
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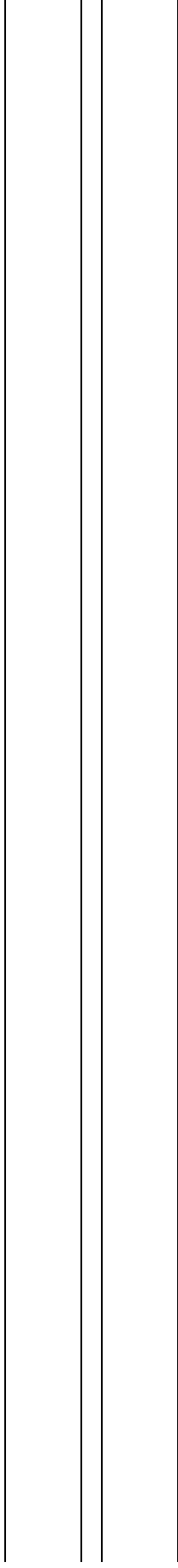
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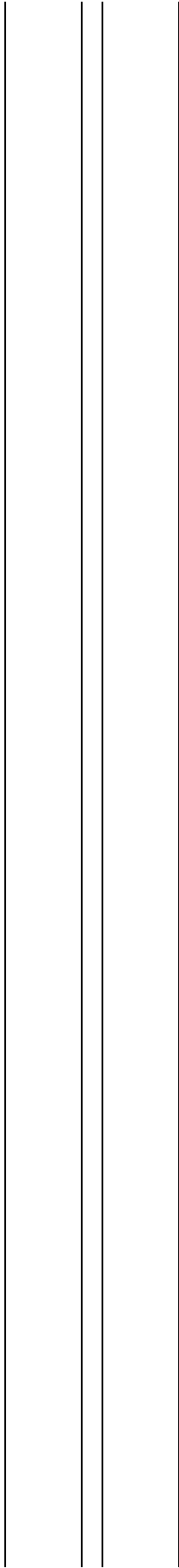
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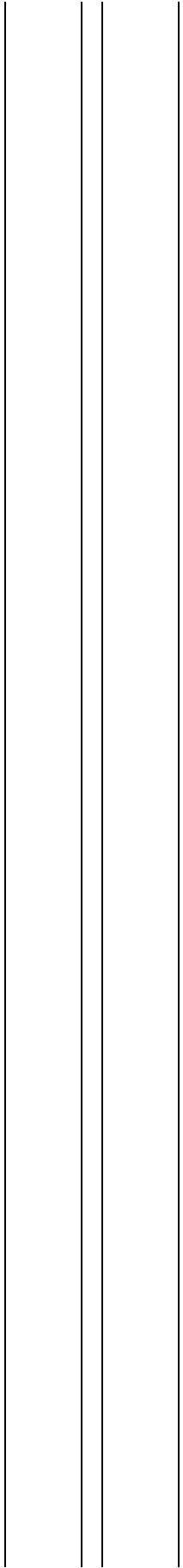
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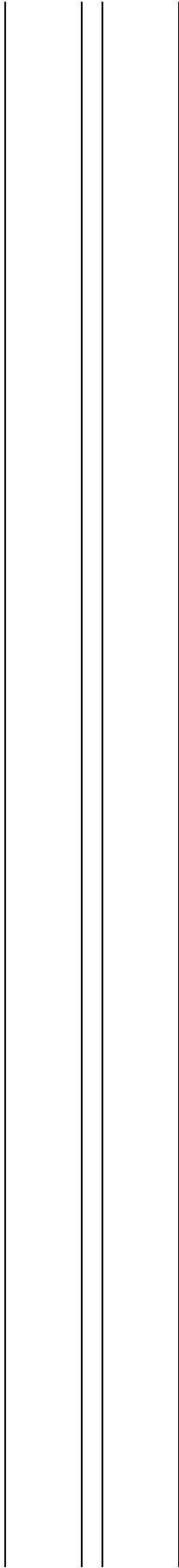
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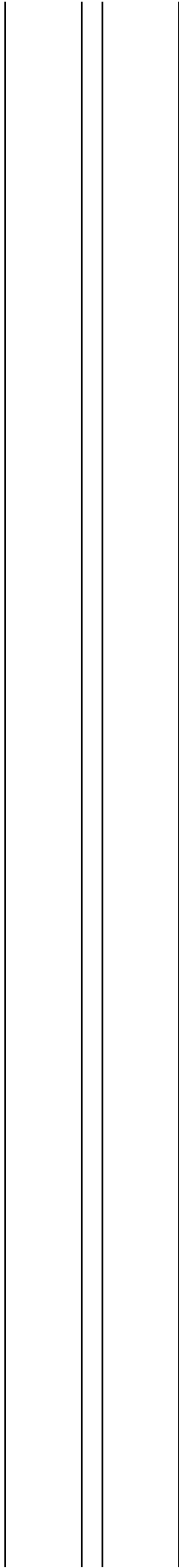
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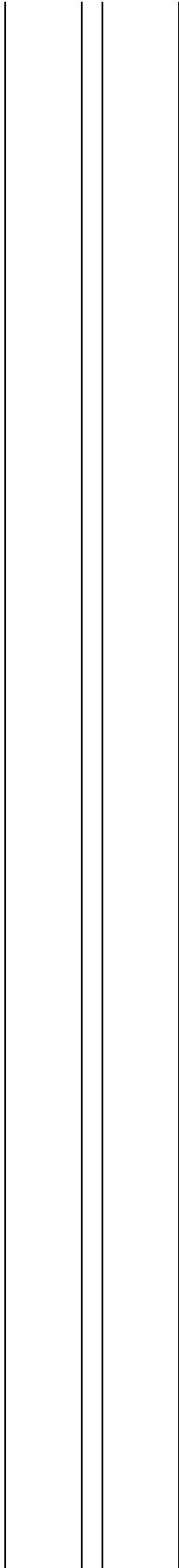
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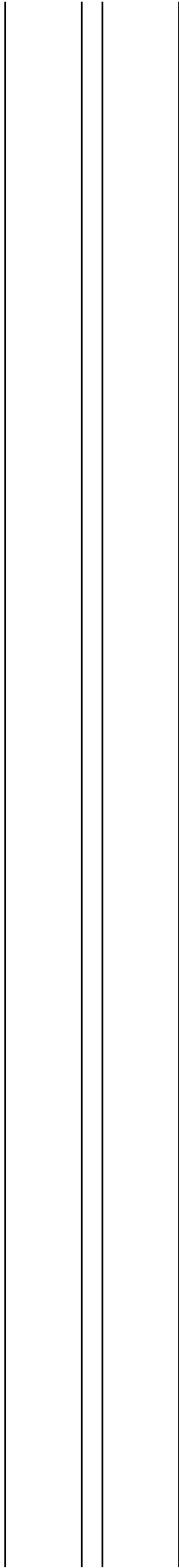
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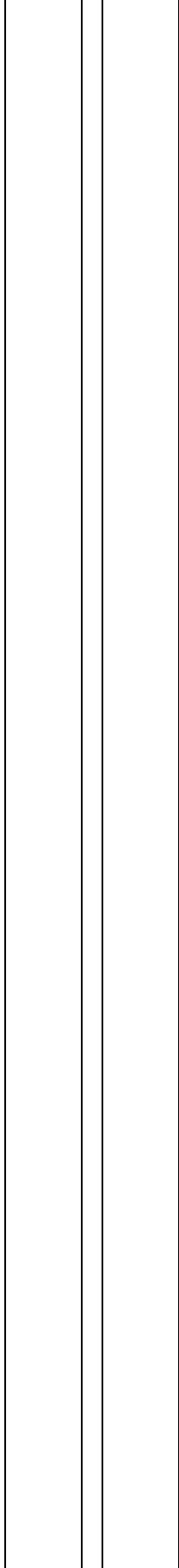




