

Communication from Public

Name:

Date Submitted: 03/05/2026 04:02 PM

Council File No: 25-1518

Comments for Public Posting: The Barry Building (Historic-Cultural Monument #887) must not be approved for demolition. Built in 1951 and once home to the beloved Dutton's Bookstore, the Brentwood landmark is a rare example of postwar Modern architecture and a longtime community gathering place. Notably, the owner is proposing demolition for what would likely become a vacant lot, despite viable alternatives for rehabilitation and reuse—a troubling scenario for a designated Historic-Cultural Monument. The building must be preserved and efforts supported to identify feasible rehabilitation and reuse options. I remain deeply concerned that rewarding years of demolition-by-neglect would set a harmful precedent for historic resources across Los Angeles. I support the appeal and preserving the Barry Building and upholding the integrity of the City's historic designation program.

Communication from Public

Name: Jennifer Trujillo
Date Submitted: 03/05/2026 06:01 PM
Council File No: 25-1518
Comments for Public Posting: Save the Barry Building. Do not let it be torn down.

Communication from Public

Name: Edward Casey

Date Submitted: 03/05/2026 02:02 PM

Council File No: 25-1518

Comments for Public Posting: Applicant's Representative submits this letter in response to the letters dated March 3 and 4, 2026, from two members of the Appellant—Bob and Ziggy Blue and the Los Angeles Conservancy.

ALSTON & BIRD

350 South Grand Avenue, 51st Floor
Los Angeles, CA 90071
213-576-1000 | Fax: 213-576-1100

Edward J. Casey

Email: ed.casey@alston.com

Direct Dial: +1 213 576 1005

March 5, 2026

Los Angeles City Council
Los Angeles City Hall
200 N. Spring St., Room 340
Los Angeles, CA 90012
Attn: Office of the City Clerk

Re: Council File No.: 25-1518 - Appeal of Building and Safety Commission's Approval of Demolition Permit for Barry Building Located at 11973 San Vicente Boulevard

Dear City Council Members:

As land use counsel for the owner of the subject property located at 11973 San Vicente Boulevard ("Subject Property") and applicant ("Owner" or "Applicant") for a permit to demolish (the "Demo Permit") the two-story former commercial building on the Subject Property commonly referred to as the "Barry Building," I submit this letter in response to the letters dated March 3 and 4, 2026 from two members of the Appellant—Bob and Ziggy Blue and the Los Angeles Conservancy--since Appellant continues to ignore the substantial evidence supporting the approval of the Demo Permit and denial of Appellant's CEQA Appeal.

For example, Appellant raises the issue of the shutters that had been on the second floor of the building and the Applicant's prior removal of them. That issue was addressed in a letter dated June 2, 2023 that was included in Appendix L to the Final EIR (a copy of which is attached as Exhibit 1 to this letter). As explained in the June 2023 letter, the natural deterioration of the shutters posed a safety risk to pedestrians on the sidewalk below and, therefore, the Owner removed them. However, the Owner has stored the shutters in a safe place.

Next, Appellants claim that the Owner unnecessarily evicted the tenants at the Barry Building, which resulted in less revenue that could be used to preserve the building. Not true. As explained at the Cultural Heritage Commission ("CHC") hearing in August 2024, the Owner only sent a termination notice to the tenants after receiving the notice from the Department of Building and Safety that the building did not comply with the seismic safety standards of the Soft Story Ordinance. The Owner terminated the leases with these tenants in order to protect the health and safety of the tenants during a moderate to severe earthquake. That information was provided in exhibits A and B to my PowerPoint

presentation to CHC. (A copy of that presentation and those exhibits are included in Exhibit 2 to this letter.)

Next, Appellant raises a number of allegations concerning compliance with the Soft Story Ordinance by other property owners throughout the City and how, in contrast, the Owner of the Barry Building has allegedly failed to comply. Again, not true. First and foremost, the Soft Story Ordinance expressly provides that the owner of the property subject to the Ordinance can elect to demolish the building that is seismically deficient. In November 2019, the owner of the Barry Building exercised that right under the Ordinance and submitted an application for demolition of the building. (Refer to Exhibit 3 to this letter.) Further, the Appellant states that 95% of the building owners subject to the Ordinance have either initiated plans, have permits or completed work and that slightly less than 5% of the owners of soft story building have done nothing to comply. But what the Appellant fails to address is what percentage of the compliant building owners (the owners in the 95% group) have elected to demolish the building at issue, which is their right under the Ordinance. Finally, the Appellant asserts that the City's status report on the Ordinance demonstrates how similar buildings are able to be retrofitted. However, the Appellant does not list the addresses of buildings that are similar in design, age or other characteristics of the Barry Building. To that end, the Final EIR (Appendix M) confirms that only three other buildings subject to the Ordinance are also listed as historic monuments, and the scope of the seismic retrofit work on those three other buildings is far less than the scope of seismic upgrade work needed on the Barry Building. (Refer to the letter dated June 2023 from Englekirk, which is attached to this letter as Exhibit 4.)

