

**From:** [Leo Pustilnikov](#)  
**To:** [Lana Negrete](#); [jesse.zwick@santamonica.gov](mailto:jesse.zwick@santamonica.gov); [barry.snell@santamonica.gov](mailto:barry.snell@santamonica.gov); [natalya.zernitskaya@santamonica.gov](mailto:natalya.zernitskaya@santamonica.gov); [Barry Snell](mailto:Barry.Snell); [ellis.raskin@santamonica.gov](mailto:ellis.raskin@santamonica.gov); [dan.hall@santamonica.gov](mailto:dan.hall@santamonica.gov); [caroline.torosis@smgov.net](mailto:caroline.torosis@smgov.net); [Luke Cain](mailto:Luke.Cain); [Michele Aronson](mailto:Michele.Aronson); [Eric Sedman](mailto:Eric.Sedman); [Lucian Tudor](mailto:Lucian.Tudor); [Jon Farzam](mailto:Jon.Farzam); [Bruce Fairty](mailto:Bruce.Fairty); [stanley@downtownsm.com](mailto:stanley@downtownsm.com); [negari@downtownsm.com](mailto:negari@downtownsm.com); [Susan Cline](mailto:Susan.Cline); [galindo@downtownsm.com](mailto:galindo@downtownsm.com); [Joshua Gilman](mailto:Joshua.Gilman); [cardiel@downtownsm.com](mailto:cardiel@downtownsm.com)  
**Cc:** [Andrew Thomas](#); [Douglas Sloan](#)  
**Subject:** DTSM Board Meeting  
**Date:** Thursday, August 14, 2025 4:55:29 AM

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EXTERNAL

Dear DTSM Board Members, Santa Monica Council Members and Honorable Mayor Negrete,

Please take note that the actions of the City Council on July 29, 2025 were illegal. The reason given for these actions was the “resignation” of the CEO. Anyone following the situation, however, would know that the CEO’s contract expires later this month and the Board determined that for the price and terms requested, a significantly more qualified and competent candidate could be retained. In fact, the alleged resignation happened after an interim contract was agreed upon until a new CEO was selected, so no “resignation” ever took place in spite of the erroneous statements indicating otherwise.

Coincidentally, the Council Member who pushed for this concocted emergency Special Council meeting was the same individual who, as the Board Chair of DTSM, illegally hired the outgoing CEO. To provide color to those unfamiliar with that situation, the current contract was voted on July 7, 2022 by a board that was no longer as six new board members were appointed as of July 1, 2022 and were neither consulted nor invited to vote on the contract. In other words, the expiring contract was questionable in the first place.

The Council action was merely another preposterous effort by the banana republic of Santa Monica to impede all efforts of salvaging its tarnished reputation. The so-called emergency was in response to events that transpired, by that particular Council members own admission, July 11, 2025 and prior. And somehow this Special meeting, which was too urgent to properly agendize, coincided with a two-week period in which there were 6 applications for DTSM Board seats by city insiders including former Council Members and an interim City Manager. For reference, there were only 2 in the six months prior and only 4 in the two weeks since it was announced there are 6 permanent seats to fill.

Based on the above, it seems clear how planned this effort was, to the smallest detail of waiting for the Mayor to be out of the country so the Pro Tempore could call a Special meeting. These draconian changes were intended to make the Board subservient to, instead of independent of, the City as clearly and openly discussed during the deliberations.

The impending Council vote posed an existential threat to the Board. A threat to its independence. A threat to its very purpose. A clear emergency situation pursuant to the Brown Act. If the City took control, it would continue with the same failing policies that have led the City to the brink of insolvency and resulted in lower hotel occupancy last month than during the heights of the Covid 19 lockdowns. It would render the Promenade, once the lifeblood and darling of the beach city, a ghost town.

Thus, the Board undertook an emergency meeting to make sure Board members can only be removed for cause, not conjecture and incorporated an honest, public process for such removal.

I therefore request the Council acknowledge its actions were invalid and for the DTSM Board to adjourn its proceedings until these issues are resolved to avoid the need for legal action requiring the courts to compel the City and Board to do the same.

Sincerely,

Leo Pustilnikov

DTSM Board Member

**From:** [Leo Pustilnikov](#)  
**To:** [Esterlina Lugo](#)  
**Cc:** [Esterlina Lugo](#)  
**Subject:** Re: Leaving Office Statement  
**Date:** Wednesday, July 30, 2025 11:40:21 AM

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EXTERNAL

Esterlina,

The council action today was illegal and in violation of the bylaws so i don't believe im leaving for another year.  
Sent from my iPhone

On Jul 31, 2025, at 1:17 AM, Esterlina Lugo <[Esterlina.Lugo@santamonica.gov](mailto:Esterlina.Lugo@santamonica.gov)> wrote:

<image001.gif>

Dear Leonid Pustilnikov,

Thank you for your service on the Downtown Santa Monica, Inc. Board.

Now that you are no longer in office, you are required by the Fair Political Practices Commission to file a leaving office statement Form 700. The Form 700 must be e-filed with our office no later than August 28, 2025.

To file your Form 700, use NetFile's Paperless E-Filing System at <https://netfile.com/filer>. If you do not remember your password, you can request one by clicking on the link "[New User? Request a Password](#)" which can be found on the filing portal page. A link will be emailed to you to retrieve your password.

Be advised that there is a late filing fee of \$10 for each day the statement is late, and there are no provisions in the Political Reform Act for granting "extensions" of the filing deadline.

Thank you.

Information and instructions for reference only:

Form 700 and Instructions Link: [Form 700 \(ca.gov\)](#)

Reference Pamphlet Link: [Form 700 Reference Pamphlet 2024 \(ca.gov\)](#)

Limitations and Restrictions Fact Sheet Link: <https://www.fppc.ca.gov/learn/public-officials-and-employees-rules-/gifts-and-honoraria.html>

<image002.png>

## **Esterlina Lugo, CMC**

Deputy City Clerk

(310) 458-8211 x5560

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**From:** [Leo Pustilnikov](#)  
**To:** [Berta Negari](#)  
**Cc:** [Michele Aronson](#); [sedman@downtownsm.com](mailto:sedman@downtownsm.com); [farzam@downtownsm.com](mailto:farzam@downtownsm.com); [galindo@downtownsm.com](mailto:galindo@downtownsm.com); [gilman@downtownsm.com](mailto:gilman@downtownsm.com); [cardiel@downtownsm.com](mailto:cardiel@downtownsm.com); [tudor@downtownsm.com](mailto:tudor@downtownsm.com); [cain@downtownsm.com](mailto:cain@downtownsm.com); [susan.cline@santamonica.gov](mailto:susan.cline@santamonica.gov); [jonfarzam@shorehotel.com](mailto:jonfarzam@shorehotel.com); [stanley@downtownsm.com](mailto:stanley@downtownsm.com)  
**Subject:** Re: Emergency DTSM Board Meeting – Tuesday, July 29 at 4:00 PM  
**Date:** Tuesday, July 29, 2025 1:35:19 PM

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EXTERNAL

[REDACTED], can i join virtually?  
Sent from my iPhone

On Jul 30, 2025, at 6:12 AM, Berta Negari <[negari@downtownsm.com](mailto:negari@downtownsm.com)> wrote:

I will be coming  
Berta

On Tue, Jul 29, 2025 at 1:09 PM Michele Aronson  
<[aronson@downtownsm.com](mailto:aronson@downtownsm.com)> wrote:

**Subject:** Emergency DTSM Board Meeting – Tuesday, July 29 at 4:00 PM

Dear DTSM, Inc. Board Members,

This email serves as formal notice of an Emergency Meeting of the Downtown Santa Monica, Inc. Board of Directors, scheduled for:

**Date:** Tuesday, July 29, 2025

**Time:** 4:00 PM

**Location:** DTSM, Inc. Office

**Notice Provided Pursuant to:** California Government Code § 54956.5  
(Brown Act – Emergency Meeting)

This meeting is being convened under the emergency provisions of the Brown Act due to imminent governance disruption that may rise to the level of a crippling activity, as defined under Gov. Code § 54956.5(a). The triggering circumstance is the Santa Monica City Council's agendized proposal to remove all six of its appointed DTSM Board members later that evening and defer appointments until September. Such an action, combined with the CEO's recent resignation, presents an immediate and material risk to Board function, executive oversight, and organizational continuity.

### **Agenda Items:**

1. Board determination that an emergency exists pursuant to Gov. Code § 54956.5(a)(2), warranting this emergency meeting.
2. Discussion of the proposed City Council action and its potential impact on DTSM's governance and operations.
3. Consideration and vote on an amendment to Section 4(c) of the Fourth Amended and Restated Bylaws to revise the removal provision for City Council-appointed Directors. The proposed amendment would require that any such removal be **for cause**, as defined in the following sentence, and supported by a vote of at least five (5) Councilmembers. "Cause" shall mean (i) gross misconduct or willful malfeasance in the performance of a Director's duties; (ii) a material breach of the Director's fiduciary duty of care or loyalty to the Corporation; (iii) a final conviction of a felony or other crime involving moral turpitude; (iv) repeated failure to attend Board meetings without good cause; or (v) any act or omission that materially impairs the Corporation's ability to carry out its mission or operations, or that exposes the Corporation to substantial legal or reputational risk."

### **Board Packet Includes:**

- Agenda of the Santa Monica City Council for the July 29, 2025 City Council Meeting including a City Council Report and Memo to City Manager dated July 25, 2025
- Current DTSM Bylaws (June 18, 2024)
- Proposed Bylaw Amendment to Article 3, Section 4(c)
- Meeting Agenda

In accordance with the Brown Act:

- Notice of this meeting is being provided **to all Directors**, the **Santa Monica City Clerk**, and **local media outlets** at least one hour in advance as required by **Gov. Code § 54956.5(b)**.
- The agenda is being physically posted and will be posted online to the extent feasible.
- Public comment will be accepted before any action is taken.