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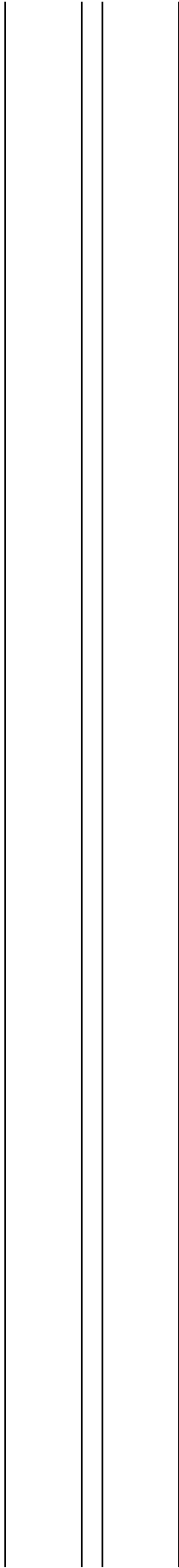
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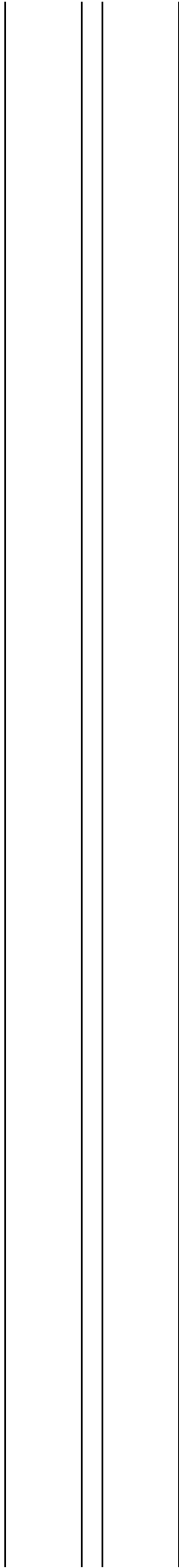
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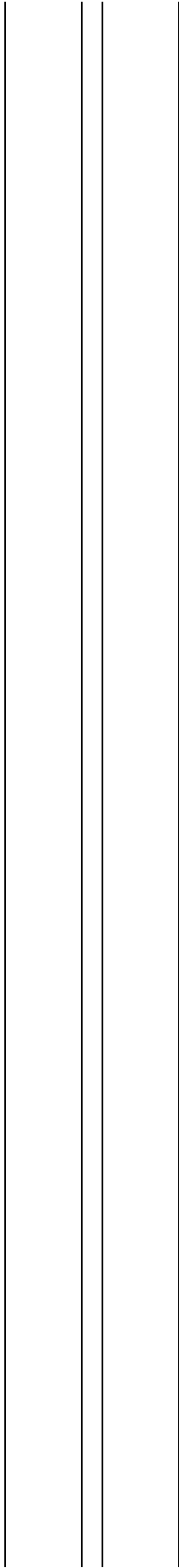
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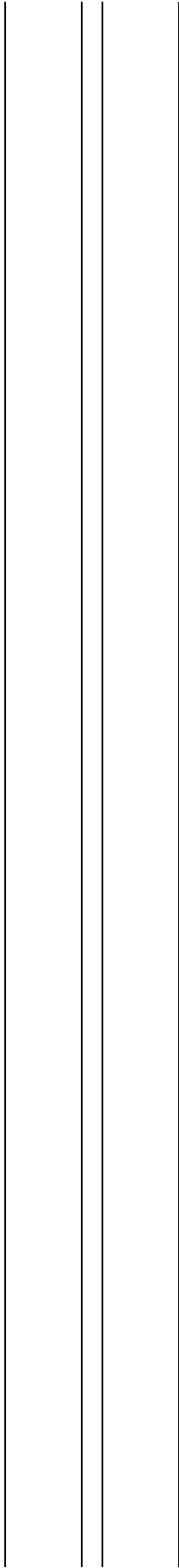
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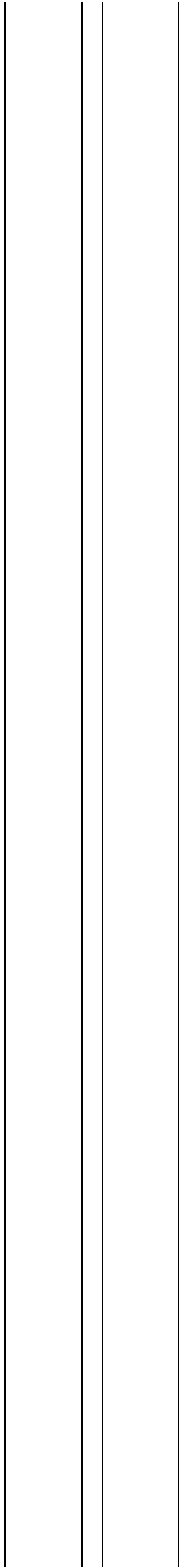
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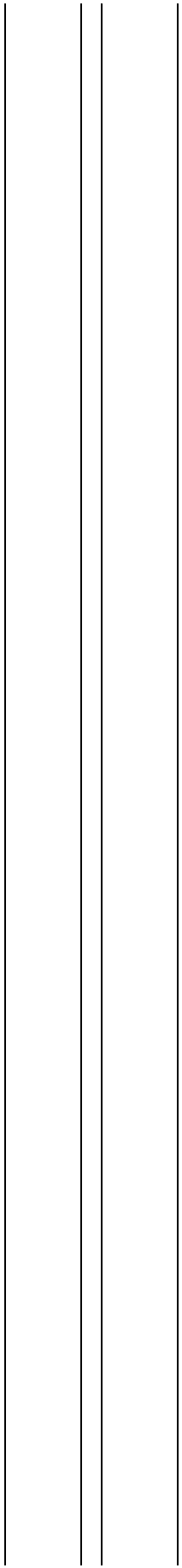
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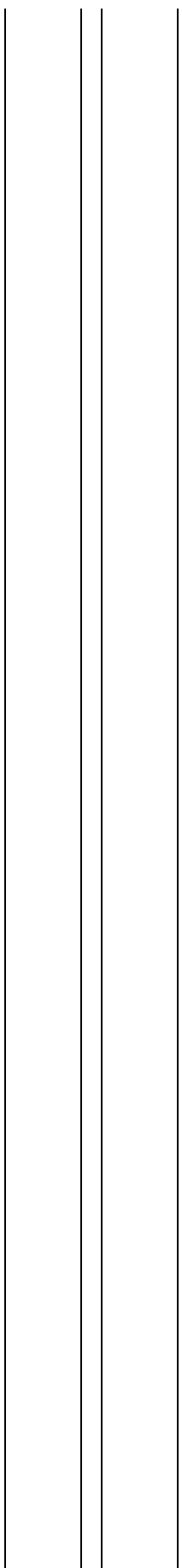
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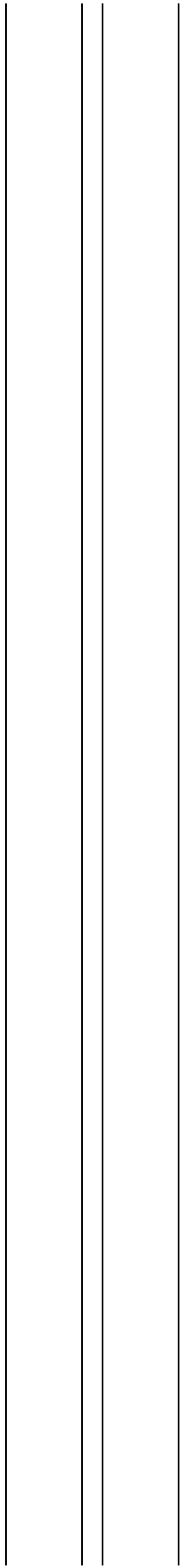
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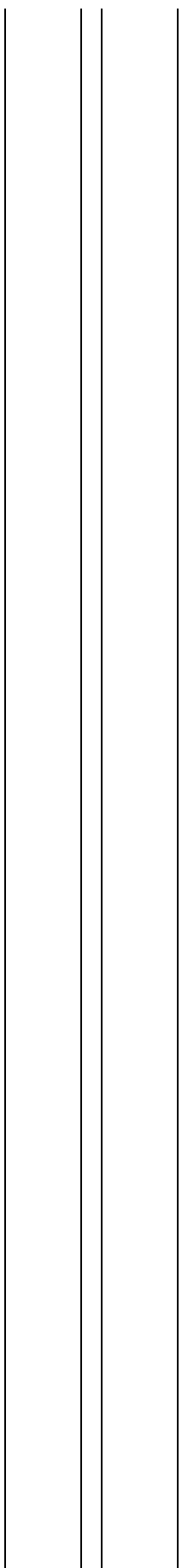
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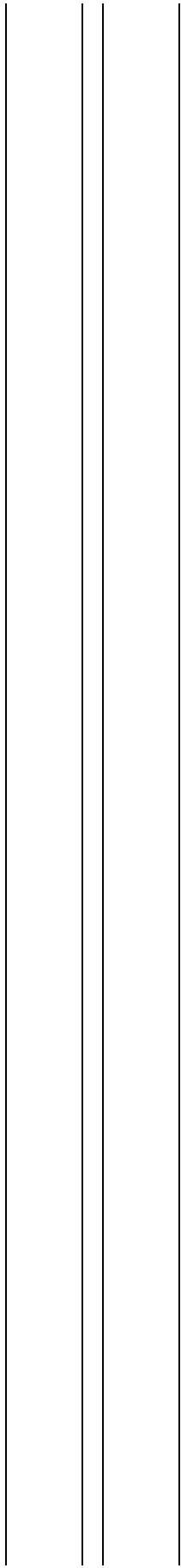
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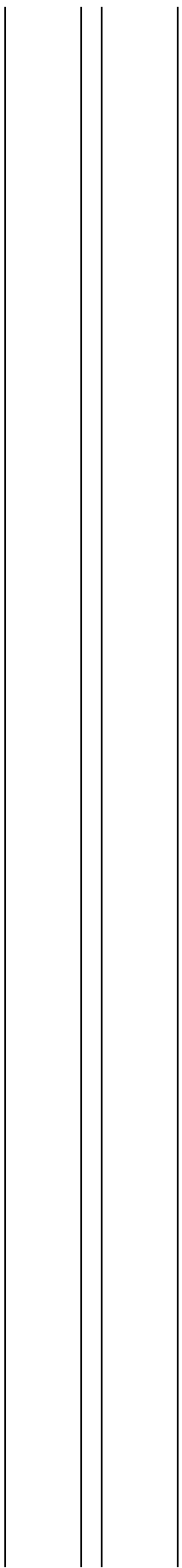
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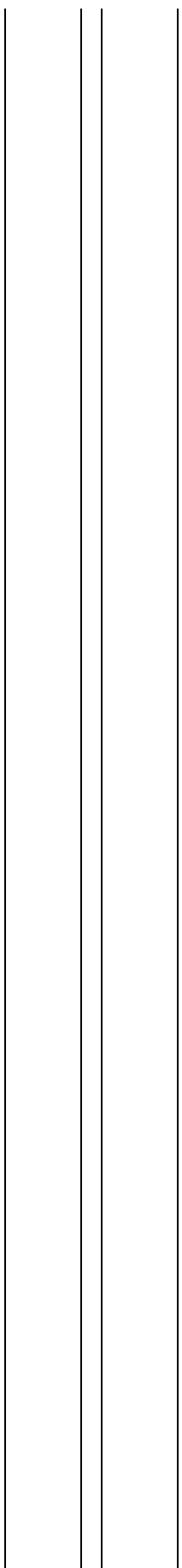
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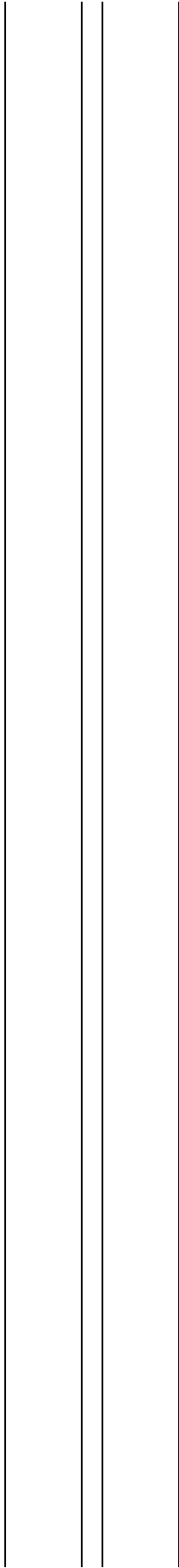
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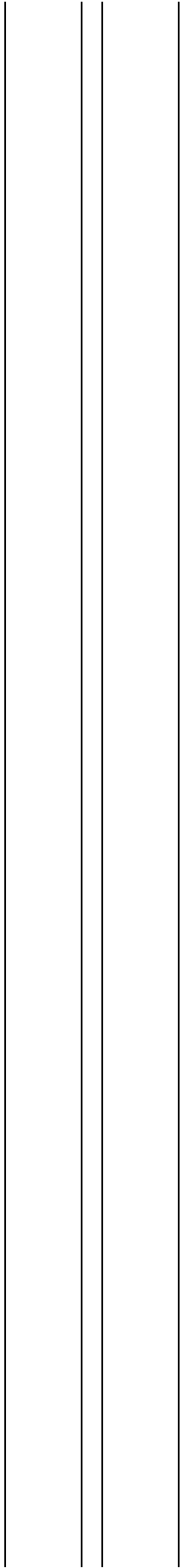




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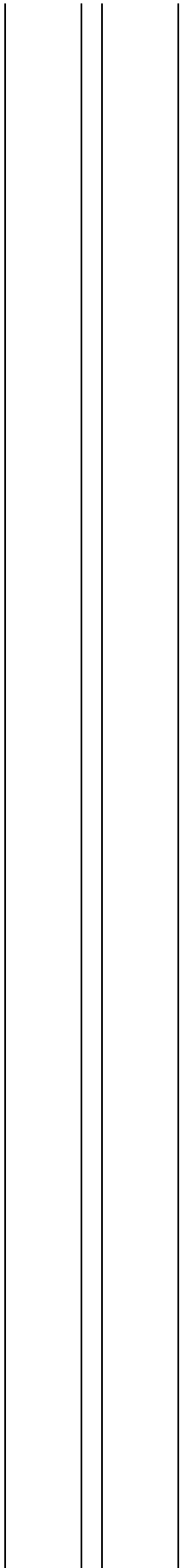
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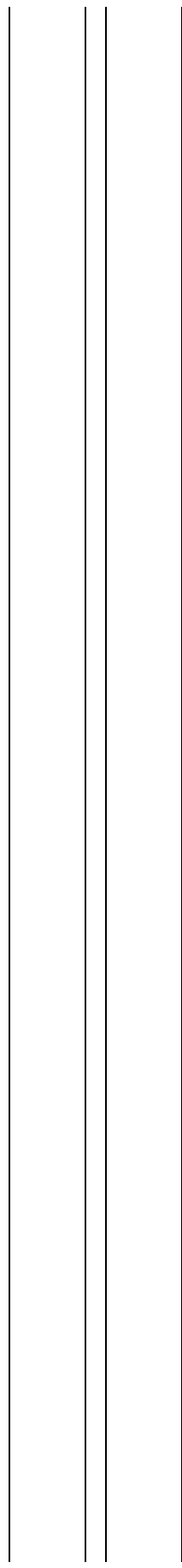
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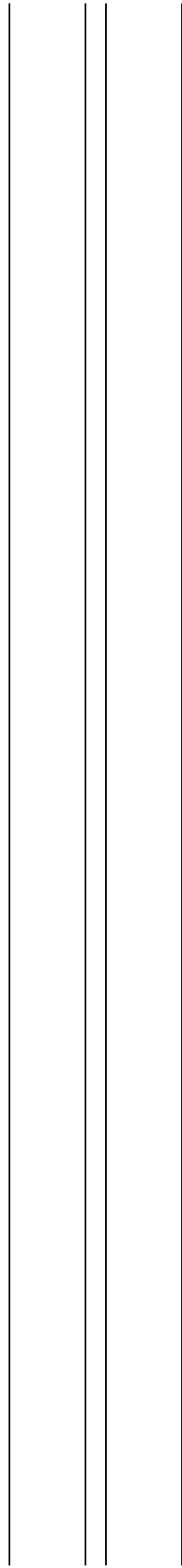
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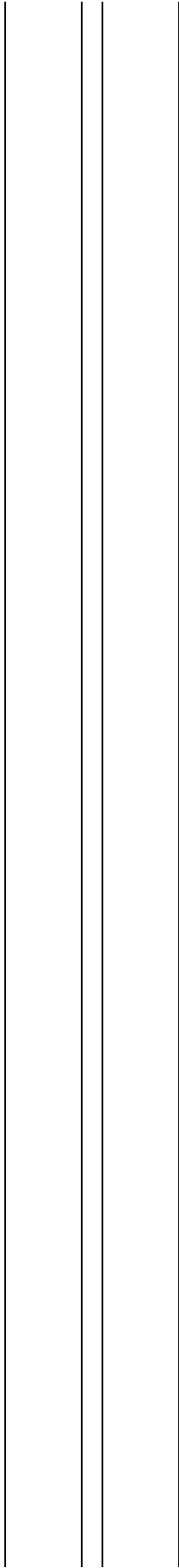