Finally, the Appellant's March 4th letter makes accusations concerning the Owner's security measures at the property. The factual misstatements in those accusations are addressed in an email exchange with the property manager for the Subject Property that is attached as Exhibit 5 to this letter.

For all of these reasons, we request that the City Council not reconsider its prior adoption of the PLUM Committee recommendation to deny the CEQA appeal.

Sincerely,



Edward J. Casey

cc: Craig Bullock, Planning Director, Council District 11
(craig.bullock@lacity.org) - via email only
Jason McCrea, City Planner, Department of City Planning
(jason.mccrea@lacity.org) – via email only

EXHIBIT 1

Appendix L

Letter Regarding Shutters

ALSTON & BIRD

333 South Hope Street, 16th Floor
Los Angeles, CA 90071-1410
213-576-1000 | Fax: 213-576-1100

Edward J. Casey

Direct Dial: +1 213 576 1005

Email: ed.casey@alston.com

June 2, 2023

VIA EMAIL

James Harris
Los Angeles Department of City Planning
221 North Figueroa Street, Room 1350
Los Angeles, CA 90012

Re: 11973 San Vicente Boulevard Project Environmental Case: ENV-2019-6645-EIR

Dear Mr. Harris:

On behalf of the applicant in the above-referenced matter, I am submitting this letter to provide information concerning the removal of the shutters at the building (the Barry Building) located at 11973 San Vicente Boulevard (Project Site). In 2016, the shutters were removed by the property owner. Deterioration and corrosion in the mounting for the shutters was severe. (Refer to the photos that are being provided by the link in this letter.) <https://photos.app.goo.gl/gtgu5KBGF4yByesv7>. That deterioration and corrosion posed a risk of failure, which could have caused injuries to the pedestrians on the street directly below the shutters. The second floor of the building (the location of the shutters) is located very close to the lot line immediately fronting the sidewalk, so pedestrians were in danger of being struck by falling debris if the shutters failed. To avoid that risk of injury, the property owner caused the shutters to be removed. The shutters were all placed in shrink wrap and are stored safely at the Project Site.

Very truly yours,



Edward J. Casey

cc: Stacie Henderson (via email)

EXHIBIT 2



BARRY BUILDING AND COMPLIANCE WITH SOFT STORY ORDINANCE

Applicant's Presentation



BACKGROUND

- Barry Building Parcel
 - Parcel No. 4404-025-008.
 - Size of parcel is only .61 acres.
 - No other building can be developed on this parcel without demolishing the Barry Building or constructing subterranean parking.
- This is relevant to economic feasibility issue



BACKGROUND (cont.)

- Vacating the Tenants from the Building
 - This responds to staff's position that property owner vacated tenants prematurely.
- City sent Notice under Soft Story Ordinance in early 2016
 - Owner sent tenants a termination notice after receiving City notice.
 - Tenants' notice even refers to City notice.
 - Owner did this to protect health and safety of tenants during moderate to severe earthquake.
 - Copies of the City notice and letter to tenants have been provided to Commission (Exhibits A and B).
 - Since that time, Owner has regularly maintained the property. (See letter at Exhibit O to the Final EIR.



SEISMIC SAFETY CONCERNS

- Staff report makes 2 or 3 points concerning seismic safety of the Building and compliance with Soft Story Ordinance
- First, report mentions that the Building survived the Northridge earthquake
 - But there is no exception in the Soft Story Ordinance for seismically deficient buildings simply because the building did not collapse during prior severe earthquakes.



SEISMIC SAFETY CONCERNS (cont.)

- Next, staff report says that demolition may not be necessary because compliance with the Ordinance only requires retrofit to the south wing.
- The response to this issue lies in the 3 structural expert reports in the EIR that the City Planning Department published. Appendices G and H-3 to Draft EIR, and Appendix I to Final EIR.
- Those reports confirm that all the wings of the Building are overstressed--up to 650%.