**Note:** We are still confirming whether we will have quorum. The agenda will be posted regardless, and the meeting will be canceled if a quorum is not confirmed in time.

Please feel free to contact me directly if you have any questions or need clarification on any of the materials.

**Michele Aronson**  
Board Chair

**Downtown Santa Monica, Inc.**

**From:** [Emmanuel Leon](#)  
**To:** [ian@kingston-mg.com](mailto:ian@kingston-mg.com)  
**Cc:** "[Doug Doty](#)"; "[Ramtin Rafiee](#)"; "[Leo Pustilnikov](#)"  
**Subject:** RE: 1423 Euclid St  
**Date:** Wednesday, June 25, 2025 1:52:13 PM  
**Attachments:** [image003.png](#)

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Good afternoon,

I received a call from the tenant from [REDACTED] who informed me that her heater is off?  
Would you be able to send staff to inspect the heater?

---

**From:** [ian@kingston-mg.com](mailto:ian@kingston-mg.com) <[ian@kingston-mg.com](mailto:ian@kingston-mg.com)>  
**Sent:** Friday, May 2, 2025 12:14 PM  
**To:** Emmanuel Leon <[Emmanuel.Leon@santamonica.gov](mailto:Emmanuel.Leon@santamonica.gov)>  
**Cc:** 'Doug Doty' <[doug@kingston-mg.com](mailto:doug@kingston-mg.com)>; 'Ramtin Rafiee' <[rrafiee@brcadvisors.com](mailto:rrafiee@brcadvisors.com)>; 'Leo Pustilnikov' <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>  
**Subject:** RE: 1423 Euclid St

EXTERNAL

Hi Emmanuel,

Reaching out to let you know that work has been completed as of today. Permit has been pulled and is under review with the City. We'll let you know once the permit is finalized.

Thank you

---

**From:** Emmanuel Leon <[Emmanuel.Leon@santamonica.gov](mailto:Emmanuel.Leon@santamonica.gov)>  
**Sent:** Tuesday, April 22, 2025 4:28 PM  
**To:** [ian@kingston-mg.com](mailto:ian@kingston-mg.com)  
**Subject:** RE: 1423 Euclid St

Yes, The permit application was received on April 10<sup>th</sup> but no other submittals have been received.

---

**From:** [ian@kingston-mg.com](mailto:ian@kingston-mg.com) <[ian@kingston-mg.com](mailto:ian@kingston-mg.com)>  
**Sent:** Tuesday, April 22, 2025 4:27 PM  
**To:** Emmanuel Leon <[Emmanuel.Leon@santamonica.gov](mailto:Emmanuel.Leon@santamonica.gov)>  
**Cc:** 'Doug Doty' <[doug@kingston-mg.com](mailto:doug@kingston-mg.com)>  
**Subject:** RE: 1423 Euclid St

EXTERNAL

We will notify the vendor.

Thank you Emmanuel

---

**From:** Emmanuel Leon <[Emmanuel.Leon@santamonica.gov](mailto:Emmanuel.Leon@santamonica.gov)>

**Sent:** Tuesday, April 22, 2025 4:25 PM

**To:** [ian@kingston-mg.com](mailto:ian@kingston-mg.com)

**Subject:** RE: 1423 Euclid St

Good afternoon Ian,

I verified permit history and observed that the application was received however, the permit has not been issued. However, because this is an emergency you may continue the installation. Please advise your contractor to confirm that the permit is issued and to schedule the required inspection with the building and safety inspector.

---

**From:** [ian@kingston-mg.com](mailto:ian@kingston-mg.com) <[ian@kingston-mg.com](mailto:ian@kingston-mg.com)>

**Sent:** Tuesday, April 22, 2025 2:58 PM

**To:** Emmanuel Leon <[Emmanuel.Leon@santamonica.gov](mailto:Emmanuel.Leon@santamonica.gov)>

**Cc:** 'Doug Doty' <[doug@kingston-mg.com](mailto:doug@kingston-mg.com)>; 'Ramtin Rafiee' <[rrafiee@brcadvisors.com](mailto:rrafiee@brcadvisors.com)>; 'Leo Pustilnikov' <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>

**Subject:** RE: 1423 Euclid St

EXTERNAL

Hi Emmanuel,

Please see a copy of the permit pulled through the City of Santa Monica for your records. Please note that the installation process has begun and that we hope to have a completion date within the next week.

## Work Location

---

1423 EUCLID ST  
SANTA MONICA CA 90404

## Record Details

---

### Applicant:

Tom Squier  
7733 Densmore Ave Ste1  
Van Nuys, CA, 91406  
Home Phone:800-432-9016  
Mobile Phone:818-426-0086  
tom@pacificenergyservice.com

### Licensed Professional:

Tom Squier rae@pacificenergyservice.com  
PACIFIC ENERGY SERVICE INC  
211414  
7733 DENSMORE AVE 1  
VAN NUYS, CA, 91406  
Primary Phone:800-432-9016  
CSLB 590259

### Project Description:

1423 Euclid St  
Installation of hydronic heating system

### Owner:

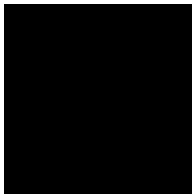
LATER,EVELYN C AND ROGER C TRS  
100 S CITRUS AVE STE 203

▶ [More Details](#)

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Thank you,

Ian Hollinger  
Managing Partner



11766 Wilshire Boulevard, Suite 270 | Los Angeles, CA 90025  
O 310.525.3741 | F 310.651.9625 | [ian@kingston-mg.com](mailto:ian@kingston-mg.com)

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**From:** [Roxanne Tanemori](#)  
**To:** [Leo Pustilnikov](#)  
**Cc:** [Chana Hertzberg](#); [Rabbi Zushe Cunin](#)  
**Subject:** RE: Request for Support in Expediting Licensing Process  
**Date:** Monday, June 30, 2025 3:08:56 PM

---

For the “Day Care” is the occupant load factor is “35 net” per Table 1004.5 of CBC.

---

**From:** Leo Pustilnikov <leo@slhinvestments.com>  
**Sent:** Monday, June 30, 2025 2:32 PM  
**To:** Roxanne Tanemori <Roxanne.Tanemori@santamonica.gov>  
**Cc:** Chana Hertzberg <chana@pjecc.org>; Rabbi Zushe Cunin <RabbiZushe@chabadpalisades.com>  
**Subject:** Re: Request for Support in Expediting Licensing Process

EXTERNAL

What are the current occupant loads?

Sent from my iPhone

On Jun 30, 2025, at 2:05 PM, Roxanne Tanemori  
<[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)> wrote:

Hi, Chana – please see the information request below from our Building Official.

To start, the applicant can provide:

1. Specify the floor area for each classroom to determine the number of the occupants for each classroom. Please note the sketch and the floor plan do not match; please update the classroom numbering and add square footage to the floor plan.
2. The max. number of students should be specified for each classroom.
3. Swinging gates with panic hardware for the gates. Sliding gates are not acceptable.
4. Parking layout should be included in the site plan to make sure there is a clear path for the egress from the classrooms to the alley.
5. The gate along Franklin should w]swing out and have panic hardware. The gate cannot swing over public property unless approved by PW.
6. The security bars on the windows should be equipped with the release

mechanism per Section 452 of CBC.

7. The plans need to be prepared by a licensed architect.
8. Any proposed remodeling will trigger accessibility requirements.
9. Any request to increase the occupant load may trigger sprinkler and additional plumbing fixtures.

<image001.png>

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**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>

**Sent:** Friday, June 27, 2025 5:31 PM

**To:** Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)>; Rabbi Zushe Cunin <[RabbiZushe@chabadpalisades.com](mailto:RabbiZushe@chabadpalisades.com)>; Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>

**Subject:** Request for Support in Expediting Licensing Process

EXTERNAL

Dear Roxanne,

Following your conversation with Rabbi Zushe, please find attached a map of the classrooms along with the outlined evacuation plan.

I also want to confirm that these classrooms were previously used as an early childhood center from approximately 2000–2010 and 2016-2023. I've been in contact with the former director, Miriam Fiber, and Beta Hekmaja, who operated the program for ten years. According to their records, the center was licensed for 60 children, with three classrooms of 16 children each. The licensing number was 197410553.

We are doing everything we can to meet all requirements, and we are fully committed to working closely with you to ensure compliance. That said, we are humbly asking if the Fire Department would consider allowing Licensing to move forward with their inspection in parallel, so we can make progress on both fronts at once.

I have attached two floor plans:

1. An evacuation floor plan
2. Measurements of each room on the floor plan.

We are truly grateful for your help and guidance through this process. After experiencing the trauma of the Palisades fire and relocating multiple times, our

greatest priority is to give our families and children a sense of stability, safety, and belonging once again. Please guide us to any further steps needed from our end. God bless you.