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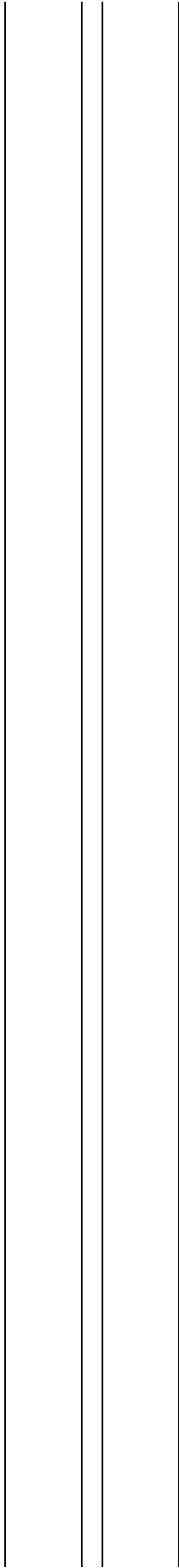
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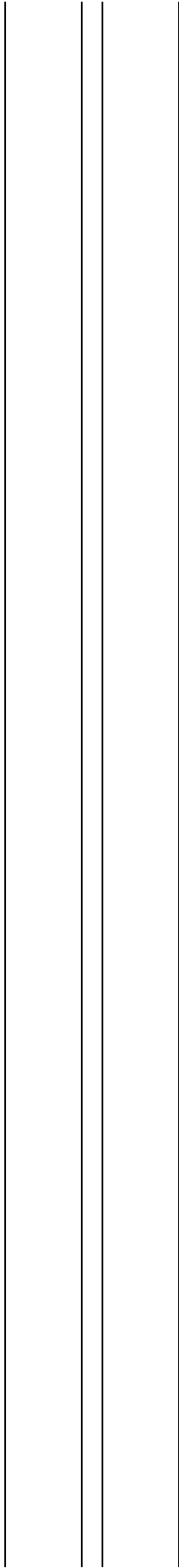
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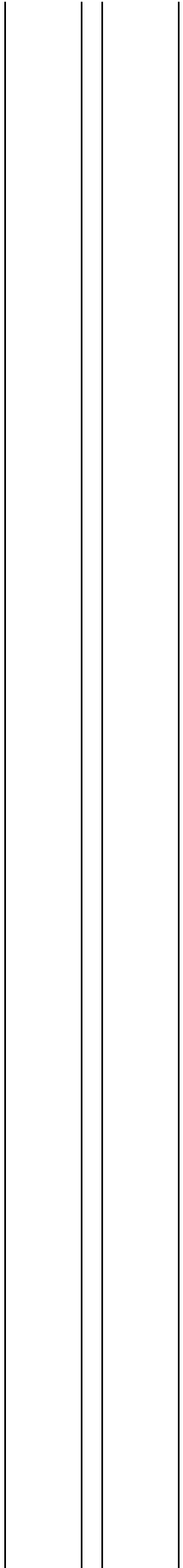
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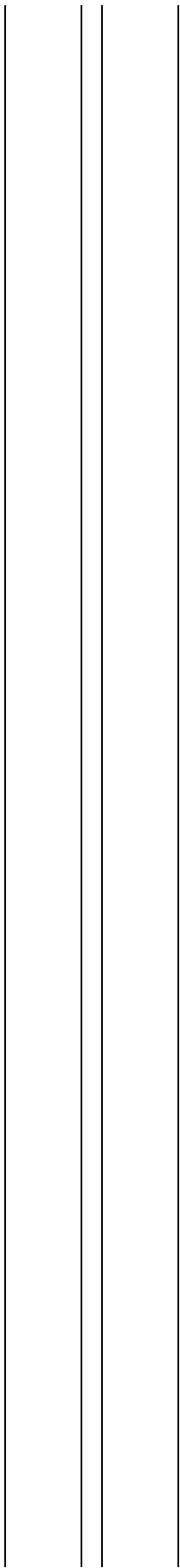
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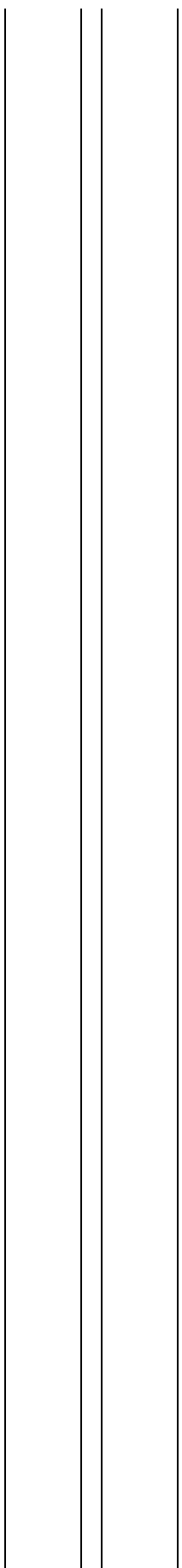
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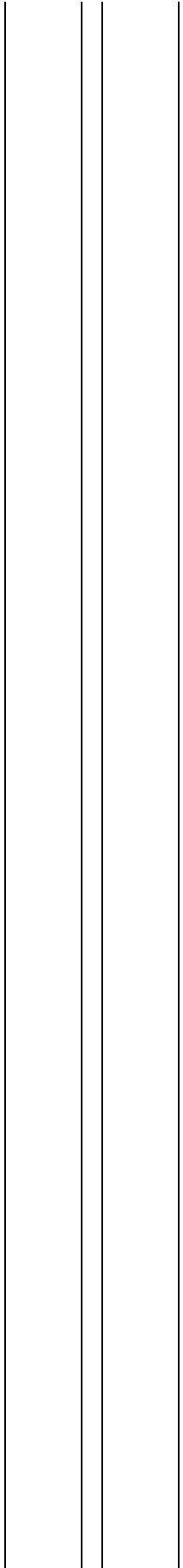
, 2025. Also attached is a name mail thread read that prompted the conditionitional approval



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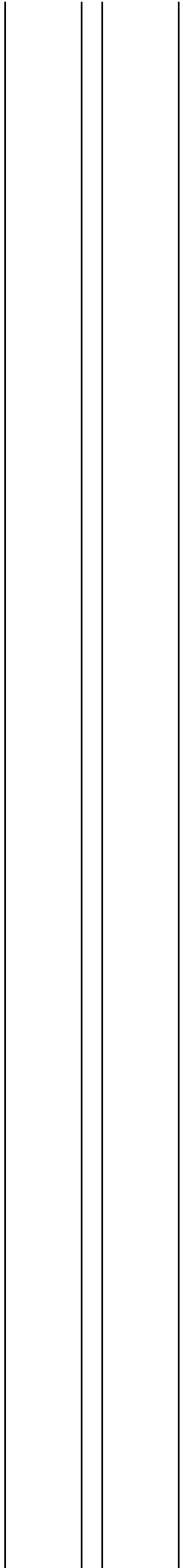
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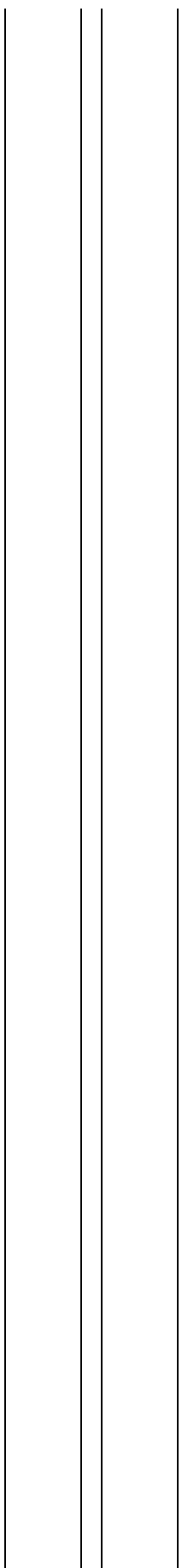
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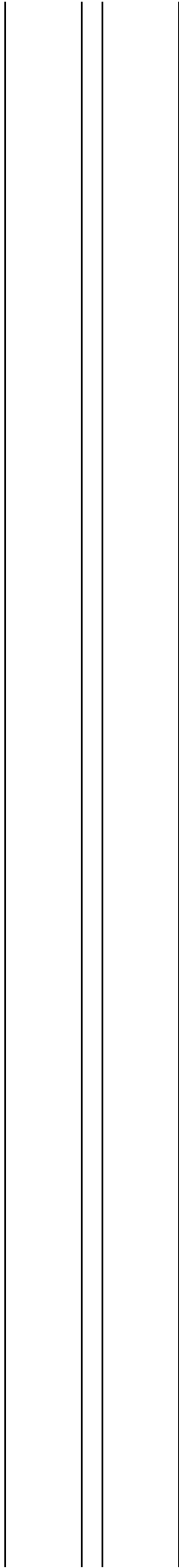


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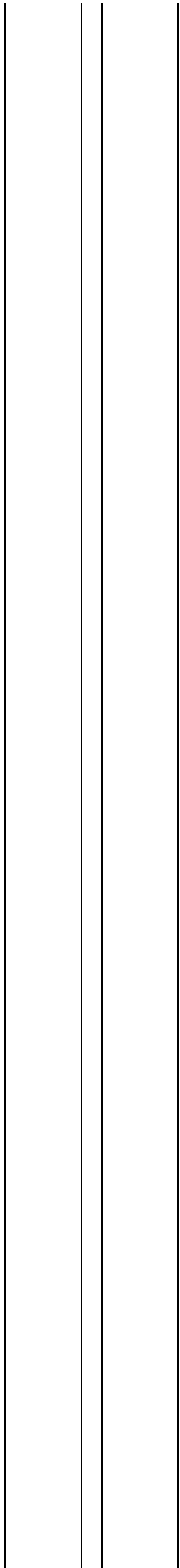
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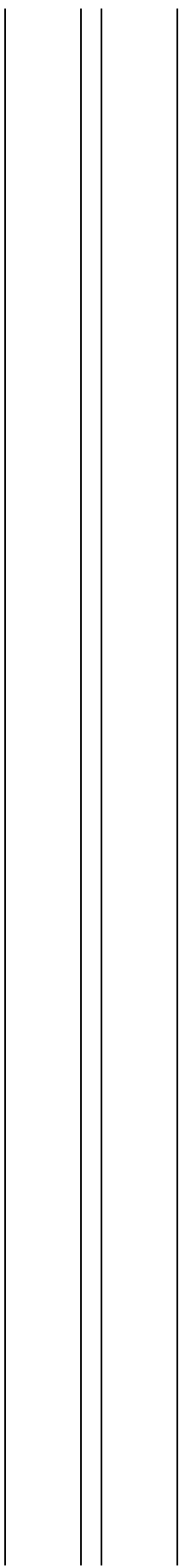


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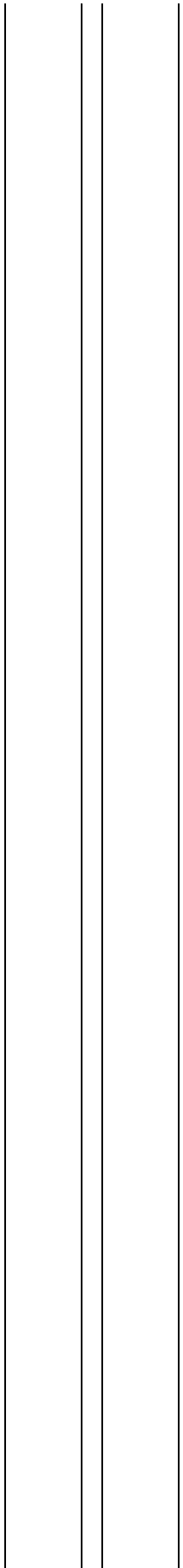
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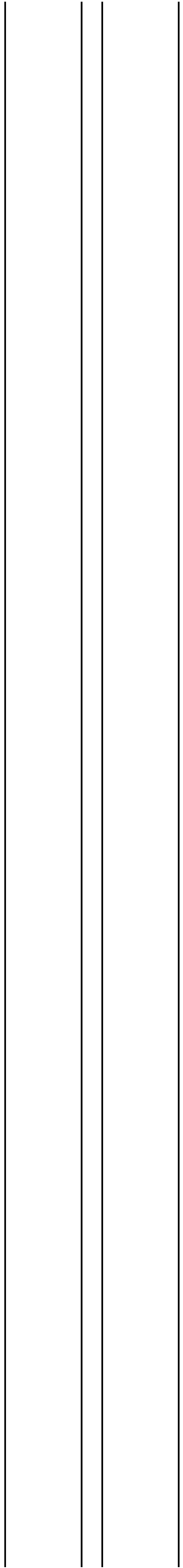
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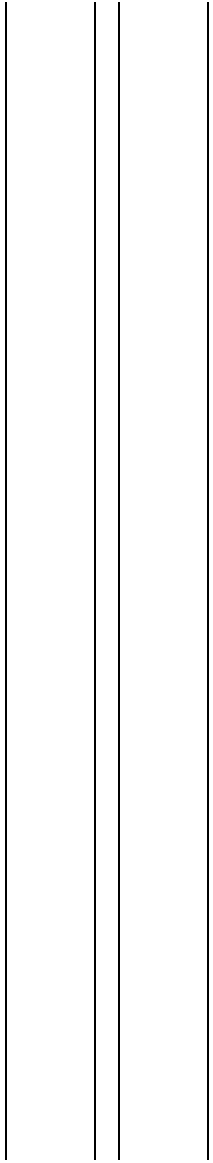
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From: [Jose G. Ramirez](#)
To: [Alex Beard](#)
Cc: [Rigoberto Matias](#); [Ernesto Perez](#); [Yvonne Yeung](#); [Byron Grim](#); [Leo Pustilnikov](#); [Leana Chavez](#)
Subject: City of Santa Monica 1315 3rd St. Enclosure Compliance
Date: Wednesday, November 19, 2025 5:43:58 AM
Attachments: [attachment.ics](#)
[image001.png](#)

Trash bins

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 247 239 520 903 2

Passcode: BE7Tx75A

Dial in by phone

[+1 310-883-7522,,954703485#](#) United States, Santa Monica

[Find a local number](#)

Phone conference ID: 954 703 485#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

From: Alex Beard <alex@diico.com>

Sent: Tuesday, November 18, 2025 4:21 PM

To: Jose G. Ramirez <Jose.G.Ramirez@santamonica.gov>

Cc: Rigoberto Matias <Rigoberto.Matias@santamonica.gov>; Ernesto Perez <Ernesto.Perez@santamonica.gov>; Yvonne Yeung <Yvonne.Yeung@santamonica.gov>; Byron Grim <Byron.Grim@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Cornell Braggs <Cornell.Braggs@santamonica.gov>; Eduardo Vasquez <Eduardo.Vasquez@santamonica.gov>; Leana Chavez <santamonica@diico.com>

Subject: Re: City of Santa Monica 1315 3rd St. Enclosure Compliance

EXTERNAL

Hey there

Havent seen a calendar invite

Please confirm we are good for tomorrow morning at 10am?