SEISMIC SAFETY CONCERNS (cont.)

11973 San Vicente Boulevard, Los Angeles, California

diaphragms between each wing. Because they are separate wings, each wing cannot rely on the adjacent wings to resist seismic loads. Therefore, each wing was evaluated individually.

6.1 North Wing

In the north-south direction, roughly 120 feet of existing walls are located, such that they act as lateral resisting elements. In the east-west direction, roughly 42 feet of existing walls are located, such that they act as lateral resisting elements. The DCR for the walls in the north-south direction is 230% overstressed. The DCR for the walls in the east-west direction is 650% overstressed.

6.2 East Wing

In the north-south direction, there is no existing wall located as a lateral resisting element. The exterior wall along grid H and the interior courtyard wall along grid G do not contain structural elements that can be identified as a lateral resisting element. In the east-west direction, roughly 90 feet of existing walls are located as lateral resisting element. The DCR for walls in the north-south direction cannot be determined since no lateral resisting element can be identified. Significant lateral displacement may be expected in the north-south direction of the east wing during a seismic event. The DCR for walls in the east-west direction is 190% overstressed.

6.3 South Wing

There is no existing wall or lateral resisting element to resist seismic loads from the second floor and roof in either the north-south or east-west directions. As a result, significant lateral displacement may be expected during a seismic event. The steel posts that support this wing will be subjected to this potential lateral displacement. Since the steel posts do not possess any lateral resistance, a possible collapse of this wing can result during a seismic event.

6.4 West Wing

In the north-south direction, roughly 50 feet of existing walls are located, such that they act as a lateral resisting element. In the east-west direction, roughly 40 feet of existing walls are located, such that they act as a lateral resisting element. There is no wall located at the south end of the wing. Significant lateral displacement may be expected in the east-west direction during a seismic event. The DCR for the walls in the north-south direction is 360% overstressed. The DCR for the walls in the east-west direction is 400% overstressed.

6.5 Typical Existing Roof and Floor Diaphragm

The DCR for the typical diaphragm at the roof and second floor is highly overstressed. Diaphragm shear stress cannot be determined at areas where vertical seismic-force resisting elements are not found.



SEISMIC SAFETY CONCERNS (cont.)

- Given those seismic defects in all parts of the Building, the EIR structural expert concluded that if only the South wing was retrofitted, the building faces significant risk of collapse in moderate to severe earthquake.



SEISMIC SAFETY CONCERNS (cont.)



888 S. Figueroa Street
18th Floor
Los Angeles, CA 90017

323.733.6673 T

www.englekirk.com

Los Angeles
Orange County
Honolulu

June 1, 2021
Revised June 3, 2022

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

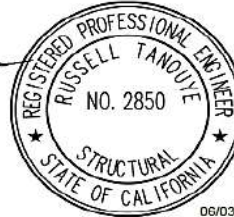
Dear Mr. Berlin:

We have prepared a report letter dated May 26, 2021 that developed a recommended structural retrofit to meet the Los Angeles City Soft Story Ordinance (Ordinance No. 183893). This recommended structural retrofit only addresses the structural deficiencies in the south wing. This ordinance is limited to this building portion as there is no ascertainable lateral system (commonly referred to as the "soft story") and the second and roof levels are supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the east, north or west wing structural deficiencies, which are identified in my May 26 report, because these wings do not have a "soft story." Thus, the ordinance does not mandate a retrofit for these wings.

Accordingly, it is our professional opinion that even with the implementation of the Soft Story Ordinance structural retrofit, the remaining building wings will not be structurally retrofitted and will not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event in the LA Basin.

Respectfully submitted,

Russell Tanouye, PE, SE, LEED AP
Principal



RT:gh

06/03/2022

Tony Ghadai, PE, SE
Lawrence Y. Ho, PE, SE
Michael K. Kawahara, PE, SE
Christopher Korian
Thomas A. Sabol, PhD, PE, SE
Russell Tanouye, PE, SE, LEED AP
Vladimir A. Volnyy, PE, SE
Ety Benichou, PE, SE
Mahamed Hassan, PhD, PE, SE
Mahmoud Faghhi, PE, SE
Zan Hoda, PE, SE
Kimberly Hoo, PE, SE
Diana Erickson Nash, PE, SE
Reid Nishimura, PE, SE
Al Haniwa
Thomas Y. Nash, PE, SE
Daniel Chan, PE, SE, LEED AP
Mitchel Le Houx, PE, SE
Katherine Lee Choi
Milton S. Shiosaki
Daniel W. Shubin
Edward Silva, PE, SE
Kimberly F. Tanouye



SEISMIC SAFETY CONCERNS (cont.)