With sincere appreciation,

Chana Hertzberg

Director, Palisades Jewish Early Childhood Center

--

**Chana Hertzberg**

*Preschool Director*

**Palisades Jewish Early Childhood Center**

17315 Sunset Blvd | Pacific Palisades, CA

Office 310.454.7781 | Cell 310.383.6584

Web [www.pjecc.org](http://www.pjecc.org) | Follow us on Facebook & Instagram @PJECC

**From:** [Leo Pustilnikov](#)  
**To:** [Michele Aronson](#)  
**Cc:** [tudor@downtownsm.com](#); [jonfarzam@shorehotel.com](#); [susan.cline@santamonica.gov](#); [Michele Aronson](#)  
**Subject:** Re: Ad Hoc CEO Agreement Committee Meeting  
**Date:** Thursday, July 3, 2025 8:31:28 AM

---

EXTERNAL

I can do all except Tuesday 2-3  
Sent from my iPhone

On Jul 3, 2025, at 8:18 AM, Michele Aronson  
<[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)> wrote:

Good morning,

I touched base with Amy (outside employment lawyer) who said in general there is no requirement for the RFP. However, she would like to have a discussion about the process. I am happy to get on with her but in case any of you would like to join, I am giving her availability below. Assuming we can find a time that works for us. then once we speak with her, we can then have her get off the call and continue our discussion regarding next steps.

Here is her availability and some suggested time slots:

Monday at 4:00  
Tuesday between 1-3 pm or 4:00 pm  
Wednesday at 1:00 pm or between 3-5 pm

If you cannot get on for any of these times, please let me know. Thank you.

Best,  
Michele

On Jun 16, 2025, at 6:32 PM, Andrew Thomas  
<[andrew@downtownsm.com](mailto:andrew@downtownsm.com)> wrote:

Andrew Thomas is inviting you to a scheduled Zoom

.meeting

Join Zoom Meeting

<https://zoom.us/j/97502315993>

Meeting ID: 975 0231 5993

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One tap mobile

(US (San Jose 97502315993#,,16699009128+

US 97502315993#,,16694449171+

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Dial by your location

(US (San Jose 9128 900 669 1+ •

US 9171 444 669 1+ •

US 4580 359 719 1+ •

US 0468 205 253 1+ •

(US (Tacoma 8782 215 253 1+ •

(US (Houston 7799 248 346 1+ •

US 4847 473 507 1+ •

US 2000 217 564 1+ •

(US (New York 8656 558 646 1+ •

US 3860 931 646 1+ •

US 1000 278 689 1+ •

(US (Washington DC 8592 715 301 1+ •

US 1968 224 305 1+ •

US 3325 205 309 1+ •

(US (Chicago 6799 626 312 1+ •

US 5623 209 360 1+ •

US 5053 347 386 1+ •

Meeting ID: 975 0231 5993

Find your local number: <https://zoom.us/u/abNcpVuFL>

When

Wednesday Jun 18, 2025 · 4pm – 5pm (Pacific Time - Los Angeles)

Location

<https://zoom.us/j/97502315993>

[View map](#)

Guests

organizer - Andrew Thomas  
leo@slhinvestments.com  
maronson@douglasemmett.com  
tudor@downtownsm.com  
jonfarzam@shorehotel.com  
susan.cline@santamonica.gov

[View all guest info](#)

maronson@douglasemmett.com Reply for

More options

Maybe

No

Yes

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<mime-attachment.ics>

<invite.ics>

**From:** [Roxanne Tanemori](mailto:Roxanne_Tanemori)  
**To:** [rabbizushe@chabad.com](mailto:rabbizushe@chabad.com)  
**Cc:** [Chana Hertzberg](mailto:Chana_Hertzberg); [Leo Pustilnikov](mailto:Leo_Pustilnikov)  
**Subject:** RE: CUP for Palisades Jewish Early Childhood Center  
**Date:** Friday, June 27, 2025 9:42:25 AM  
**Attachments:** [image007.png](#)

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I will call you at 11. Thanks -

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**From:** Zushe Cunin <[rabbizushe@gmail.com](mailto:rabbizushe@gmail.com)>  
**Sent:** Thursday, June 26, 2025 10:22 PM  
**To:** Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)>  
**Cc:** Chana Hertzberg <[Chana@pjecc.org](mailto:Chana@pjecc.org)>; [rabbizushe@chabad.com](mailto:rabbizushe@chabad.com); [Leo Pustilnikov <leo@slhinvestments.com>](mailto:Leo@slhinvestments.com)  
**Subject:** Re: CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Thank you Roxanne! yes we do have an architect, we do have a few questions, what time tomorrow would be ideal to have a phone conversation, thank you!

Rabbi Zushe Cunin  
Spiritual Leader ~ Executive Director  
Chabad of Pacific Palisades  
17315 Sunset Blvd | Pacific Palisades, CA  
Phone 310.454.7783 | Cell 310.628.4444  
Web [www.chabadpalisades.com](http://www.chabadpalisades.com)

On Thu, Jun 26, 2025 at 8:21 PM Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)> wrote:

Hello All - I'm sorry for the delay; I have been in meetings all day and am going to an evening work event now. I will call in the morning. Have you retained an architect yet?

Thank you -

Roxanne

---

**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>  
**Sent:** Thursday, June 26, 2025 4:55:11 PM  
**To:** Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)>  
**Cc:** [rabbizushe@chabad.com](mailto:rabbizushe@chabad.com) <[rabbizushe@chabad.com](mailto:rabbizushe@chabad.com)>; [Leo Pustilnikov <leo@slhinvestments.com>](mailto:Leo@slhinvestments.com)  
**Subject:** Re: CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Hey Roxanne,  
Can you please let us know when Rabbi Zushe can speak to you?  
Best, Chana

On Tue, May 27, 2025 at 5:26 PM Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)> wrote:

Hi, Chana –

As I work with staff to remove the CUP and public hearing requirement (and the \$20,000 application fee) by updating our City Council Emergency Order passed in response to the Palisades Fires, there are important steps that you need to take to ensure fire/life safety requirements are met for the 1537 Franklin Street property.

As context, the City has overseen the relocation of five schools from the Palisades and are currently reviewing plans for two additional schools. The City has conducted the same reviews/approvals for each location before school operations were approved to open with students/children:

The City will need to review and approve plans prepared by a licensed architect to verify the building at 1537 Franklin Street is suitable for the proposed childcare center. The plans would need to show the existing floor plan, proposed floor plan, egress plan, evacuation plan, sprinkler/fire suppression system information, etc.

I've copied Leo on this email in case he can direct you to a professional who can help with this.

Our Building & Safety and Fire Department staff can schedule an initial meeting on Tuesday, 6/3/2025, either at 8:30 am or 10:00 am to answer questions from an architect, if you are able to retain services from someone by then.

While this plan review is the highest priority to focus on right away, please be aware that a business license will also be needed: [New Application Taxes, Fees, and Assessments - Finance Department - City of Santa Monica](#)

Thanks,  
Roxanne

---

**From:** Roxanne Tanemori  
**Sent:** Tuesday, May 27, 2025 12:52 PM  
**To:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>; [rabbizushe@chabad.com](mailto:rabbizushe@chabad.com)  
**Subject:** RE: CUP for Palisades Jewish Early Childhood Center

Can you please update me on any inspections that have been conducted? We are working on a solution for you – to waive the CUP requirement. However, our Building and Safety and Fire Department staff need to review your plan.

---

**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>  
**Sent:** Tuesday, May 27, 2025 12:43 PM  
**To:** [rabbizushe@chabad.com](mailto:rabbizushe@chabad.com)  
**Cc:** Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)>  
**Subject:** Re: CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Dear Roxanne,

Please tell us if you have good news for us.

We are working day and night to get the new campus up to par with safety regulations and beauty as we need to make a special, beautiful, loving place for our families

and like yourself who has lost so much.

Roxanne,

We would love it if you joined our open house tomorrow afternoon. Below is the invite and I would love to show you our community and the place we created overnight.

Best, Chana

PALISADES JEWISH EARLY CHILDHOOD CENTER

# OPEN HOUSE & COMMUNITY BBQ

AT OUR NEW WESTSIDE LOCATION!

WED, MAY 28 | 5PM  
1537 FRANKLIN ST  
S. MONICA

RSVP AT  
[PJECC.ORG/OPENHOUSE](http://PJECC.ORG/OPENHOUSE)



A PROJECT  
OF CHABAD



On Wed, May 21, 2025 at 4:10 PM Zushe Cunin <[rabbizushe@gmail.com](mailto:rabbizushe@gmail.com)> wrote:

Subject: Franklin Street Property – ECC Relocation Background

Dear Roxanne,

Thank you so much for your thoughtful and attentive response regarding the relocation of our school following the devastating Palisades fires. We are deeply grateful for the City of S. Monica's support during this critical time for our community.

The Franklin Street property has served as a center of Jewish life for over 20 years, hosting regular synagogue services including daily, weekly, and holiday prayers, as well as enrichment programs for children and families. It has also been home to an early childhood center for many of those years, providing a warm and nurturing environment for young children.

Importantly, the site has long served as a hub for the Persian Jewish community through the Maor Jewish Community, which has brought together generations of families for prayer, learning, holiday celebrations, summer camps, and spiritual connection.

Although I am based in Pacific Palisades, I serve on the leadership board of the Chabad Jewish community on the West Coast and have been deeply involved in developing the Jewish community on the West Side of Los Angeles and S. Monica. In light of the urgent need to support families displaced by the Palisades fires, we are working to temporarily relocate the Palisades Jewish Early Childhood Center (PJECC) to this familiar and welcoming location.

Our goal is to provide continuity, care, and stability to the affected children and families, and we thank the City of S. Monica for helping make this possible.

We are currently coordinating with State Licensing regarding the necessary inspection process, and we welcome the guidance and support of the City's Building and Safety Division and Fire Department to ensure all required reviews and improvements are addressed.

Thank you again for your partnership. We are happy to provide any further information and are available for a call with the relevant departments at your convenience.