Thank you kindly,

Alexander

Cell: 818.390.0711

Property Supervisor
DIICO Properties

On Nov 18, 2025, at 8:30 AM, Alex Beard <Alex@diico.com> wrote:

Thank you all

Jose, for the calendar invite please include:

Alex@diico.com

SantaMonica@Diico.com

leo@slhinvestments.com

Wednesday at 10 am

—

Thank you kindly,

Alexander

Cell: 818.390.0711

Property Supervisor
DIICO Properties

On Nov 18, 2025, at 7:19 AM, Jose G. Ramirez <Jose.G.Ramirez@santamonica.gov> wrote:

Yes, that works for me.



Jose G. Ramirez
Resource Recovery & Recycling
Acting Supervisor
(424)280-9935

From: Rigoberto Matias <Rigoberto.Matias@santamonica.gov>

Sent: Tuesday, November 18, 2025 6:14 AM

To: Alex Beard <alex@diico.com>; Jose G. Ramirez <Jose.G.Ramirez@santamonica.gov>

Cc: Ernesto Perez <Ernesto.Perez@santamonica.gov>; Yvonne Yeung <Yvonne.Yeung@santamonica.gov>; Byron Grim <Byron.Grim@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Leana Chavez <santamonica@diico.com>; Cornell Braggs <Cornell.Braggs@santamonica.gov>; Eduardo Vasquez <Eduardo.Vasquez@santamonica.gov>

Subject: RE: City of Santa Monica 1315 3rd St. Enclosure Compliance

[@Jose G. Ramirez](#)

See thread below, will that time work for you? please get back to all and set up a calendar invite.

Respectfully,



Rigoberto (Rigo) Matias
Resource Recovery & Recycling Division Supervisor
RRR Refuse Enclosure Plan Reviewer
RRR Refuse Enclosure Final Inspector
RRR Refuse Enclosure Final Sign off & Approval

<https://311.santamonica.gov/csp>
[SB 1383: New Statewide Organics Recycling Law Begins Now](#)
[How to Recycle in Santa Monica](#)



From: Alex Beard <alex@diico.com>

Sent: Monday, November 17, 2025 8:11 PM

To: Rigoberto Matias <Rigoberto.Matias@santamonica.gov>

Cc: Ernesto Perez <Ernesto.Perez@santamonica.gov>; Yvonne Yeung <Yvonne.Yeung@santamonica.gov>; Byron Grim <Byron.Grim@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Leana Chavez <santamonica@diico.com>

Subject: Re: City of Santa Monica 1315 3rd St. Enclosure Compliance

EXTERNAL

My apologies

Are you around Wednesday at 10am?

—

Thank you kindly,

Alexander

Cell: 818.390.0711

Property Supervisor

DIICO Properties

On Nov 14, 2025, at 1:10 PM, Rigoberto Matias
<Rigoberto.Matias@santamonica.gov> wrote:

[@Alex Beard](#)

How does 9am Monday sound?

Respectfully,



Rigoberto (Rigo) Matias
Resource Recovery & Recycling Division Supervisor
RRR Refuse Enclosure Plan Reviewer
RRR Refuse Enclosure Final Inspector
RRR Refuse Enclosure Final Sign off & Approval

<https://311.santamonica.gov/csp>
[SB 1383: New Statewide Organics Recycling Law Begins Now](#)
[How to Recycle in Santa Monica](#)



From: Alex Beard <alex@diico.com>
Sent: Friday, November 14, 2025 12:26 PM
To: Leana Chavez <santamonica@diico.com>
Cc: Rigoberto Matias <Rigoberto.Matias@santamonica.gov>; Ernesto Perez <Ernesto.Perez@santamonica.gov>; Yvonne Yeung <Yvonne.Yeung@santamonica.gov>; Byron Grim <Byron.Grim@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: City of Santa Monica 1315 3rd St. Enclosure Compliance

EXTERNAL

Hi everyone,

Is there a way for us to meet Monday or Tuesday morning or around noon?

—

Thank you kindly,

Alexander
Diico Properties Supervisor
9744 Wilshire Blvd Suite 203 Beverly Hills. CA 90210
Tel: 310.208.4100
Direct: 818.390.0711
Email: Alex@Diico.com
Website: www.Diico.com

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On Nov 13, 2025, at 9:07 AM, Leana Chavez
<santamonica@diico.com> wrote:

Hello

I am just following up on getting this scheduled. Can you please let us know the soonest date available?

On Wed, Nov 12, 2025 at 10:41 AM Alex Beard
<alex@diico.com> wrote:

Hi there Rigoberto,

Here is our original email thread

Can we please have you come check out the trash room once more

Please let me know your earliest date available

—

Thank you kindly,

Alexander
Diico Properties Supervisor
9744 Wilshire Blvd Suite 203 Beverly Hills. CA 90210
Tel: 310.208.4100
Direct: 818.390.0711

Email: Alex@Diico.com
Website: www.Diico.com

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**NO COMMUNICATION IN THIS EMAIL SHALL BE
BINDING, OR CONTRACTUAL IN NATURE**

On Sep 3, 2025, at 12:33 PM, Leo Pustilnikov
<leo@slhinvestments.com> wrote:

great, see you then.

best,
leo

On Wed, Sep 3, 2025 at 12:27 PM Ernesto Perez
<Ernesto.Perez@santamonica.gov> wrote:

Hello Leo, we can meet you on site on Friday, September 5, 2025, at 8:00am to review your trash enclosure.

Regards,

<image001.png>

Ernesto P. Perez

Resource Recovery and Recycling Collections
Superintendent | 2500 Michigan Ave. Building A Santa Monica,
CA. 90404 | Office: 310.458.2201 ext.
2049 | Cell: 310.857.4872 | Fax: 310.264.7750

santamonica.gov

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, September 2, 2025 1:08 PM
To: Diico <alex@diico.com>
Cc: Rigoberto Matias <Rigoberto.Matias@santamonica.gov>; Yvonne Yeung <Yvonne.Yeung@santamonica.gov>; Ernesto Perez <Ernesto.Perez@santamonica.gov>
Subject: Re: City of Santa Monica 1315 3rd St. Enclosure Compliance

EXTERNAL

following up re meeting on site and if we can continue using existing trash area until then.

thanks,
leo

On Fri, Aug 29, 2025 at 9:00 AM Leo Pustilnikov <leo@slhinvestments.com> wrote:

Ernesto,

Are you free to meet there next week Wednesday-Friday 7-9:30 am anytime to go over a resolution and finalize it?

Thank you,
Leo
Sent from my iPhone

On Aug 29, 2025, at 8:45 AM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Rigo,

Alex called me earlier this morning that there's an issue with the trash room. Can you please call me to discuss or maybe meet me on site so we can see what the issue is and come up with a solution that works for everyone.

My understanding is you guys have an issue with the oil waste

in the trash room. We would like to propose a wall to separate the two if possible or an alternative if you have suggestions.

Please let us know.

thanks,
leo

On Fri, Aug 29, 2025 at 8:22 AM
Diico <alex@diico.com> wrote:

Good morning everyone

I have a couple follow up questions

—

Thank you kindly,

Alexander
Property Supervisor
Cell: 818.390.0711

On Aug 29, 2025, at
5:34 AM, Rigoberto
Matias
<Rigoberto.Matias@santamonica.gov>
> wrote:

The refuse enclosure is solely for trash, recycle and organics bins and nothing else, this was part of the requested before you took over, this will ensure this enclosure is up to santa monica code 9.21.130. And the items in question were installed without city approval.

Respectfully,

<~WRD0000.jpg>

Rigoberto (Rigo)

Matias
*Resource Recovery &
Recycling Division
Supervisor
RRR Refuse
Enclosure Plan
Reviewer
RRR Refuse
Enclosure Final
Inspector
RRR Refuse
Enclosure Final Sign
off & Approval*

<https://311.santamonica.gov/csp>
[SB 1383: New Statewide
Organics Recycling Law
Begins Now](#)
[How to Recycle in Santa
Monica](#)

<image001.png>

From: Alex Beard
<alex@diico.com>
Sent: Thursday,
August 28, 2025 2:21
PM
To: Rigoberto Matias
<Rigoberto.Matias@santamonica.gov>
Cc: Yvonne Yeung
<Yvonne.Yeung@santamonica.gov>;
Ernesto Perez
<Ernesto.Perez@santamonica.gov>
Subject: Re: City of
Santa Monica 1315
3rd St. Enclosure
Compliance

EXTERNAL

Why would these
need to be
removed?

—

Thank you kindly,

Alexander

Cell: 818.390.0711

Property
Supervisor
DIICO Properties

On Aug
27,
2025,
at
3:06 P
M,
Rigober
to
Matias
<Rigoberto.Matias@diico.com>

wrote:

[@Diico](mailto:Rigoberto.Matias@diico.com)

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[https://
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monica.
gov/csp
SB_1383:
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Organics
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How to
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Monica](https://311.santamonica.gov/csp/SB_1383:_New_Statewide_Organics_Recycling_Law_Begins_Now_How_to_Recycle_in_Santa_Monica)

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August
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Subject:
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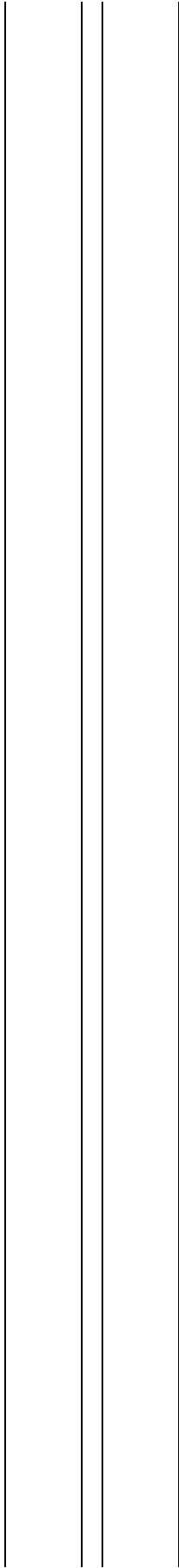
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> **Sent:**

Sunday, July 27, 2025 9:44:27 AM

To:

