



clerk CIS <clerk.cis@lacity.org>

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## Community Impact Statement - Submission Details

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LA City SNow <cityoflaprod@service-now.com>  
Reply-To: LA City SNow <cityoflaprod@service-now.com>  
To: Clerk.CIS@lacity.org

Sun, Aug 20, 2023 at 2:17 PM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [empowerla@lacity.org](mailto:empowerla@lacity.org).

\*\*\*\*\* This is an automated response, please DO NOT reply to this email. \*\*\*\*\*

### Contact Information

Neighborhood Council: Pico Union  
Name: Aurora Corona  
Email: [amcorona.punc@yahoo.com](mailto:amcorona.punc@yahoo.com)  
The Board approved this CIS by a vote of: Yea(7) Nay(3) Abstain(0) Ineligible(0) Recusal(0)  
Date of NC Board Action: 08/17/2023  
Type of NC Board Action: Against Unless Amended

### Impact Information

Date: 08/20/2023  
Update to a Previous Input: Yes  
Directed To: City Council and Committees  
Council File Number: 23-0792  
Agenda Date: 08/18/2023  
Item Number: 11  
Summary: Resubmitting Community Impact Statement letter with corrections. Apologies, PDF not attached in previous upload. Thank you.

Ref:MSG8861313

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**Mayfair Hotel - CF23-0792.pdf**  
251K



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August 17, 2023

Honorable City Council City of Los Angeles  
C/O City Clerk Room 395  
City Hall Los Angeles CA 90012

**RE: CF 23-0792 Acquisition of the Mayfair Hotel to provide interim housing and support services for persons experiencing homelessness.**

At our Special Board meeting held on August 17, 2023, the Pico Union Neighborhood Council (PUNC) voted to submit a Community Impact Statement in **opposition** of the purchase of the Mayfair Hotel unless amended to include conditions that ensure the safety and well-being of the Westlake community as well as requiring community input. Below are the areas of concern and issues regarding the handling of this project that need to be addressed by the Mayor's office.

**Little to no community outreach.**

Outreach is absolutely vital and critical for such an enormous undertaking, especially given that the Westlake community has already experienced severely negative effects with Project Roomkey at this very same hotel during the pandemic.

The Mayor's deadline of August 31, 2023 to purchase the Mayfair Hotel is the driving force to rush and push this project for approval through City Council, and thus neglecting, to inform the community until after the fact. This is absolutely wrong!

No community meetings have been held, no flyers posted or emails sent by the Mayor's office in either English or Spanish to the Westlake community which is 75% predominantly Spanish speakers. Few residents and business owners received a last-minute email about a virtual meeting with the Mayor's office staff on August 2, 2023. By sharp contrast, Mayor Bass



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arranged with Councilmember Kathy Yaroslavsky an in-person town hall meeting on August 3, 2023, with West LA residents for a 30 room homeless project. Once again, the city continues to give preferential treatment to westside neighborhoods by establishing less homeless interim housing. And if, and when they do, the housing is on a smaller scale that accommodates no at-risk residents such as seniors, families, and non-medical or non-drug dependent homeless individuals like this project on Pico and Midvale.

The only Town Hall meeting was held on August 12, 2023 which was organized by Westlake businesses and residents. Mayor Bass and Councilmember Hernandez were called to attend. However, both offices sent only their representatives.

**No guarantee of another repeat Project Roomkey disaster and details of the project remain unanswered**

Prior to Project Roomkey the hotel was magnificent. Tourists from all over the world frequented it. The neighborhood was lively and happy with bars, cafes, theater and music venues. The pandemic hit and the hotel was used for homeless housing. This marked the end of a beautiful district, and the beginning of a nightmare for the Westlake community

The community needs reassurance, guarantees and support. The neighborhood is still healing from the aftermath and the area is just beginning to thrive again. There is a genuine fear that bringing back a similar interim housing for homeless project will destroy the neighborhood. It will be a repeat of the failed Project Roomkey. Crime and drug-related problems, unsanitary conditions connected to trash and human waste, prostitution, theft, vandalism will return. The Mayfair Hotel suffered over \$11 million in physical damages. The hotel can be repaired. But, what about the physical, mental and emotional anguish that the community suffered through during Project Roomkey? People were assaulted, burglarized, threatened, robbed and even raped. There is no amount of money that can erase these memories which is why this community does not want this project in their neighborhood again without the city taking full responsibility and showing accountability.

The community needs answers. There are a lot of questions that no one from the Mayor's office has been able to answer and or to give detailed information to the Westlake community as to their plans to control the homeless residents inside and outside the Mayfair Hotel and safeguard the community. The city lost control of Project Roomkey and abandoned the community to survive on its own. To date, Mayor Bass and her staff have refused to hold a Town Hall meeting with the community prior to the acquisition.