Warm regards,

Rabbi Zushe Cunin

Chabad of Pacific Palisades

Board Member, Chabad Jewish Community of the West Coast

Rabbi Zushe Cunin  
Spiritual Leader ~ Executive Director  
Chabad of Pacific Palisades  
[17315 Sunset Blvd | Pacific Palisades, CA](https://www.chabadpalisades.com)  
Phone 310.454.7783 | Cell 310.628.4444  
Web [www.chabadpalisades.com](https://www.chabadpalisades.com)

On Wed, May 21, 2025 at 2:36 PM Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)> wrote:

Hello, Chana and Rabbi Cunin –

Thank you both for speaking with me on the phone in our separate calls.

As City staff discuss potential ways to expedite the relocation the Palisades Jewish Early Childhood Center to the 1537 Franklin Street property, it would be helpful to better understand what kinds of services and activities are currently being offered and operating at the property. We want to better understand how the Franklin Street property is being used now – and what permitting and inspections are needed to transfer the ECC operations over to the site. Is there any type of State Licensing inspection underway?

The City of Santa Monica's Building and Safety Division and Fire Department has been handling the reviews to determine what Building Code and fire/life safety improvements would be needed for all the schools that have relocated. I can coordinate a call with other staff – but wanted to get baseline information first.

Thanks,

Roxanne Tanemori



Roxanne Tanemori, AICP

Deputy Director, Special Projects

Community Development Department

[roxanne.tanemori@santamonica.gov](mailto:roxanne.tanemori@santamonica.gov)

(310) 458-8202

[santamonica.gov](https://www.santamonica.gov)

[Community Development Department](#) | [Planning Resources](#)

---

**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>  
**Sent:** Monday, May 19, 2025 5:03 PM  
**To:** Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)>  
**Subject:** Re: FW: CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Rabbi Cunin 310-628-4444

Thanks for working on our behalf

On Mon, May 19, 2025 at 4:07 PM Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)> wrote:

Hi – can you please send me the contact information for the property owner as we discussed on the phone? Thanks!

---

**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>  
**Sent:** Monday, May 19, 2025 3:04 PM  
**To:** Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)>  
**Subject:** Re: FW: CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Dear Roxanne,

You can imagine how hard we are working to create a beautiful place for our little students.

I know you are working hard on our behalf and I really hope that the Santa Monica Board will really help us.

Do you have any good news for our expedited Conditional Use Permit?

Best, Chana

On Wed, May 14, 2025 at 3:26 PM Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)> wrote:

Dear Roxanne,

I so much appreciate you having responders so quickly in our time of need. I actually can't believe it. Thank you.

So we have been given the campus that actually had a preschool for many years before.

It is at [1537 Franklin Street, Santa Monica 90404](#).

We were serving 85 families in the Palisades before the fires. The preschool getting out safely is a story and a miracle.

All but a few families lost their homes and moved out of state to their families. So we have about 24 children right now. We hope and pray we can get back on our feet and have 50-60 students but that is just a wish.

We started rebuilding the school in 2012. We started with 10 children when we reopened during Covid. So I am hoping we can build from the fires as well.

Such a tragic time right now.

Please please guide me to the next step

Thank you in advance, Roxanne

Chana

On Wed, May 14, 2025 at 1:28 PM Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)> wrote:

Hi, Chana – can you please let me know the address of the location(s) you are considering – and how many children your interim location would serve? We will provide some follow up information – thank you for reaching out.



Roxanne Tanemori, AICP

Deputy Director, Special Projects

Community Development Department

[roxanne.tanemori@santamonica.gov](mailto:roxanne.tanemori@santamonica.gov)

(310) 458-8202

[santamonica.gov](http://santamonica.gov)

[Community Development Department](#) | [Planning Resources](#)

**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>

**Sent:** Tuesday, May 13, 2025 3:39 PM

**To:** Jennifer Taylor <[Jennifer.Taylor@santamonica.gov](mailto:Jennifer.Taylor@santamonica.gov)>; Jing Yeo <[Jing.Yeo@santamonica.gov](mailto:Jing.Yeo@santamonica.gov)>; Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>; Rabbi Zushe Cunin <[RabbiZushe@chabadpalisades.com](mailto:RabbiZushe@chabadpalisades.com)>

**Subject:** CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Dear Jennifer and Jing,

I am writing on behalf of the board and faculty of the Palisades Jewish early childhood center, to ask for your help to expedite the process of the CUP Application for the temporary relocation of our child care facility. As a result of the recent and devastating Palisades fire, our campus sustained significant damage that has rendered it unsafe and inaccessible for the foreseeable future.

The fire directly impacted our school: three of our classrooms were completely destroyed, along with our kitchen, storage areas, and nearly half of our outdoor play yard. Additionally, the remaining classrooms, though structurally intact, suffered severe smoke and water damage, making them unfit for young children. Access to the area remains restricted, requiring special permits even for limited entry. Ongoing construction, unstable infrastructure, and compromised air quality all contribute to a hazardous environment that is simply not suitable for our students or staff.

While we are working diligently to rebuild and restore our original site, the reality is that this process will take at least a year. In the meantime, we are urgently seeking approval to temporarily relocate to an alternate licensed facility in order to ensure continuity of care and early education for our children.

We are incredibly grateful for your understanding and empathy as we navigate this difficult period. We would appreciate your flexibility, support, and consideration you can provide—especially in expediting the review and approval of alternate location—will directly impact the lives of dozens of young children and their families, many of whom have lost not just their school, but also their homes and daily sense of stability.

The work of early childhood education is vital to our broader society—it lays the foundation for lifelong learning, emotional development, and resilience. At this moment, it is especially important for our children to be in a nurturing and consistent environment as they recover from trauma and loss. With your support, we can continue this essential work and provide the care our community urgently needs.

**In summation,**

If you could please guide us to the correct application for Cup and help us expedite the process for the application being processed as we need to open our doors to our families. Everyday counts.

Thank you in advance

Chana Hertzberg

--

**Chana Hertzberg**

*Preschool Director*

**Palisades Jewish Early Childhood Center**

[17315 Sunset Blvd | Pacific Palisades, CA](#)

Office 310.454.7781 | Cell 310.383.6584

Web [www.pjecc.org](http://www.pjecc.org) | Follow us on Facebook & Instagram @PJECC

**From:** [Leo Pustilnikov](#)  
**To:** [Michele Aronson](#)  
**Cc:** [Amy Turner](#); [Lucian Tudor](#); [ionfarzam@shorehotel.com](mailto:ionfarzam@shorehotel.com); [Susan Cline](#)  
**Subject:** Re: DTSM Ad Hoc CEO Agreement Committee  
**Date:** Tuesday, July 8, 2025 9:23:12 PM

---

EXTERNAL

Looks great... [REDACTED] Jon can get  
[REDACTED] the emails or since you and he have done so much, i dont mind volunteering Lucian to  
receive/sort/summarize the emails for the group if you want ;)... or i can do it too.  
Sent from my iPhone

On Jul 8, 2025, at 9:11 PM, Michele Aronson <[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)> wrote:

Attached is the CEO Job Description used in the 2022 search, together with a draft of a new job description. I have titled this position "Executive Director" as that is what the position is called in the Bylaws but we can discuss.

Once we have the meeting with the Board on Thursday, we will be able to assess whether something like this is the best way to go. (This is only a first draft so we can scrap it and go with something else depending on the Board's direction and comments from the Board / Ad Hoc CEO Agreement Committee.)

Amy, do you think it is ok to use something like this 3-pager as the posting for the Executive Director position?

Thank you.

**Michele Aronson**  
Executive Vice President and General Counsel

**Douglas Emmett Management, LLC**  
1299 Ocean Avenue, Suite 1000  
Santa Monica, CA 90401  
(T) [310.255.7708](tel:310.255.7708) (C) [310.728.9395](tel:310.728.9395)  
[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)  
[www.douglasemmett.com](http://www.douglasemmett.com)

On Tue, Jul 8, 2025 at 4:59 PM Michele Aronson  
<[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)> wrote:

\*\* PLEASE USE THIS EMAIL CHAIN FOR ALL CORRESPONDENCE  
REGARDING THE AD HOC CEO AGREEMENT COMMITTEE.

Please see below for the DTSM corporate documents (articles and bylaws) and employment agreement.

I will also send momentarily the original CEO job description used when DTSM hired the search firm for the 2022 CEO search as well as a new, revised job description using the most recently discussed CEO job priorities.

Amy, please confirm that the DTSM bylaws provide that the Board shall elect the CEO/Executive Director and DTSM does not require an RFP for this position.

Thank you.

Best,  
Michele

**Michele Aronson**  
Executive Vice President and General Counsel

**Douglas Emmett Management, LLC**  
1299 Ocean Avenue, Suite 1000  
Santa Monica, CA 90401  
(T) [310.255.7708](tel:310.255.7708) (C) [310.728.9395](tel:310.728.9395)  
[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)  
[www.douglasemmett.com](http://www.douglasemmett.com)

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<DTSM Chief Executive Officer Position Narrative.pdf>

<DTSM\_Executive Director\_Draft\_07082025.pdf>

**From:** [Susan Cline](#)  
**To:** [Michele Aronson](#); [Jon Farzam](#)  
**Cc:** [Lucian Tudor](#); [Leo Pustilnikov](#); [Amy Turner](#)  
**Subject:** RE: DTSM Ad Hoc CEO Agreement Committee  
**Date:** Wednesday, July 9, 2025 5:08:05 PM

---

Thanks for all of this work, Michele and for debriefing with me. I would appreciate getting together ahead of the Board meeting. I am free at 4 to meet at DTSM or Zoom.

Sorry, I could not find the offer letter for Andrew to compare against his current contract. Can you please resend? Thx!