Rigoberto Matia

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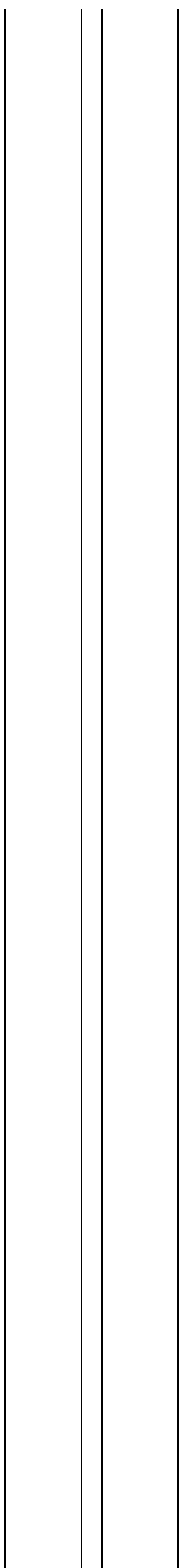
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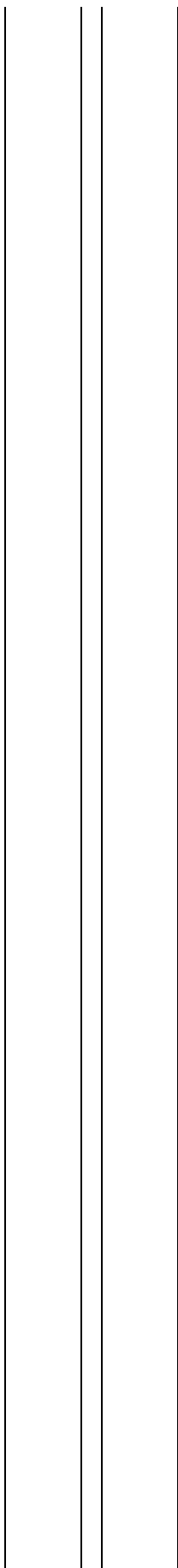
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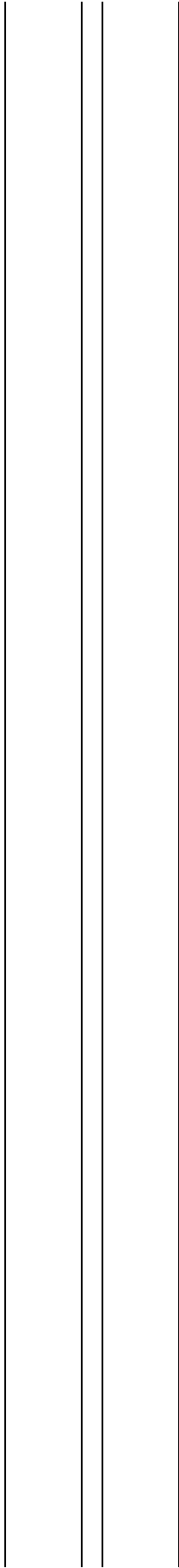
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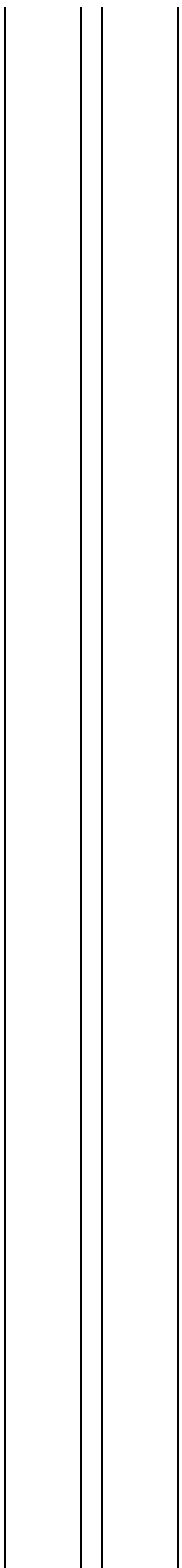
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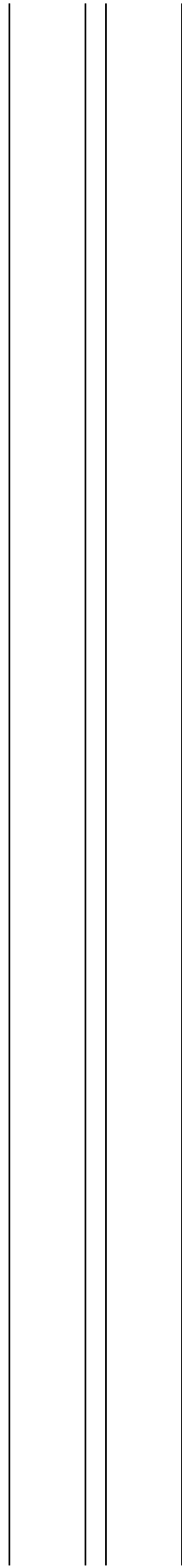
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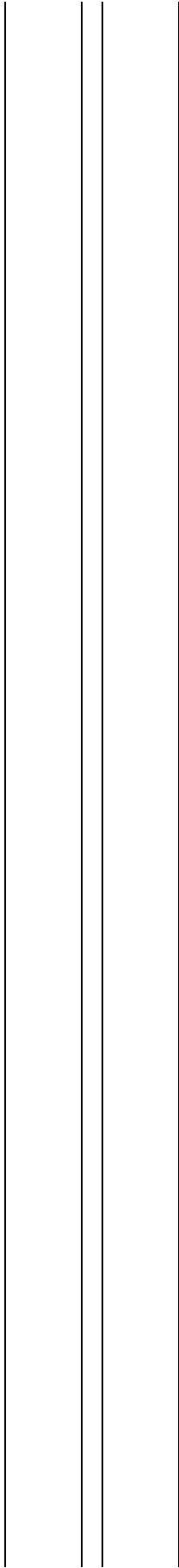
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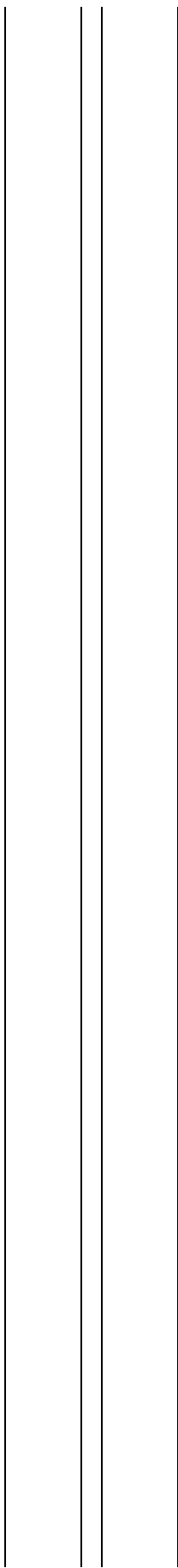
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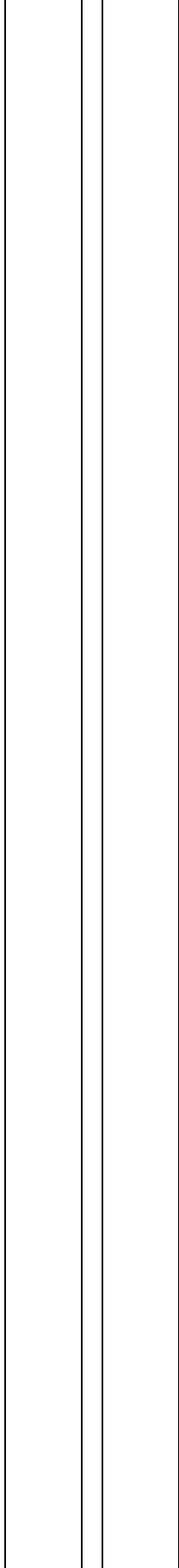
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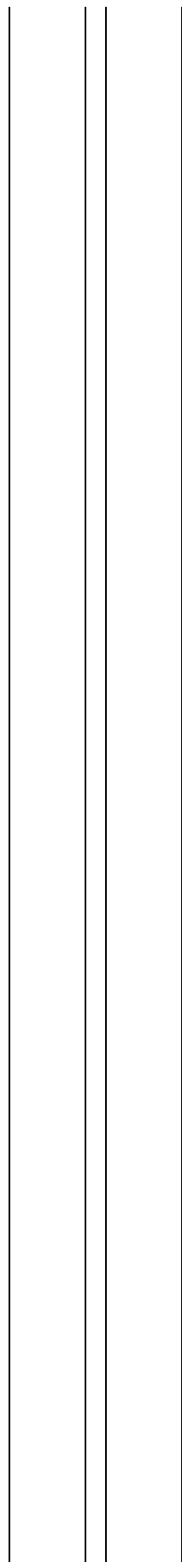


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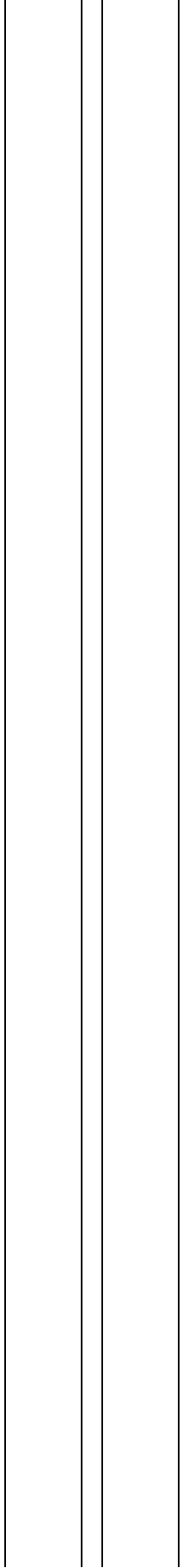
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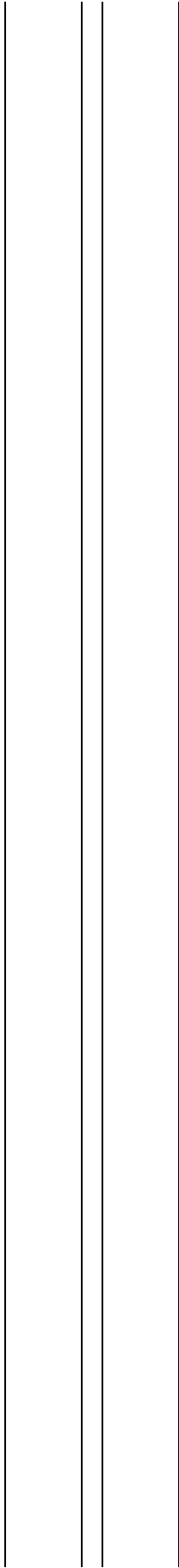
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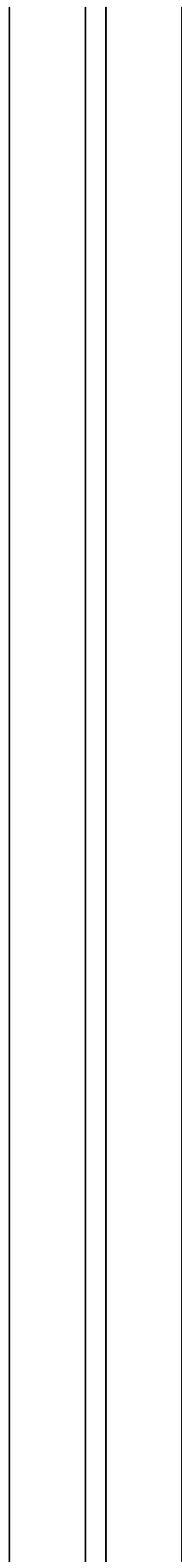
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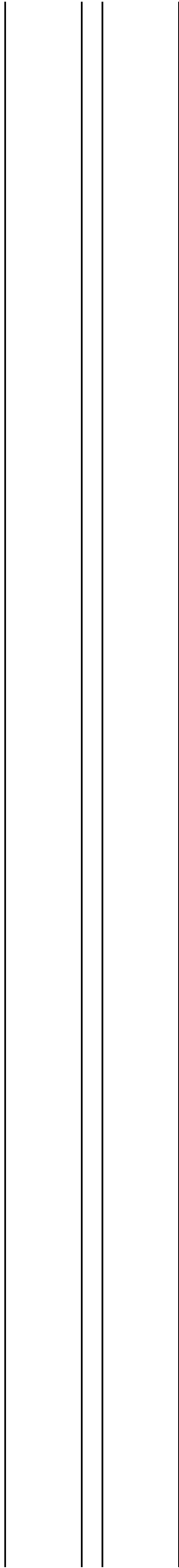
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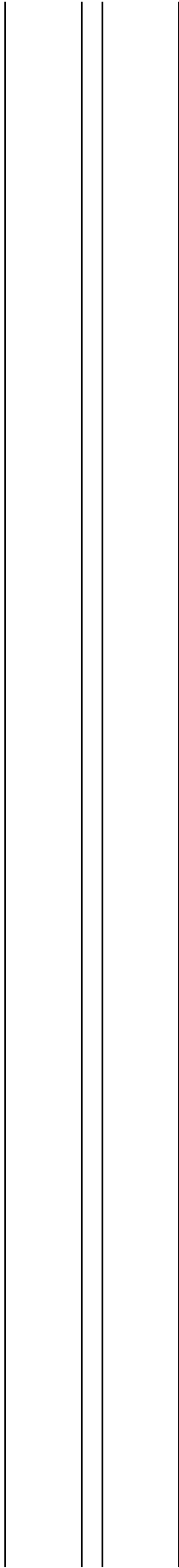
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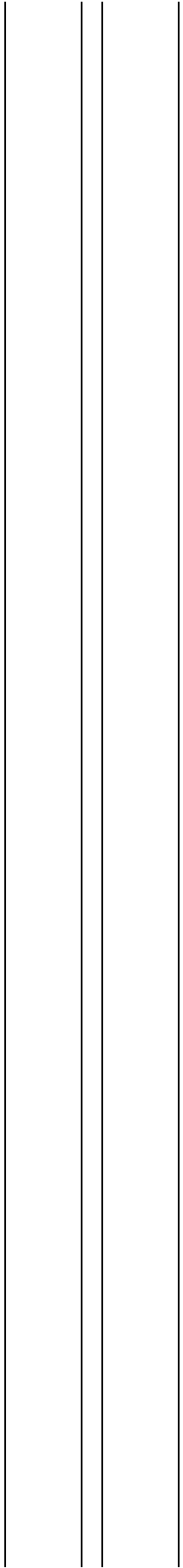
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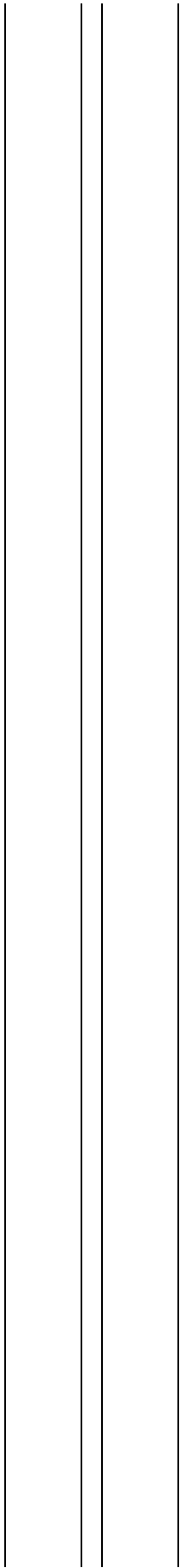
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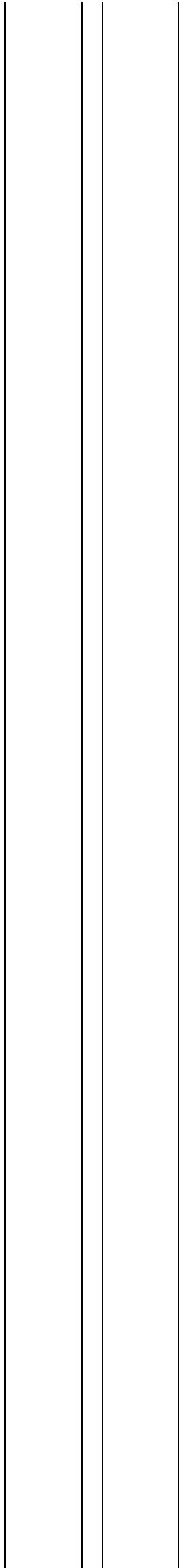
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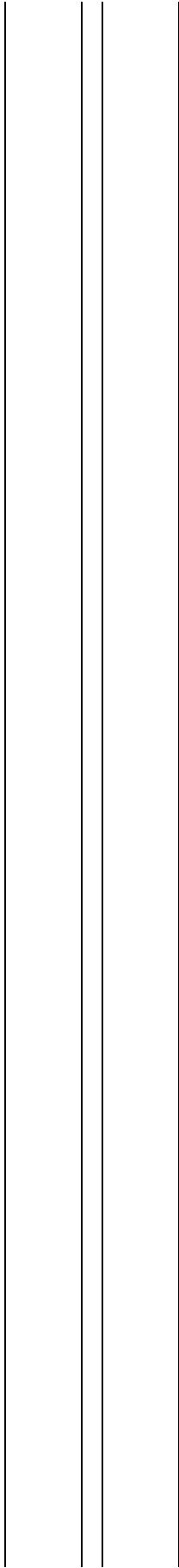
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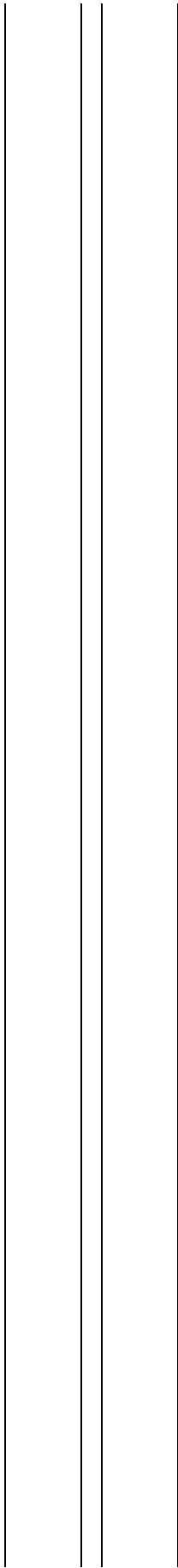