- And there is no report from any other structural expert to the contrary
- Next, the same structural expert who authored the EIR reports has confirmed that the magnitude of seismic retrofits needed to make the Barry Building safe is more substantial than the seismic retrofit for the 3 other HCMs noted in staff report. (Exhibit C.)

(Copies of Building & Safety documents confirming scope of retrofit for these 3 buildings have been provided to the Commission—
Exhibits D thru G.)



SEISMIC SAFETY CONCERNS (cont.)

- And the cost of the needed seismic retrofit work for the Barry Building is very substantial.
- We submitted detailed reports confirming those costs. No expert report to the contrary.
- And even if back out some of the ADA work noted in staff report, the cost will still exceed \$12 million. Essentially \$1,000 per square foot. That results in a negative value for the Property.
- A negative value means that the preservation alternatives studied in the EIR are infeasible within meaning of CEQA. No evidence to the contrary.



NEIGHBORHOOD ISSUES

- Report also mentions concerns about creating a vacant lot if the Building is demolished.
- But as confirmed by the City's Final EIR (at Response to Comment No. B.1-9), a landscaped buffer will be installed in accordance with Section 7.G of the Specific Plan.
- There are other concerns about keeping the Building that the community has, but I will let the community speak to those issues.



Community Outreach

- Door-to-door canvass of the community
- Direct outreach to small businesses surrounding the Barry Building on San Vicente Blvd.
- Direct communication with neighbors at Saltair Terrace cul-de-sac
- Extension of public comment period an additional two weeks (original deadline April 3)



Supporters of Demolition

- South Brentwood Resident Association
- San Vicente Chamber of Commerce
- Abundant Housing LA
- 16 letters of support from neighbors, local businesses and property owners
- 38 cards of support from neighbors



CONCLUSION

- Protecting human health and safety during an earthquake event is of paramount importance.
- That is what led the City to adopt the Soft Story Ordinance in the first place.
- The City's own EIR structural expert reports confirm that absent substantial seismic retrofit work, the Barry Building would cause injury in a moderate to severe earthquake.
- The evidence also shows that the cost to carry out that retrofit work is \$15 million, which would cause a negative value to the property.
- Since no city can force a property owner to spend \$15 million to create a negative value to their land, that is why the Soft Story Ordinance gives the property owner the option to demolish the property.
- Recognizing that right and the health and safety concerns at issue in this case justify a Statement of Overriding Considerations.

EXHIBIT A

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

March 1, 2016



*****3-DIGIT 900 31
NBACTMC II PARTNERSHIP AND 5735
PO BOX 55007
LOS ANGELES CA 90055-2007

NOTIFICATION

RE: APN #4404-025-008, 11973 W SAN VICENTE BLVD

This notice is to inform you that the Department of Building and Safety has determined that the building(s) at the location referenced above meets the criteria for mandatory compliance with seismic retrofit Ordinance #183893 (Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls), otherwise known as the Soft-Story Retrofit Program.

This Ordinance shall apply to all existing buildings having all of the following criteria:

- I. Wood frame construction with two or more stories;
- II. Built under building code standards enacted before January 1, 1978;
- III. Ground floor parking or other similar open floor space that causes soft, weak or open wall lines.

An Order to Comply will be sent out in the near future warranting compliance.

Please see attachments for guidance and information regarding the Soft-Story Retrofit Program.

Log No. #14433

EXHIBIT B

To: Tenants of the Barry Bldg.
From: Building Ownership
Date: May 1, 2016

After careful consideration, we have decided to close the Barry Bldg. as soon as reasonably possible and no later than December 31, 2016. Why now? Many of you are perhaps aware that the City of Los Angeles has a major earthquake preparedness effort underway to identify so called "soft buildings" and to force their structural shortcomings to be addressed. Such buildings, due to open construction on the ground floor and obsolete building techniques and engineering assumptions, are deemed to lack adequate support and in an earthquake might fold up. Some may recall photographs of apartment buildings where the "soft" ground floor garages folded in the last major earthquake. We have recently received a letter from the City identifying the Barry Bldg. as a "soft" structure. This notice starts the clock running on a legal process that will ultimately require the Barry Bldg. to be reinforced to code or demolished. Either of these events will require the building to be vacated. More importantly, and the cause of our decision to close the building immediately, the clear import of the City's letter is that the building has been determined to be substandard for earthquakes, meaning that all users of the Barry Bldg. could be at potential risk. We are unwilling to operate under this cloud.