---

**From:** Michele Aronson <maronson@douglasemmett.com>  
**Sent:** Wednesday, July 9, 2025 4:37 PM  
**To:** Jon Farzam <jonfarzam@shorehotel.com>  
**Cc:** Lucian Tudor <tudor@downtownsm.com>; Leo Pustilnikov <leo@slhinvestments.com>; Amy Turner <aturner@amyturnerlaw.com>; Susan Cline <Susan.Cline@santamonica.gov>  
**Subject:** Re: DTSM Ad Hoc CEO Agreement Committee

EXTERNAL

I am not sure I understand if you want to take out the DTSM description and replace it with the short description below or add this (I kept the DTSM description the way it was, added the renewal info on the PBAD to that section and then changed the Position Summary to conform to the edits below).

I tried to incorporate the other comments here. [REDACTED]

[REDACTED] . I [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] But obviously we can discuss.

Also, do we need a short call of the AdHoc Committee tomorrow afternoon to make sure we are all on the same page here? I thought perhaps I should print copies of this draft and bring it tomorrow to the Board meeting to be discussed if the Board would like to do so. But I would want to make sure this Committee is all on the same page as to our direction and this draft. A clean and redline version is attached for your review.

I can potentially get on a call between 2:00 and 4:00 tomorrow if that would be helpful.

Thank you.

**Michele Aronson**

Executive Vice President and General Counsel

**Douglas Emmett Management, LLC**

1299 Ocean Avenue, Suite 1000

Santa Monica, CA 90401

(T) 310.255.7708 (C) 310.728.9395

[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)

[www.douglasemmett.com](http://www.douglasemmett.com)

On Wed, Jul 9, 2025 at 1:31 PM Jon Farzam <[jonfarzam@shorehotel.com](mailto:jonfarzam@shorehotel.com)> wrote:

Here are some of your comments and additional suggestions to the JD. I am unfortunately out of town this week and will miss tomorrow's meeting.

[Redacted text block]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

[Redacted text block]

- [Redacted]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

**Jon Farzam**  
*Chief Executive Officer*

**[Shore Hotel](#) | [Santa Monica Hotel](#) | [Ocean View Hotel](#)**  
**D** 310.656.4530  
**E** [jonfarzam@shorehotel.com](mailto:jonfarzam@shorehotel.com)  
**A** [1515 Ocean Ave. Santa Monica, CA 90401](#)

| | |

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**From:** Lucian Tudor <[tudor@downtownsm.com](mailto:tudor@downtownsm.com)>  
**Sent:** Wednesday, July 9, 2025 6:58 AM  
**To:** Michele Aronson <[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)>  
**Cc:** Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>; Amy Turner <[aturner@amyturnerlaw.com](mailto:aturner@amyturnerlaw.com)>; Susan Cline <[Susan.Cline@santamonica.gov](mailto:Susan.Cline@santamonica.gov)>; Jon Farzam <[jonfarzam@shorehotel.com](mailto:jonfarzam@shorehotel.com)>  
**Subject:** Re: DTSM Ad Hoc CEO Agreement Committee

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

---

Hi Michelle,

Thanks again for sharing the draft of the Executive Director JD, it's strong and comprehensive. I wanted to propose two light refinements that could help sharpen its clarity and expectations:

### 1. Language Refinement

In a few sections, we could tighten the tone to feel more dynamic and focused. For instance, I'd suggest revising this sentence:

A large rectangular area of text is completely redacted with a solid black fill.

to something more direct like:

A large rectangular area of text is completely redacted with a solid black fill.

It's a subtle shift, but it adds clarity and energy.

### 2. Success Metrics Addition

A large rectangular area of text is completely redacted with a solid black fill.

3. [REDACTED]

Best,

Lucian

Sent from my iPhone

On Jul 9, 2025, at 01:30, Susan Cline <[Susan.Cline@santamonica.gov](mailto:Susan.Cline@santamonica.gov)> wrote:

So, as I glean from the emails it seems as though we weren't able to come to an agreement [REDACTED].

[REDACTED]. The posting should disclose the renewal timeline. [REDACTED]

---

**From:** Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>

**Sent:** Tuesday, July 8, 2025 9:23 PM

**To:** Michele Aronson <[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)>

**Cc:** Amy Turner <[aturner@amyturnerlaw.com](mailto:aturner@amyturnerlaw.com)>; Lucian Tudor <[tudor@downtownsm.com](mailto:tudor@downtownsm.com)>; [jonfarzam@shorehotel.com](mailto:jonfarzam@shorehotel.com); Susan Cline <[Susan.Cline@santamonica.gov](mailto:Susan.Cline@santamonica.gov)>

**Subject:** Re: DTSM Ad Hoc CEO Agreement Committee

EXTERNAL

Looks great... [REDACTED]

[REDACTED] Jon can get the emails or since you and he have done so much, i dont mind volunteering Lucian to receive/sort/summarize the emails for the group if you want ;)... or i can do it too.

Sent from my iPhone

On Jul 8, 2025, at 9:11 PM, Michele Aronson  
<[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)> wrote:

Attached is the CEO Job Description used in the 2022 search, together with a draft of a new job description. I have titled this position "Executive Director" as that is what the position is called in the Bylaws but we can discuss.

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Thank you.

**Michele Aronson**  
Executive Vice President and General Counsel

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[www.douglasemmett.com](http://www.douglasemmett.com)

On Tue, Jul 8, 2025 at 4:59 PM Michele Aronson  
<[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)> wrote:

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CORRESPONDENCE REGARDING THE AD HOC CEO  
AGREEMENT COMMITTEE.

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(articles and bylaws) and employment agreement.

I will also send momentarily the original CEO job description used when DTSM hired the search firm for the 2022 CEO search as well as a new, revised job description using the most recently discussed CEO job priorities.

Amy, please confirm that the DTSM bylaws provide that the Board shall elect the CEO/Executive Director and DTSM does not require an RFP for this position.

Thank you.

Best,  
Michele

**Michele Aronson**  
Executive Vice President and General Counsel

**Douglas Emmett Management, LLC**  
1299 Ocean Avenue, Suite 1000  
Santa Monica, CA 90401  
(T) 310.255.7708 (C) 310.728.9395  
[maronson@douglasemmett.com](mailto:maronson@douglasemmett.com)  
[www.douglasemmett.com](http://www.douglasemmett.com)

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<DTSM Chief Executive Officer Position Narrative.pdf>

<DTSM\_Executive Director\_Draft\_07082025.pdf>

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**From:** [Leo Pustilnikov](#)  
**To:** [Lana Negrete](#); [Rabbi Zushe Cunin](#)  
**Subject:** Re: 1517 Franklin  
**Date:** Thursday, April 17, 2025 2:56:34 PM

---

EXTERNAL

Lana,

Following up?

Thanks,

Leo

Sent from my iPhone

> On Apr 11, 2025, at 4:05 PM, Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)> wrote:

>

>

> Lana,

>

> [REDACTED] I wanted to introduce you to Zuche Cunin who has a school in the palisades that was damaged and is looking to relocate it for the next year or two to Santa Monica. The address is 1517 Franklin. Who would be the best person to discuss it with?

>

> Best,

> leo

>

**From:** [Leo Pustilnikov](#)  
**To:** [Susan Cline](#)  
**Cc:** [Michele Aronson](#); [jonfarzam@shorehotel.com](mailto:jonfarzam@shorehotel.com); [tudor@downtownsm.com](mailto:tudor@downtownsm.com); [Andrew Thomas](#)  
**Subject:** Re: DTSM Ad Hoc CEO Agreement Committee  
**Date:** Wednesday, July 16, 2025 9:57:11 AM

---

EXTERNAL

Not Leo will select, the ad hoc committee will  
Sent from my iPhone

On Jul 15, 2025, at 2:30 PM, Susan Cline <[Susan.Cline@santamonica.gov](mailto:Susan.Cline@santamonica.gov)> wrote:

Hi all, To ensure we are all on the same page with so many moving parts, I wanted to confirm a few things, particularly since our committee is now disbanded with the conclusion of negotiations with Andrew.

Michele, please confirm the two votes we took on Thursday coming out of the committee recommendations or correct this outline. Thx!

First, given that the board formally decided to end negotiations (not submit another counter) to Andrew at the June meeting, his contract ends 8/31. The interim agreement that the Board approved understanding that Andrew has accepted is outline below:

- Extend current contract by two months ending October 31, 2025
- After 10/31, agreement is on a month-to-month basis
- Each full month Andrew is on board he receives a 1% bonus based on his current base salary

Second, in terms of process the board decided the following:

- Andrew to inform his team and develop/post a press release
- No Recruiter or RFP
- 7/21 – 8/17 post the job advertisement for 4 weeks
  - Michele finalized the job description and will develop MQs
  - Post on Indeed and LinkedIn

DTSM recruitment email to be established for Leo to receive, package and distribute resumes as well as respond to candidate questions

- 8/28 set a special board meeting to evaluate/interview candidates
- Leo will select 3-5 candidates to review with full board 8/28

<image001.jpg>

Susan Cline (she/they)  
Assistant City Manager  
1685 Main Street  
Santa Monica, CA 90401  
310.458.8301

[santamonica.gov](http://santamonica.gov)

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**From:** [Leo Pustilnikov](#)  
**To:** [Yvonne Yeung](#); [Adam Kanizo](#)  
**Cc:** [Rigoberto Matias](#); [Ernesto Perez](#)  
**Subject:** Re: City of Santa Monica 1315 3rd St. Enclosure Compliance  
**Date:** Thursday, April 17, 2025 4:36:15 PM  
**Attachments:** [1315 3rd St.pdf](#)  
[attachment.html](#)

---

EXTERNAL

Yvonne,

Someone informed me about this but Adam was involved in the discussions. Adding him to reply.