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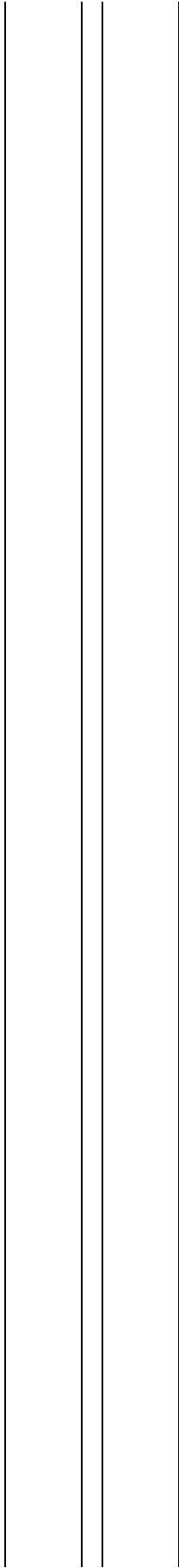
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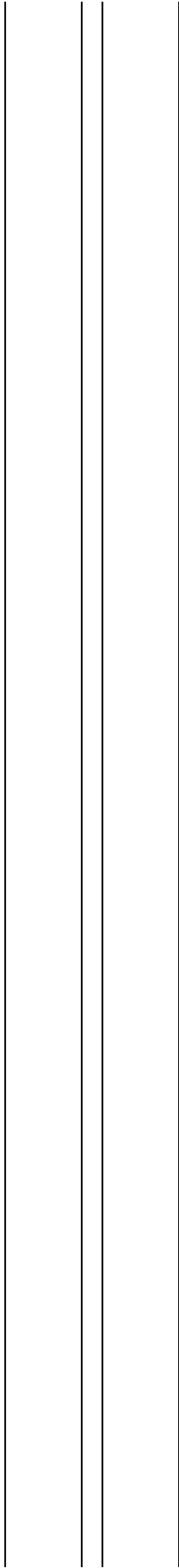
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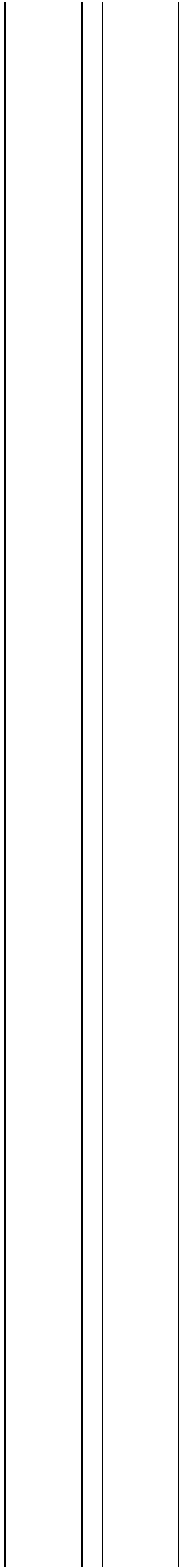
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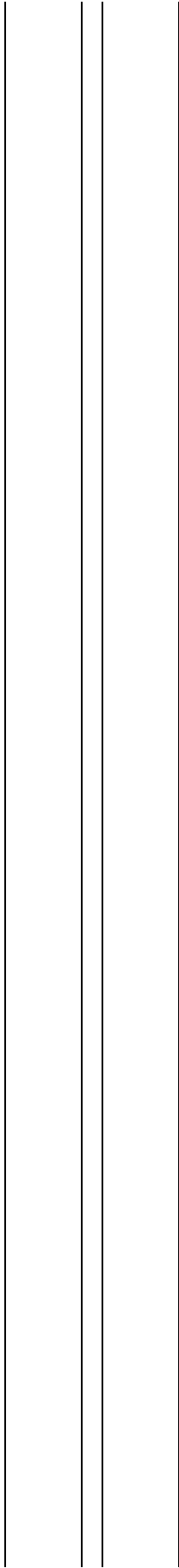
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Three vertical lines, likely representing a table structure with three columns.

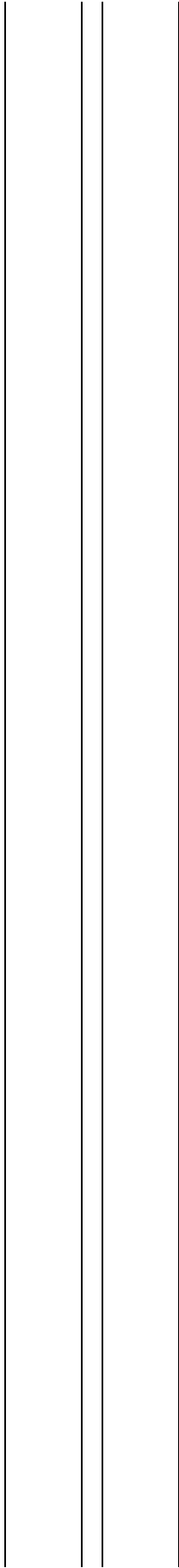
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Three vertical lines, likely representing a table structure or a placeholder for content.

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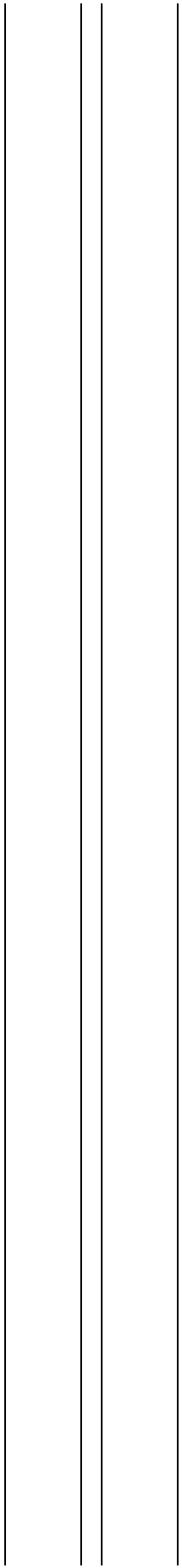
Three vertical lines, likely serving as a separator or a placeholder for content.

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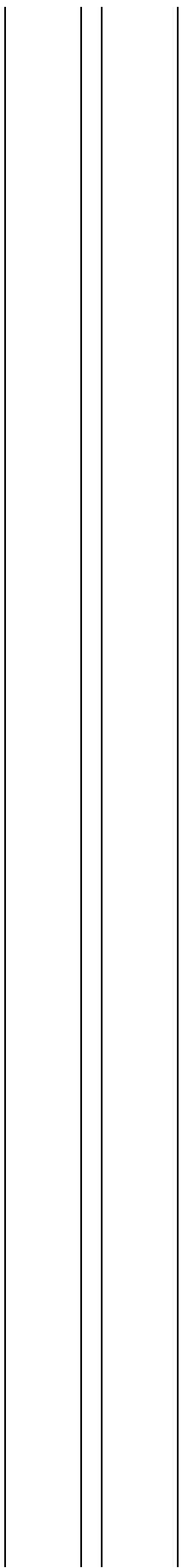
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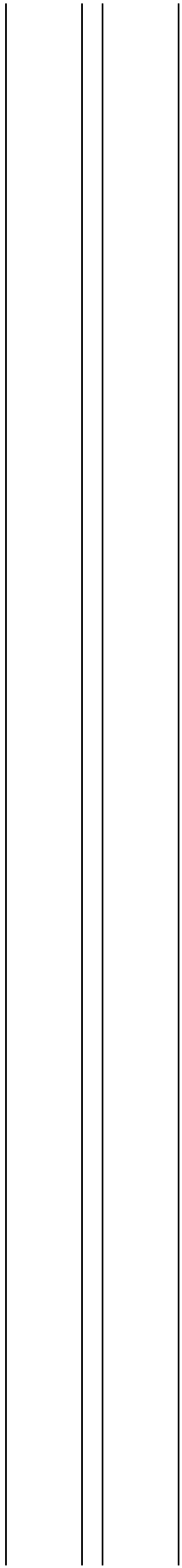
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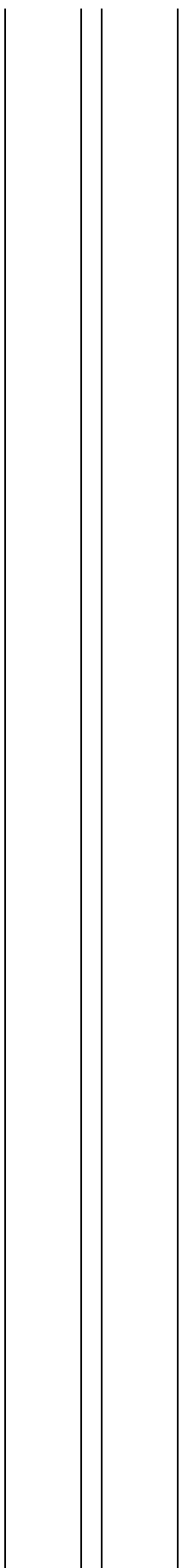
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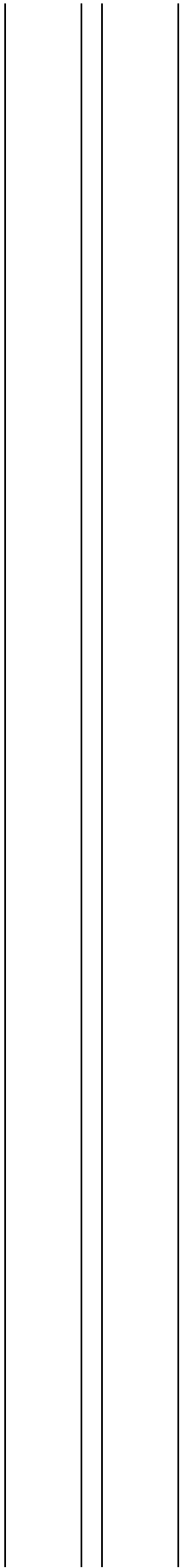
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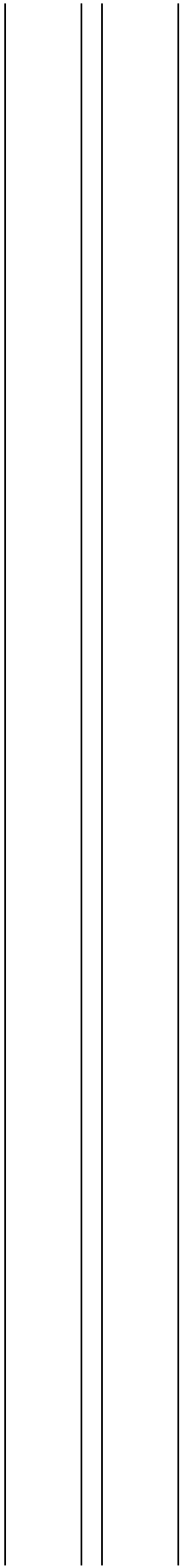
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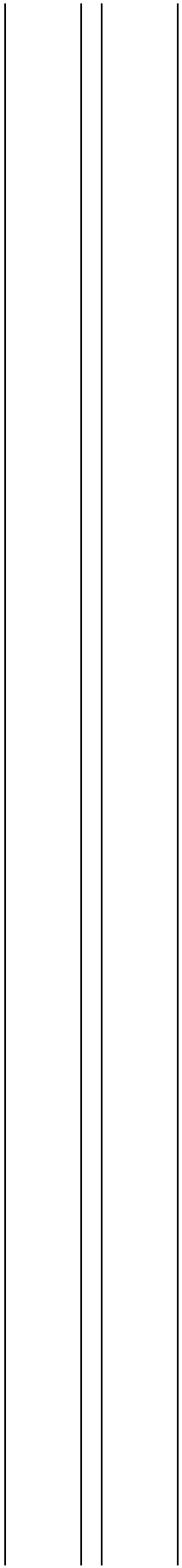
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Three vertical lines, likely serving as a separator or a placeholder for content.