**Westlake District in CD1 is already saturated with rehabilitation centers and homeless shelters.**

This community has done its share to help shelter and protect the homeless and other vulnerable people. It is time that the other 14 city districts do their part. Disproportionally, it is



underserved low-income communities of color such as Westlake and Pico Union, to name a few, that suffer from being forced, like this project, or to unknowingly get dumped on their streets re-entry programs, rehab centers and interim homeless housing. Sadly, thereafter when the disturbances arise, it is too late to do anything except send complaints to your councilmember and bear it.

Unfortunately, poorer areas receive the brunt because real estate is cheaper. Hands down, this is the number 1 reason. The other factor is that these neighborhoods predominantly consist of hard working people who speak limited English. Some work two jobs to survive, and they cannot take time off work to attend Council meetings during the day. Others with illegal status are afraid to speak up so all of these voices remain silent. Therefore, written or vocal public comments are always low.

**Overload of Emergency Services**

Westlake is the 2nd most densely populated district in the city. Adding 300 at-risk homeless individuals, if this hotel will be designated as a Single Resident Occupancy (SRO), that are suffering from mental and drug-related problems will stress out the already undermanned and overworked firefighters, paramedics, emergency crews and police department. During Project Roomkey close to 12,000 emergency medical service (EMS) calls were handled by Fire Station 11 which is assigned to this area. Five other fire stations will cover Fire Station 11 if they are not available. Currently, the LAFD has 71 paramedic vacancies and is falling short of their hiring goal. The forecast is dire due to attrition and other factors. By 2024, LAFD is predicting up to 100 vacancies. LAPD faces the same challenges. Low hiring rates and current officers count is under 9000 for a city with a population of 4 million. See LAFD and LAPD Stats below:

**2022 LAFD YEARLY STATS**

<b>FIRE STATION</b>	<b>INCIDENTS</b>	<b>MONTH AVG.</b>	<b>WEEK AVG.</b>	<b>DAY AVG.</b>
<b>11</b>	<b>11,865</b>	<b>988</b>	<b>247</b>	<b>35</b>
<b>13</b>	<b>6264</b>	<b>522</b>	<b>130</b>	<b>18</b>
<b>10</b>	<b>6332</b>	<b>528</b>	<b>131</b>	<b>19</b>
<b>6</b>	<b>5314</b>	<b>443</b>	<b>110</b>	<b>16</b>
<b>3</b>	<b>5569</b>	<b>464</b>	<b>116</b>	<b>17</b>
<b>20</b>	<b>3347</b>	<b>279</b>	<b>70</b>	<b>10</b>
<b>Total</b>	<b>38,691</b>	<b>3224</b>	<b>806</b>	<b>115</b>



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Note: These stats are public at [FireStatLA - Stations | Los Angeles Fire Department \(lafd.org\)](https://firestatla.com/stations)

**Rampart LAPD Stats for Mayfair Hotel address only - Provided by LAPD IT**

YEAR	CALL
2019	40
2020	166
2021	426
2022	134
2023	9

The amount of LAFD and LAPD calls is astronomical. The crews are on constant overtime and fatigued. This is one serious and important issue that the city needs to take into consideration prior to purchasing the hotel. Without addressing this problem, it will place all lives in danger and that includes the LAPD and LAFD crews.

**Proximity to three schools which are within 1-3 blocks from Mayfair Hotel poses serious safety concerns for the children and their families**

John Liechty Middle School  
Esperanza Elementary  
Immaculate Conception Elementary School

Westlake families are worried about their children walking home from school. Concerned parents need to know what are the safety measures and plans that the city will provide to ensure the safety and well-being of their young kids.

**Safety Concerns for the Disabled and Elderly**

During Project Roomkey, several blocks to the east and west of the Mayfair Hotel were lined with tents that completely blocked the entire sidewalks in violation of the American Disability Act. Disabled individuals, the elderly and those in electric wheelchairs did not have clear passage and had to resort to using the streets amid oncoming traffic.



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In conclusion, the Pico Union Neighborhood Council stands in solidarity with our Westlake neighbors and strongly opposes this acquisition. We understand the urgent and pressing need to provide help and shelter to the homeless population, but not at the expense of a community that has already endured so much with Project Roomkey. The Westlake community deserves to be heard and their questions answered prior to the purchase of the Mayfair Hotel.

Lastly, and most importantly, we would like to sincerely thank our Councilmember Eunisses Hernandez for taking the first steps in the right direction at yesterday's Joint Government Operations Committee and Housing and Homelessness Committee meeting by adding conditions that serve to protect the community and to open the line of communication between the city and the community should the Council approve the purchase of the Mayfair Hotel. With these conditions in place, the Board would reconsider our decision.

Respectfully,

*Aurora Corona*

Aurora Corona  
Secretary  
Chair, Quality of Life and Safety Committee  
Pico Union Neighborhood Council