Best,  
Leo  
Sent from my iPhone

On Apr 17, 2025, at 4:32 PM, Yvonne Yeung  
<[Yvonne.Yeung@santamonica.gov](mailto:Yvonne.Yeung@santamonica.gov)> wrote:

Hi Leo,

I am reaching out to follow up on the attached letter that you provided to the City of Santa Monica a few months ago when I conditionally approved the tenant improvement permit at 1315 3<sup>rd</sup> Street. As indicated in the attached letter, the understanding was that you would relocate your solid waste collection activities from the City property located at 1320 4<sup>th</sup> Street to your property at 1315 3<sup>rd</sup> Street and ensure that your solid waste enclosure is up to code by August 31, 2025.

As we are four months away from the August deadline, I am proactively checking in at this time. **Please reply all on this email and kindly provide a status update on the activities described above by April 30, 2025.** Additionally, please confirm that the described activities will be brought into compliance by August 31, 2025. If you have specific questions, supervisor Rigo Matias or superintendent Ernie Perez (both included in this email) can provide further assistance.

Thank you for your attention to this matter. We look forward to receiving your updates by April 30<sup>th</sup>.

*Yvonne*



Yvonne Yeung

Resource Recovery and Recycling Manager

[Learn more about our services and how to recycle in Santa Monica](#)

**From:** [Rigoberto Matias](#)  
**To:** [Yvonne Yeung](#); [Adam Kanizo](#); [Leo Pustilnikov](#)  
**Cc:** [Ernesto Perez](#)  
**Subject:** RE: City of Santa Monica 1315 3rd St. Enclosure Compliance  
**Date:** Friday, April 18, 2025 5:44:39 AM  
**Attachments:** [image001.png](#)

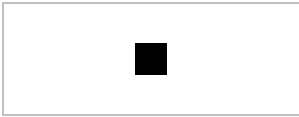
---

[@Yvonne Yeung](#)

I will set up a reminder for all and will follow up then.

Thank you.

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:** Yvonne Yeung <Yvonne.Yeung@santamonica.gov>  
**Sent:** Thursday, April 17, 2025 5:30 PM  
**To:** Adam Kanizo <adam@rakrealtygroup.com>; Leo Pustilnikov <leo@slhinvestments.com>;  
Rigoberto Matias <Rigoberto.Matias@santamonica.gov>  
**Cc:** Ernesto Perez <Ernesto.Perez@santamonica.gov>  
**Subject:** RE: City of Santa Monica 1315 3rd St. Enclosure Compliance

Leo and Adam, thank you for your prompt replies. [@Rigoberto Matias](#), please follow up in July to ensure 8/31 compliance date. Thank you.

*Yvonne*



Yvonne Yeung

Resource Recovery and Recycling Manager

[Learn more about our services and how to recycle in Santa Monica](#)

---

**From:** Adam Kanizo <[adam@rakrealtygroup.com](mailto:adam@rakrealtygroup.com)>

**Sent:** Thursday, April 17, 2025 5:20 PM

**To:** Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>

**Cc:** Yvonne Yeung <[Yvonne.Yeung@santamonica.gov](mailto:Yvonne.Yeung@santamonica.gov)>; Rigoberto Matias <[Rigoberto.Matias@santamonica.gov](mailto:Rigoberto.Matias@santamonica.gov)>; Ernesto Perez <[Ernesto.Perez@santamonica.gov](mailto:Ernesto.Perez@santamonica.gov)>

**Subject:** Re: City of Santa Monica 1315 3rd St. Enclosure Compliance

EXTERNAL

We haven't done anything yet, as we get closer to that date we will work on it. It will be in compliance by that date.

Thank you !

On Thu, Apr 17, 2025 at 4:36 PM Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)> wrote:

Yvonne,

Someone informed me about this but Adam was involved in the discussions. Adding him to reply.

Best,

Leo

Sent from my iPhone

On Apr 17, 2025, at 4:32 PM, Yvonne Yeung <[Yvonne.Yeung@santamonica.gov](mailto:Yvonne.Yeung@santamonica.gov)> wrote:

Hi Leo,

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Additionally, please confirm that the described activities will be brought into compliance by August 31, 2025. If you have specific questions, supervisor Rigo Matias or superintendent Ernie Perez (both included in this email) can provide further assistance.

Thank you for your attention to this matter. We look forward to receiving your updates by April 30<sup>th</sup>.

*Yvonne*



Yvonne Yeung  
Resource Recovery and Recycling Manager  
[Learn more about our services and how to recycle in Santa Monica](#)

--



Adam Kanizo  
M:818-292-1346  
[E:adam@rakrealtygroup.com](mailto:adam@rakrealtygroup.com)  
dre #02008361

**From:** [Google Calendar](#) on behalf of [Leo Pustilnikov](#)  
**To:** [Rigoberto Matias](#)  
**Subject:** Tentatively Accepted: City of Santa Monica 1315 3rd St. Enclosure Compliance @ Thu Jul 17, 2025 6am - 6:30am (PDT) (Rigoberto Matias)  
**Date:** Friday, April 18, 2025 7:33:24 AM  
**Attachments:** [attachment.ics](#)  
[invite.ics](#)

EXTERNAL

Leo Pustilnikov has replied "Maybe" to this invitation.

**Attachments**

1315 3rd St.pdf

---

Microsoft Teams Need help?  
Join the meeting now

[REDACTED]

---

From: Yvonne Yeung  
Sent: Thursday, April 17, 2025 5:30 PM  
To: Adam Kanizo ; Leo Pustilnikov ; Rigoberto Matias  
Cc: Ernesto Perez  
Subject: RE: City of Santa Monica 1315 3rd St. Enclosure Compliance

Leo and Adam, thank you for your prompt replies. @Rigoberto Matias, please follow up in July to ensure 8/31 compliance date. Thank you.

Yvonne

[\[https://mcusercontent.com/a5d6f52c79917c7b57cc5cef0/images/de300d59-fc2a-4f3a-92b1-fd7479c7a174.png\]](https://mcusercontent.com/a5d6f52c79917c7b57cc5cef0/images/de300d59-fc2a-4f3a-92b1-fd7479c7a174.png)

Yvonne Yeung

Resource Recovery and Recycling Manager

Learn more about our services and how to recycle in Santa Monica

From: Adam Kanizo >

Sent: Thursday, April 17, 2025 5:20 PM

To: Leo Pustilnikov >

Cc: Yvonne Yeung >; Rigoberto Matias >;

Ernesto Perez >

Subject: Re: City of Santa Monica 1315 3rd St.

Enclosure Compliance

EXTERNAL

We haven't done anything yet, as we get closer to that date we will work on it. It will be in compliance by that date.

Thank you !

On Thu, Apr 17, 2025 at 4:36 PM Leo Pustilnikov

> wrote:

Yvonne,

Someone informed me about this but Adam was involved in the discussions. Adding him to reply.

Best,

Leo

Sent from my iPhone

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wrote:

Hi Leo,

I am reaching out to follow up on the attached letter that you provided to the City of Santa Monica a few months ago when I conditionally approved the tenant improvement permit at 1315 3rd Street. As indicated in the attached

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As we are four months away from the August deadline, I am proactively checking in at this time. Please reply all on this email and kindly provide a status update on the activities described above by April 30, 2025. Additionally, please confirm that the described activities will be brought into compliance by August 31, 2025. If you have specific questions, supervisor Rigo Matias or superintendent Ernie Perez (both included in this email) can provide further assistance.

Thank you for your attention to this matter. We look forward to receiving your updates by April 30th.

Yvonne

[\[https://mcusercontent.com/a5d6f52c79917c7b57cc5cef0/images/de300d59-fc2a-4f3a-92b1-fd7479c7a174.png\]](https://mcusercontent.com/a5d6f52c79917c7b57cc5cef0/images/de300d59-fc2a-4f3a-92b1-fd7479c7a174.png)

Yvonne Yeung  
Resource Recovery and Recycling Manager  
Learn more about our services and how to recycle in Santa Monica

--

[\[https://ci3.googleusercontent.com/mail-sig/AlorK4w5pD7NpsMyUobcddrAJBxd-P2JhQj4tlZPBUqutLQ2TPOPeU5gQMM4grKDrt6fAiJZjo3cDNF\\_0rR\]](https://ci3.googleusercontent.com/mail-sig/AlorK4w5pD7NpsMyUobcddrAJBxd-P2JhQj4tlZPBUqutLQ2TPOPeU5gQMM4grKDrt6fAiJZjo3cDNF_0rR)

Adam Kanizo  
M:818-292-1346  
[E:adam@rakrealtygroup.com](mailto:adam@rakrealtygroup.com)  
dre #02008361

#### When

Thursday Jul 17, 2025 · 6am – 6:30am (Pacific Time - Los Angeles)

#### Location

Refuse enclosure follow up - Compliance date  
8/31

[View map](#)

#### Guests

Rigoberto Matias - organizer

Leo Pustilnikov - creator

adam@rakrealtygroup.com

Yvonne Yeung

Ernesto Perez - optional

Fernando Flores - optional

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event.