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Three vertical lines, likely serving as a placeholder for a signature or name.

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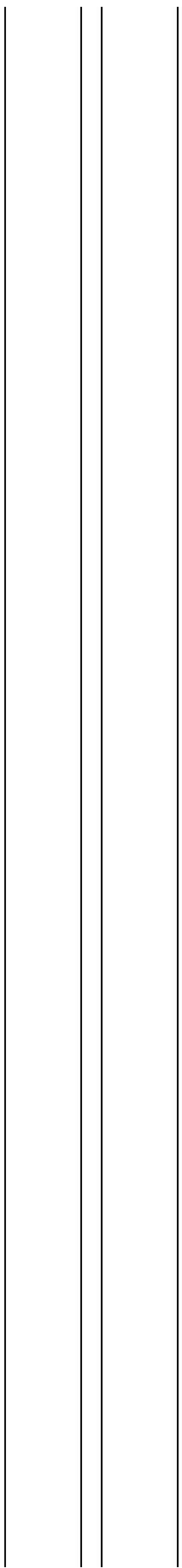
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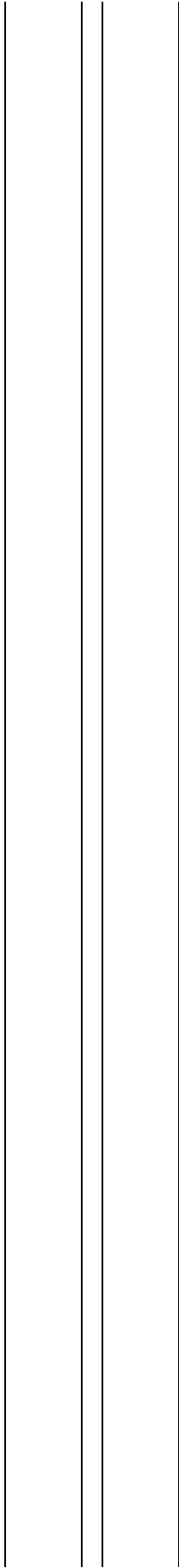
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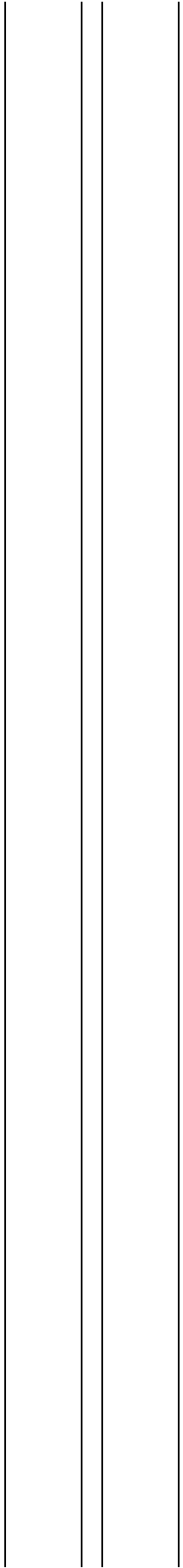




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Three vertical lines, likely representing a table structure or a list of items.

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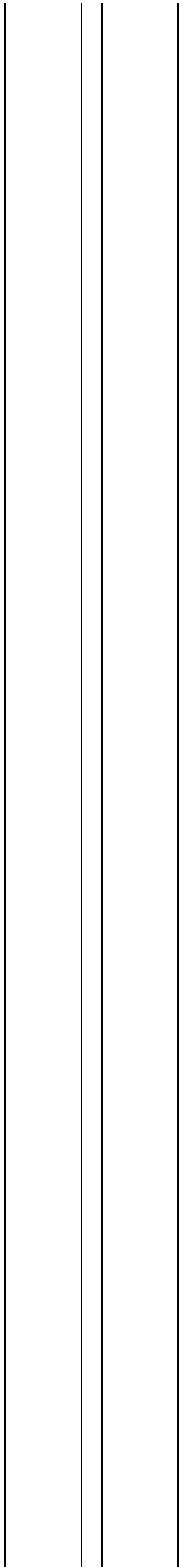
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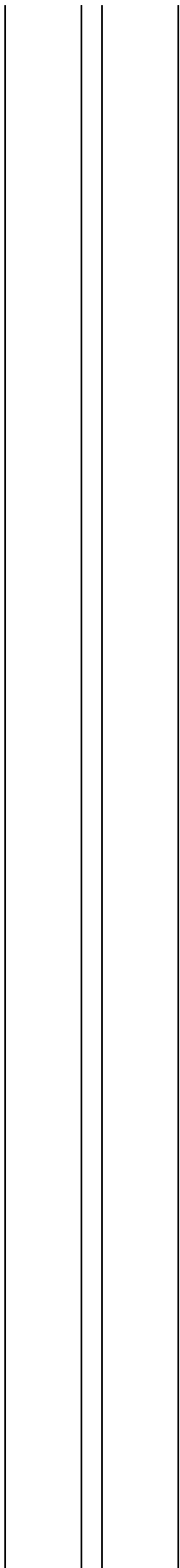
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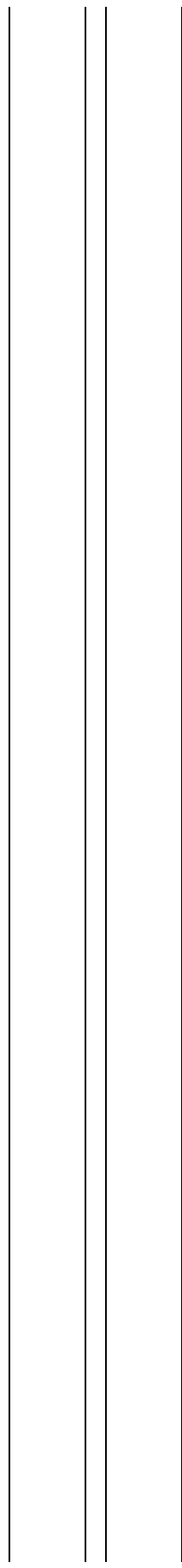
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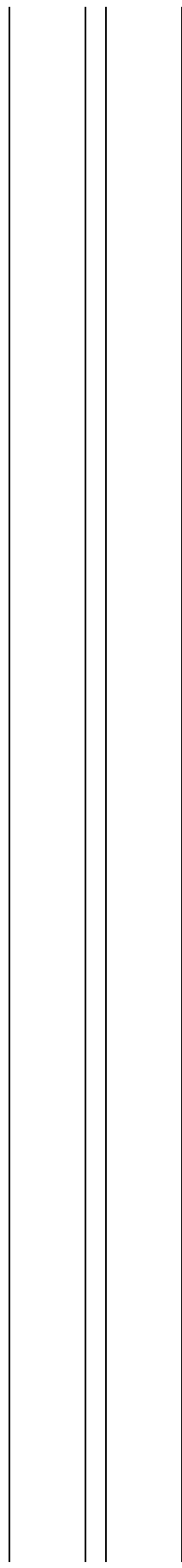
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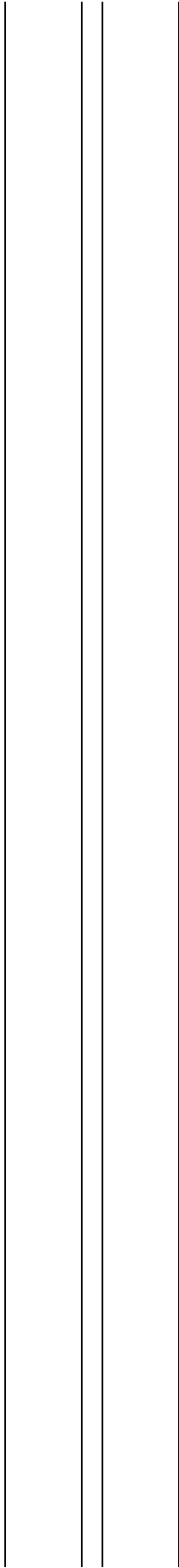
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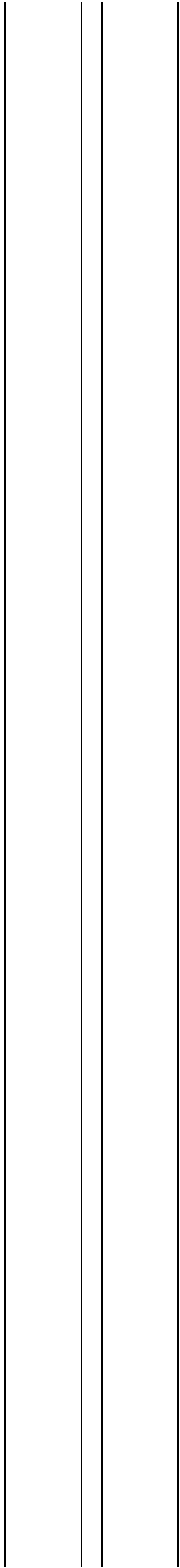
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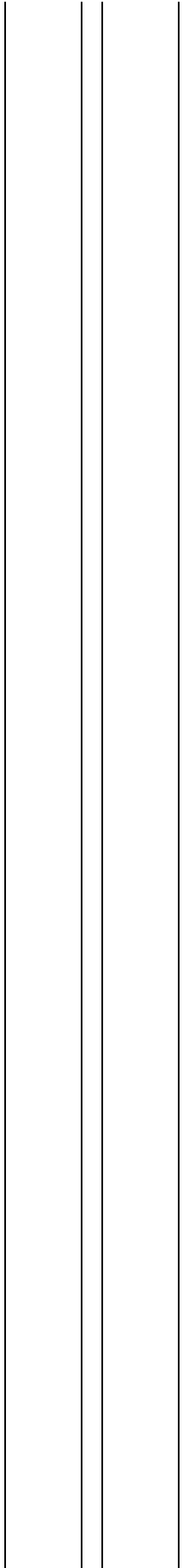
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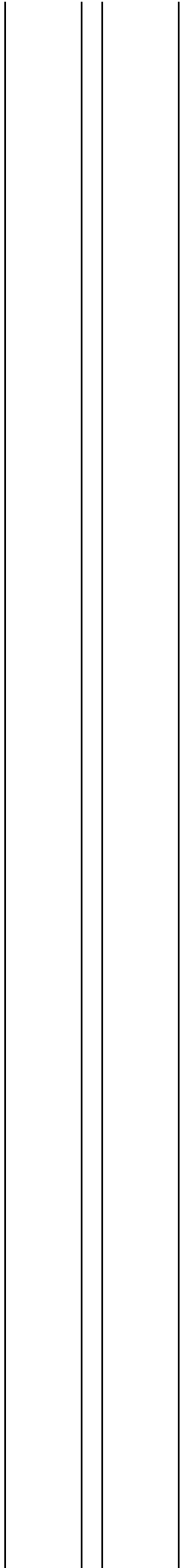
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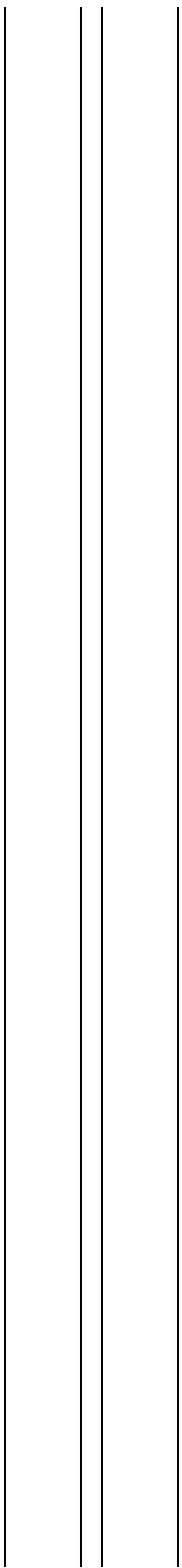
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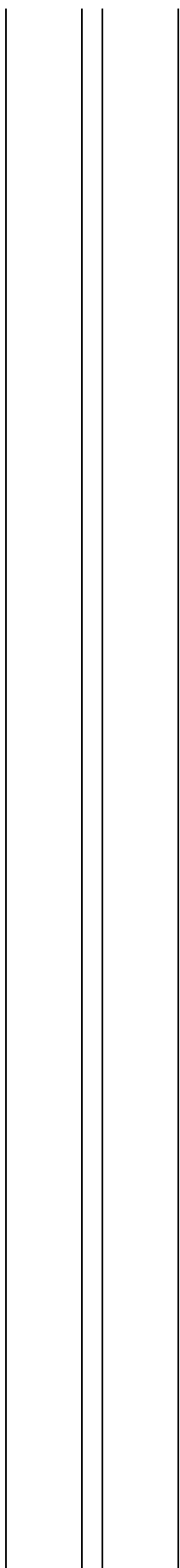
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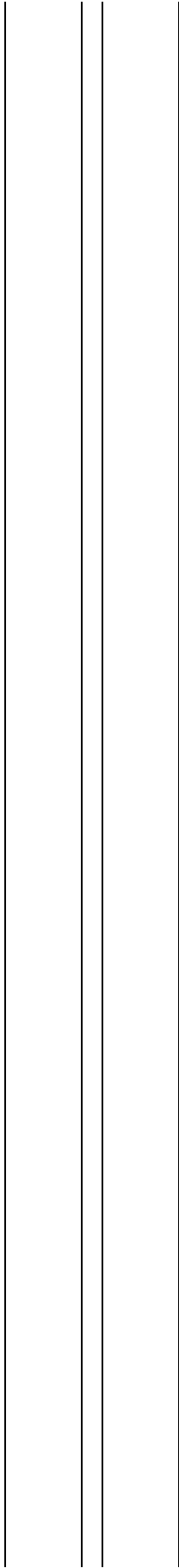