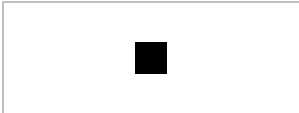
Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**From:** [Rigoberto Matias](#)  
**To:** [Leo Pustilnikov](#)  
**Subject:** RE: City of Santa Monica 1315 3rd St. Enclosure Compliance  
**Date:** Friday, August 29, 2025 10:33:02 AM  
**Attachments:** [image001.png](#)  
[1315 3rd St.pdf](#)

---

FYI

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:** Leo Pustilnikov <leo@slhinvestments.com>  
**Sent:** Friday, August 29, 2025 9:01 AM  
**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

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](mailto: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](mailto:alex@diico.com)> wrote:

Good morning everyone

I have a couple follow up questions

—

Thank you kindly,

Alexander  
Property Supervisor  
Cell: 818.390.0711

**From:** [Rigoberto Matias](#)  
**To:** [Leo Pustilnikov](#)  
**Subject:** Re: City of Santa Monica 1315 3rd St. Enclosure Compliance  
**Date:** Friday, August 29, 2025 12:52:08 PM  
**Attachments:** [image001.png](#)

---

Not sure. Just sharing what I saw regarding your property that has your name. You can discuss with my superintendent.

Thank you

Rigoberto Matias  
RRR Supervisor  
[swrates@santamonica.gov](mailto:swrates@santamonica.gov)  
Excuse the typos

---

**From:** Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>  
**Sent:** Friday, August 29, 2025 12:41:49 PM  
**To:** Rigoberto Matias <[Rigoberto.Matias@santamonica.gov](mailto:Rigoberto.Matias@santamonica.gov)>  
**Subject:** Re: City of Santa Monica 1315 3rd St. Enclosure Compliance

EXTERNAL

i was given to sign what you guys sent... but has construction on 4th began?

On Fri, Aug 29, 2025 at 10:33 AM Rigoberto Matias <[Rigoberto.Matias@santamonica.gov](mailto:Rigoberto.Matias@santamonica.gov)> wrote:

FYI

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](#)

**TRUE**  
ADVISOR

---

**From:** Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>  
**Sent:** Friday, August 29, 2025 9:01 AM  
**To:** Diico <[alex@diico.com](mailto:alex@diico.com)>  
**Cc:** Rigoberto Matias <[Rigoberto.Matias@santamonica.gov](mailto:Rigoberto.Matias@santamonica.gov)>; Yvonne Yeung <[Yvonne.Yeung@santamonica.gov](mailto:Yvonne.Yeung@santamonica.gov)>; Ernesto Perez <[Ernesto.Perez@santamonica.gov](mailto:Ernesto.Perez@santamonica.gov)>  
**Subject:** Re: City of Santa Monica 1315 3rd St. Enclosure Compliance

EXTERNAL

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Sent from my iPhone

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Rigo,

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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](mailto: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](mailto: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,

**From:** [Leo Pustilnikov](#)  
**To:** [Ernesto Perez](#)  
**Cc:** [Diico](#); [Rigoberto Matias](#); [Yvonne Yeung](#); [Byron Grim](#)  
**Subject:** Re: City of Santa Monica 1315 3rd St. Enclosure Compliance  
**Date:** Wednesday, September 3, 2025 12:33:30 PM  
**Attachments:** [image001.png](#)

---

EXTERNAL

great, see you then.

best,  
leo

On Wed, Sep 3, 2025 at 12:27 PM Ernesto Perez <[Ernesto.Perez@santamonica.gov](mailto: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,



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](http://santamonica.gov)

---

**From:** Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>  
**Sent:** Tuesday, September 2, 2025 1:08 PM

**To:** Diico <[alex@diico.com](mailto:alex@diico.com)>

**Cc:** Rigoberto Matias <[Rigoberto.Matias@santamonica.gov](mailto:Rigoberto.Matias@santamonica.gov)>; Yvonne Yeung <[Yvonne.Yeung@santamonica.gov](mailto:Yvonne.Yeung@santamonica.gov)>; Ernesto Perez <[Ernesto.Perez@santamonica.gov](mailto: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](mailto: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

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Please let us know.

thanks,

leo

On Fri, Aug 29, 2025 at 8:22 AM Diico <[alex@diico.com](mailto:alex@diico.com)> wrote:

Good morning everyone

I have a couple follow up questions

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Thank you kindly,

Alexander

Property Supervisor

Cell: 818.390.0711

On Aug 29, 2025, at 5:34 AM, Rigoberto Matias  
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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.

**From:** [Roxanne Tanemori](#)  
**To:** [Chana Hertzberg](#); [rabbizushe@chabad.com](mailto:rabbizushe@chabad.com)  
**Cc:** [Leo Pustilnikov](#)  
**Subject:** RE: CUP for Palisades Jewish Early Childhood Center  
**Date:** Tuesday, May 27, 2025 5:00:08 PM  
**Attachments:** [image002.png](#)  
[Change of Occupancy to Private Schools Building Code Requirements 3-23-25.pdf](#)

---

Hi, Chana –

As I work with staff to remove the CUP and public hearing requirement (and the \$20,000 application fee) by updating our City Council Emergency Order passed in response to the Palisades Fires, there are important steps that you need to take to ensure fire/life safety requirements are met for the 1537 Franklin Street property.

As context, the City has overseen the relocation of five schools from the Palisades and are currently reviewing plans for two additional schools. The City has conducted the same reviews/approvals for each location before school operations were approved to open with students/children:

The City will need to review and approve plans prepared by a licensed architect to verify the building at 1537 Franklin Street is suitable for the proposed childcare center. The plans would need to show the existing floor plan, proposed floor plan, egress plan, evacuation plan, sprinkler/fire suppression system information, etc.

I've copied Leo on this email in case he can direct you to a professional who can help with this.

Our Building & Safety and Fire Department staff can schedule an initial meeting on Tuesday, 6/3/2025, either at 8:30 am or 10:00 am to answer questions from an architect, if you are able to retain services from someone by then.

While this plan review is the highest priority to focus on right away, please be aware that a business license will also be needed: [New Application Taxes, Fees, and Assessments - Finance Department - City of Santa Monica](#)

Thanks,  
Roxanne

---

**From:** Roxanne Tanemori  
**Sent:** Tuesday, May 27, 2025 12:52 PM  
**To:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>; [rabbizushe@chabad.com](mailto:rabbizushe@chabad.com)  
**Subject:** RE: CUP for Palisades Jewish Early Childhood Center

Can you please update me on any inspections that have been conducted? We are working on a solution for you – to waive the CUP requirement. However, our Building and Safety and Fire Department staff need to review your plan.

---

**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>

**Sent:** Tuesday, May 27, 2025 12:43 PM

**To:** [rabbizushe@chabad.com](mailto:rabbizushe@chabad.com)

**Cc:** Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)>

**Subject:** Re: CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Dear Roxanne,

Please tell us if you have good news for us.

We are working day and night to get the new campus up to par with safety regulations and beauty as we need to make a special, beautiful, loving place for our families and like yourself who has lost so much.

Roxanne,

We would love it if you joined our open house tomorrow afternoon. Below is the invite and I would love to show you our community and the place we created overnight.

Best, Chana

B™H

PALISADES JEWISH EARLY CHILDHOOD CENTER

# OPEN HOUSE & COMMUNITY BBQ

AT OUR NEW WESTSIDE LOCATION!

**WED, MAY 28 | 5PM**  
**1537 FRANKLIN ST**  
**S. MONICA**

**RSVP AT**  
**PJECC.ORG/OPENHOUSE**



On Wed, May 21, 2025 at 4:10 PM Zushe Cunin <[rabbizushe@gmail.com](mailto:rabbizushe@gmail.com)> wrote:

Subject: Franklin Street Property – ECC Relocation Background

Dear Roxanne,

Thank you so much for your thoughtful and attentive response regarding the relocation of our school following the devastating Palisades fires. We are deeply grateful for the City of S. Monica's support during this critical time for our community.

The Franklin Street property has served as a center of Jewish life for over 20 years, hosting regular synagogue services including daily, weekly, and holiday prayers, as well as

enrichment programs for children and families. It has also been home to an early childhood center for many of those years, providing a warm and nurturing environment for young children.

Importantly, the site has long served as a hub for the Persian Jewish community through the Maor Jewish Community, which has brought together generations of families for prayer, learning, holiday celebrations, summer camps, and spiritual connection.

Although I am based in Pacific Palisades, I serve on the leadership board of the Chabad Jewish community on the West Coast and have been deeply involved in developing the Jewish community on the West Side of Los Angeles and S. Monica. In light of the urgent need to support families displaced by the Palisades fires, we are working to temporarily relocate the Palisades Jewish Early Childhood Center (PJECC) to this familiar and welcoming location.

Our goal is to provide continuity, care, and stability to the affected children and families, and we thank the City of S. Monica for helping make this possible.

We are currently coordinating with State Licensing regarding the necessary inspection process, and we welcome the guidance and support of the City's Building and Safety Division and Fire Department to ensure all required reviews and improvements are addressed.

Thank you again for your partnership. We are happy to provide any further information and are available for a call with the relevant departments at your convenience.

Warm regards,

Rabbi Zushe Cunin

Chabad of Pacific Palisades

Board Member, Chabad Jewish Community of the West Coast

Rabbi Zushe Cunin

Spiritual Leader ~ Executive Director

Chabad of Pacific Palisades

17315 Sunset Blvd | Pacific Palisades, CA  
Phone 310.454.7783 | Cell 310.628.4444  
Web [www.chabadpalisades.com](http://www.chabadpalisades.com)

On Wed, May 21, 2025 at 2:36 PM Roxanne Tanemori  
<[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)> wrote:

Hello, Chana and Rabbi Cunin –

Thank you both for speaking with me on the phone in our separate calls.

As City staff discuss potential ways to expedite the relocation the Palisades Jewish Early Childhood Center to the 1537 Franklin Street property, it would be helpful to better understand what kinds of services and activities are currently being offered and operating at the property. We want to better understand how the Franklin Street property is being used now – and what permitting and inspections are needed to transfer the ECC operations over to the site. Is there any type of State Licensing inspection underway?

The City of Santa Monica's Building and Safety Division and Fire Department has been handling the reviews to determine what Building Code and fire/life safety improvements would be needed for all the schools that have relocated. I can coordinate a call with other staff – but wanted to get baseline information first.

Thanks,  
Roxanne Tanemori



**Roxanne Tanemori, AICP**

Deputy Director, Special Projects  
Community Development Department

[roxanne.tanemori@santamonica.gov](mailto:roxanne.tanemori@santamonica.gov)

(310) 458-8202

[santamonica.gov](http://santamonica.gov)

[Community Development Department](#) | [Planning Resources](#)

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**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>  
**Sent:** Monday, May 19, 2025 5:03 PM  
**To:** Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)>  
**Subject:** Re: FW: CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Rabbi Cunin 310-628-4444  
Thanks for working on our behalf

On Mon, May 19, 2025 at 4:07 PM Roxanne Tanemori  
<[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)> wrote:

Hi – can you please send me the contact information for the property owner as we discussed on the phone? Thanks!

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**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>  
**Sent:** Monday, May 19, 2025 3:04 PM  
**To:** Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)>  
**Subject:** Re: FW: CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Dear Roxanne,  
You can imagine how hard we are working to create a beautiful place for our little students.  
I know you are working hard on our behalf and I really hope that the Santa Monica Board will really help us.

Do you have any good news for our expedited Conditional Use Permit?

Best, Chana

On Wed, May 14, 2025 at 3:26 PM Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)> wrote:

Dear Roxanne,  
I so much appreciate you having responders so quickly in our time of need. I actually can't believe it. Thank you.  
So we have been given the campus that actually had a preschool for many years before.

It is at [1537 Franklin Street, Santa Monica 90404](#).

We were serving 85 families in the Palisades before the fires. The preschool getting out safely is a story and a miracle.

All but a few families lost their homes and moved out of state to their families. So we have about 24 children right now. We hope and pray we can get back on our feet and have 50-60 students but that is just a wish.

We started rebuilding the school in 2012. We started with 10 children when we reopened during Covid. So I am hoping we can build from the fires as well. Such a tragic time right now.

Please please guide me to the next step

Thank you in advance, Roxanne

Chana

On Wed, May 14, 2025 at 1:28 PM Roxanne Tanemori

<[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)> wrote:

Hi, Chana – can you please let me know the address of the location(s) you are considering – and how many children your interim location would serve? We will provide some follow up information – thank you for reaching out.



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**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>

**Sent:** Tuesday, May 13, 2025 3:39 PM

**To:** Jennifer Taylor <[Jennifer.Taylor@santamonica.gov](mailto:Jennifer.Taylor@santamonica.gov)>; Jing Yeo <[Jing.Yeo@santamonica.gov](mailto:Jing.Yeo@santamonica.gov)>; Leo Pustilnikov <[leo@slhinvestments.com](mailto:leo@slhinvestments.com)>; Rabbi Zushe Cunin <[RabbiZushe@chabadpalisades.com](mailto:RabbiZushe@chabadpalisades.com)>

**Subject:** CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Dear Jennifer and Jing,

I am writing on behalf of the board and faculty of the Palisades Jewish early childhood center, to ask for your help to expedite the process of the CUP Application for the temporary relocation of our child care facility. As a result of the recent and devastating Palisades fire, our campus sustained significant damage that has rendered it unsafe and inaccessible for the foreseeable future.

The fire directly impacted our school: three of our classrooms were completely destroyed, along with our kitchen, storage areas, and nearly half of our outdoor play yard. Additionally, the remaining classrooms, though structurally intact, suffered severe smoke and water damage, making them unfit for young children. Access to the area remains restricted, requiring special permits even for limited entry. Ongoing construction, unstable infrastructure, and compromised air quality all contribute to a hazardous environment that is simply not suitable for our students or staff.

While we are working diligently to rebuild and restore our original site, the reality is that this process will take at least a year. In the meantime, we are urgently seeking approval to temporarily relocate to an alternate licensed facility in order to ensure continuity of care and early education for our children.

We are incredibly grateful for your understanding and empathy as we navigate this difficult period. We would appreciate your flexibility, support, and consideration you can provide—especially in expediting the review and approval of alternate location—will directly impact the lives of dozens of young children and their families, many of whom have lost not just their

school, but also their homes and daily sense of stability.

The work of early childhood education is vital to our broader society—it lays the foundation for lifelong learning, emotional development, and resilience. At this moment, it is especially important for our children to be in a nurturing and consistent environment as they recover from trauma and loss. With your support, we can continue this essential work and provide the care our community urgently needs.

**In summation,**

If you could please guide us to the correct application for Cup and help us expedite the process for the application being processed as we need to open our doors to our families. Everyday counts.

Thank you in advance  
Chana Hertzberg

**From:** [Leo Pustilnikov](#)  
**To:** [Roxanne Tanemori](#)  
**Cc:** [Chana Hertzberg](#); [rabbizushe@chabad.com](mailto:rabbizushe@chabad.com)  
**Subject:** Re: CUP for Palisades Jewish Early Childhood Center  
**Date:** Tuesday, May 27, 2025 6:23:15 PM

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EXTERNAL

Thank you for all your help with this Roxanne!  
Sent from my iPhone

On May 27, 2025, at 5:00 PM, Roxanne Tanemori  
<[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)> wrote:

Hi, Chana –

As I work with staff to remove the CUP and public hearing requirement (and the \$20,000 application fee) by updating our City Council Emergency Order passed in response to the Palisades Fires, there are important steps that you need to take to ensure fire/life safety requirements are met for the 1537 Franklin Street property.

As context, the City has overseen the relocation of five schools from the Palisades and are currently reviewing plans for two additional schools. The City has conducted the same reviews/approvals for each location before school operations were approved to open with students/children:

The City will need to review and approve plans prepared by a licensed architect to verify the building at 1537 Franklin Street is suitable for the proposed childcare center. The plans would need to show the existing floor plan, proposed floor plan, egress plan, evacuation plan, sprinkler/fire suppression system information, etc.

I've copied Leo on this email in case he can direct you to a professional who can help with this.

Our Building & Safety and Fire Department staff can schedule an initial meeting on Tuesday, 6/3/2025, either at 8:30 am or 10:00 am to answer questions from an architect, if you are able to retain services from someone by then.

While this plan review is the highest priority to focus on right away, please be aware that a business license will also be needed: [New Application Taxes, Fees, and Assessments - Finance Department - City of Santa Monica](#)

Thanks,  
Roxanne

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**From:** Roxanne Tanemori  
**Sent:** Tuesday, May 27, 2025 12:52 PM  
**To:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>; rabbizushe@chabad.com  
**Subject:** RE: CUP for Palisades Jewish Early Childhood Center

Can you please update me on any inspections that have been conducted? We are working on a solution for you – to waive the CUP requirement. However, our Building and Safety and Fire Department staff need to review your plan.

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**From:** Chana Hertzberg <[chana@pjecc.org](mailto:chana@pjecc.org)>  
**Sent:** Tuesday, May 27, 2025 12:43 PM  
**To:** [rabbizushe@chabad.com](mailto:rabbizushe@chabad.com)  
**Cc:** Roxanne Tanemori <[Roxanne.Tanemori@santamonica.gov](mailto:Roxanne.Tanemori@santamonica.gov)>  
**Subject:** Re: CUP for Palisades Jewish Early Childhood Center

EXTERNAL

Dear Roxanne,  
Please tell us if you have good news for us.  
We are working day and night to get the new campus up to par with safety regulations and beauty as we need to make a special, beautiful, loving place for our families  
and like yourself who has lost so much.

Roxanne,  
We would love it if you joined our open house tomorrow afternoon. Below is the invite and I would love to show you our community and the place we created overnight.  
Best, Chana

<image001.jpg>

On Wed, May 21, 2025 at 4:10 PM Zushe Cunin <[rabbizushe@gmail.com](mailto:rabbizushe@gmail.com)> wrote:

|

Subject: Franklin Street Property – ECC Relocation Background

Dear Roxanne,

Thank you so much for your thoughtful and attentive response regarding the relocation of our school following the devastating Palisades fires. We are deeply grateful for the City of S. Monica's support during this critical time for our community.

The Franklin Street property has served as a center of Jewish life for over 20 years, hosting regular synagogue services including daily, weekly, and holiday prayers, as well as enrichment programs for children and families. It has also been home to an early childhood center for many of those years, providing a warm and nurturing environment for young children.

Importantly, the site has long served as a hub for the Persian Jewish community through the Maor Jewish Community, which has brought together generations of families for prayer, learning, holiday celebrations, summer camps, and spiritual connection.

Although I am based in Pacific Palisades, I serve on the leadership board of the Chabad Jewish community on the West Coast and have been deeply involved in developing the Jewish community on the West Side of Los Angeles and S. Monica. In light of the urgent need to support families displaced by the Palisades fires, we are working to temporarily relocate the Palisades Jewish Early Childhood Center (PJECC) to this familiar and welcoming location.

Our goal is to provide continuity, care, and stability to the affected children and families, and we thank the City of S. Monica for helping make this possible.

We are currently coordinating with State Licensing regarding the necessary inspection process, and we welcome the guidance and support of the City's Building and Safety Division and Fire Department to ensure all required reviews and improvements are addressed.

Thank you again for your partnership. We are happy to provide any further

information and are available for a call with the relevant departments at your convenience.

Warm regards,

Rabbi Zushe Cunin

Chabad of Pacific Palisades

Board Member, Chabad Jewish Community of the West Coast

Rabbi Zushe Cunin

Spiritual Leader ~ Executive Director

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<Change of Occupancy to Private Schools Building Code Requirements 3-23-25.pdf>