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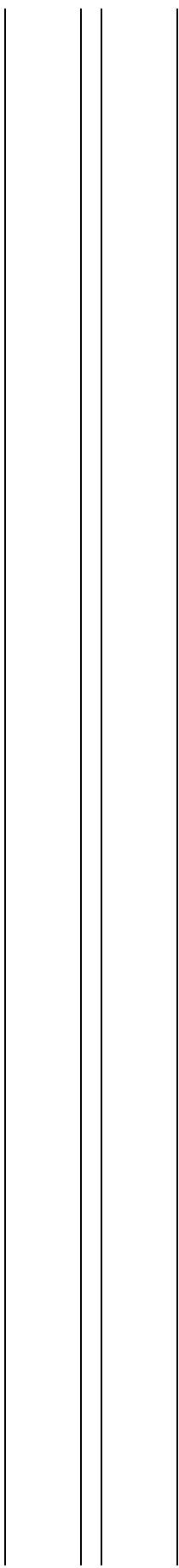
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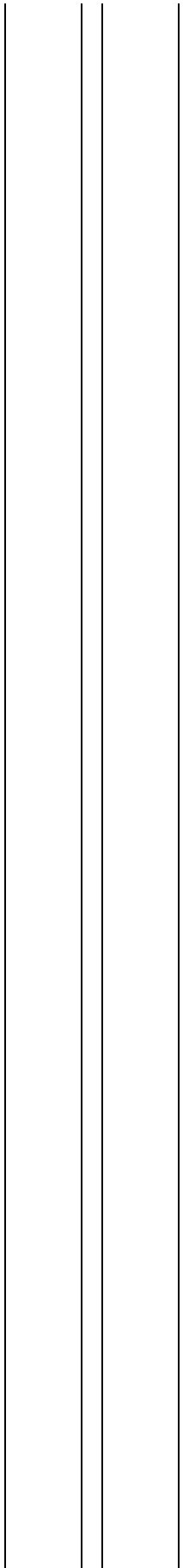
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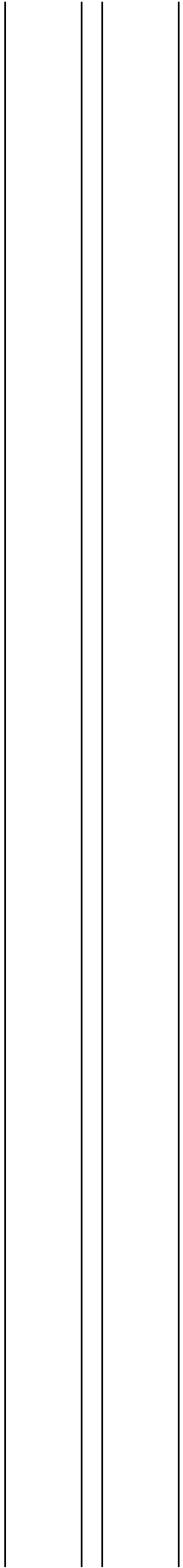
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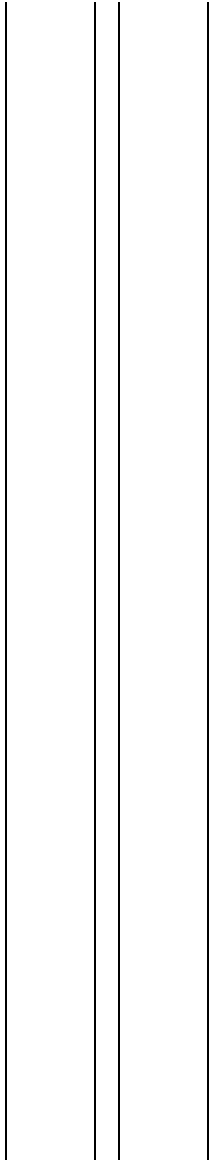
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From: [Oliver Chi](#)
To: ["Leo Pustilnikov"](#)
Subject: Oliver / Leo Pustilnikov
Date: Thursday, November 20, 2025 12:20:20 PM
Attachments: [attachment.ics](#)

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [Oliver Chi](#)
Subject: Accepted: Oliver / Leo Pustilnikov @ Tue Dec 2, 2025 2:30pm - 3:30pm (PST) (Oliver Chi)
Date: Thursday, November 20, 2025 12:32:32 PM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

When
(Tuesday Dec 2, 2025 · 2:30pm – 3:30pm (Pacific Time - Los Angeles)

Location
North Italia - 1442 2nd Street, Santa Monica, CA 90401
[View map](#)

Guests
organizer - Oliver Chi
creator - Leo Pustilnikov
[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

From: [Sandra Santiago](#)
To: ["Leo Pustilnikov"](#)
Subject: RE: Time To Meet
Date: Thursday, November 20, 2025 12:20:54 PM

Thanks so much, Leo!

- Sandra A. Santiago
Assistant to the City Manager | City of Santa Monica
cell: [REDACTED]

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, November 20, 2025 12:16 PM
To: Sandra Santiago <Sandra.Santiago@santamonica.gov>
Subject: Re: Time To Meet

EXTERNAL

sure, thank you

On Thu, Nov 20, 2025 at 10:46 AM Sandra Santiago
<Sandra.Santiago@santamonica.gov> wrote:

North Italia is perfect. Can we move the meeting from 2 to 2:30 p.m. to give him time to walk over there?

- Sandra A. Santiago
Assistant to the City Manager | City of Santa Monica
cell: [REDACTED]

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, November 20, 2025 10:41 AM
To: Sandra Santiago <Sandra.Santiago@santamonica.gov>
Subject: Re: Time To Meet

EXTERNAL

Let's meet in downtown Santa Monica... maybe north Italia on 2nd?
Sent from my iPhone

On Nov 20, 2025, at 10:30 AM, Sandra Santiago
<sandra.santiago@santamonica.gov> wrote:

Leo, please let me know whether you would prefer to meet in Oliver's office or at another location.

Thanks so much,
Sandra

- Sandra A. Santiago
Assistant to the City Manager | City of Santa Monica
cell: [REDACTED]

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, November 20, 2025 5:55 AM
To: Sandra Santiago <Sandra.Santiago@santamonica.gov>
Cc: Oliver Chi <Oliver.Chi@santamonica.gov>
Subject: Re: Time To Meet

EXTERNAL

Sandra,

December 2 at 2pm is good. Plz confirm.

thanks,
leo

On Wed, Nov 19, 2025 at 9:08 PM Sandra Santiago
<Sandra.Santiago@santamonica.gov> wrote:

Hi Leo,

Thank you for reaching out again. Oliver's calendar is unfortunately full this week. Could you be available on Nov. 26 at 4 p.m. or Dec. 2 at 2 p.m.?

Best,
Sandra

- Sandra A. Santiago
Assistant to the City Manager | City of Santa Monica
cell: [REDACTED]

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, November 19, 2025 8:14 AM
To: Oliver Chi <Oliver.Chi@santamonica.gov>
Cc: Sandra Santiago <Sandra.Santiago@santamonica.gov>
Subject: Re: Time To Meet

EXTERNAL

Sandra,

Following up with good times to have coffee with Oliver.

thanks,
leo

On Sat, Nov 15, 2025 at 7:56 PM Leo Pustilnikov
<leo@slhinvestments.com> wrote:

Oliver,

Really pleasure getting to know you this week. Santa Monica is very fortunate to have you.

I can do before 1:30 Thursday or anytime Friday or next Monday or Tuesday (24th or 25th).

Looking forward.

Best,
Leo
Sent from my iPhone

On Nov 14, 2025, at 6:37 PM, Oliver Chi
<oliver.chi@santamonica.gov> wrote:

Hey Leo,

Great talking to you today, and appreciate your efforts and time! Wanted to see if we could coordinate calendars to grab a cup of coffee in the next week or two to chat about all things Santa Monica... I'm including Sandra from our team on this note to help with logistics, and looking forward to spending some time together!

Best,
Oliver

OLIVER CHI | CITY MANAGER | CITY OF SANTA MONICA
1685 main street, santa monica, ca 90401 | cell - (310) 663-9837 | office -
(310) 458-8301 | oliver.chi@santamonica.gov

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From: [Leo Pustilnikov](#)
To: Roxanne.Tanemori@santamonica.gov; [REDACTED]
Subject: Franklin
Date: Wednesday, November 26, 2025 1:50:49 PM

EXTERNAL

Roxanne,

Thanks for your time earlier. Please let us know if anything needs to be done for the school to remain permanently.

Thank you and Happy Thanksgiving!

Best,
Leo

Sent from my iPhone

From: [Google Calendar](#) on behalf of [Leo Pustilnikov](#)
To: [Oliver Chi](#)
Subject: Accepted: FW: Potential BHBH site @ Thu Nov 13, 2025 4pm - 5pm (PST) (Oliver Chi)
Date: Friday, November 7, 2025 6:21:58 AM
Attachments: [attachment.ics](#)
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has accepted this invitation.

-----Original Appointment-----

From: Oliver Chi

Sent: Thursday, November 6, 2025 1:44 PM

To: Oliver Chi; Reese, Monique

Subject: Potential BHBH site

When: Thursday, November 13, 2025 4:00 PM-5:00 PM (UTC-08:00) Pacific Time (US & Canada

Where: 1420 20th Street

When

(Thursday Nov 13, 2025 · 4pm – 5pm (Pacific Time - Los Angeles

Location

20th Street 1420

[View map](#)

Guests

organizer - Oliver Chi

creator - Leo Pustilnikov

jeff@ekapr.com

Reese, Monique

sandra.santiago@santamonica.gov

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)