At days' end, we all know the Barry Bldg. has been beyond its useful life for years. All good things do come to an end, and that time is now. While we have no obligation to you beyond following legal procedures, we wish to accomplish this sad task without fuss and rancor, and to assist you financially to make the process go more easily for you.. To this end, we have decided to offer an incentive to tenants in good standing who: (1) vacate by June 30, in which case we will refund all 2016 rent paid; or (2) vacate after June 30 and prior to November 30, in which case we will refund one month's 2016 rent paid for each full calendar month by which the tenant has vacated prior to December 31. For example, a tenant who vacates by August 31 would receive a refund of four months 2016 paid rent. No rent refunds will be made to tenants in possession after November 30, nor to tenants in default. Rent refunds, in addition to any security deposit, will be paid upon our being handed the keys, with the surrendered space left broom clean and free of all tenant fixtures, furnishings, equipment, debris, etc. To qualify for this program, a lease termination agreement must be agreed and signed between us by June 30. Please call Ms. Phyllis Bell at 323-930-9498 if you wish to participate, and an agreement will be prepared and sent to you for consideration and execution.

Our decisions are final. We will not negotiate for more money or more time. We can and will resort to legal process if we are forced to, and plan to start eviction proceedings after June 30 with tenants who have not signed lease termination agreements, and immediately as to any tenants now in default. We hope that a mutual spirit of acceptance and good will can guide us all to a successful and early closure of the Barry Bldg., and we wish you all the best in the future.

Sincerely,

Building Ownership

EXHIBIT 3

11973 W San Vicente Blvd



Application #:
Plan Check #: B19LA23745
Event Code:

19019 - 10000 - 05593

Printed: 11/06/19 03:46 PM

Bldg-Demolition Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Last Status: Submitted Status Date: 11/06/2019
--	--	---

1. TRACT WESTGATE ACRES	BLOCK 51	LOT(s) 51	ARB 1	COUNTY MAP REF # M B 7-90/91	PARCEL ID # (PIN #) 129B145 87	2. ASSESSOR PARCEL # 4404 - 025 - 008
-----------------------------------	--------------------	---------------------	-----------------	--	--	---

3. PARCEL INFORMATION		
Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 11 Community Plan Area - Brentwood - Pacific Palisades Census Tract - 2640.00	District Map - 129B145 Energy Zone - 6 Fire District - 2 Flood Haz. Zone - Outside Flood Zone Hillside Grading Area - YES	Lot Cut Date - PRIOR-07/29/1962 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 631-G4
ZONES(S): C4-1VL		

4. DOCUMENTS			
ZI - ZI-1096 San Vicente Scenic Corridor	ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766
ZI - ZI-2192 WLA Transportation Improvement	SPA - San Vicente Scenic Corridor	ORD - ORD-147445	ORD - ORD-163205
ZA - ZA-2010-158-CUB	SPA - West LA Transportation Improvement	ORD - ORD-153639	ORD - ORD-171227
ZA - ZA-2010-159-CUB	ORD - ORD-129279	ORD - ORD-157559-SA14A	ORD - ORD-171492

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 91905593
Owner(s): 11973 SAN VICENTE LLC 0 PO BOX 55007, LOS ANGELES CA 90055 -- Tenant: Applicant: (Relationship: Other) ANDREA WARREN - -- (213) 576-2518		

7. EXISTING USE	PROPOSED USE
------------------------	---------------------

8. DESCRIPTION OF WORK
DEMOLISH AN EXISTING TWO STORY 13,300 SF BLDG HANDWRECK CLEAR AND FENCE LOT

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By:	DAS PC By:
OK for Cashier:	Coord. OK:
Signature:	Date:

11. PROJECT VALUATION	Submit Fee Period
Permit Valuation: \$38,400	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
CEQA Bldg Demolition Notice

LA DAVI 108000532 11/6/2019 3:46:50 PM

BUILDING PLAN CHECK	\$363.60
DEV SERV CENTER SURCH	\$10.91
SYSTEMS DEVT FEE	\$21.82
CITY PLANNING SURCH	\$21.82
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$25.45

Sub Total: \$453.60
Permit #: 190191000005593
Receipt #: 0108114209



* P 1 9 0 1 9 1 0 0 0 0 5 9 3 S N *

For inspection requests, call toll-free (888) 1.A4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311.
Outside LA County, call (213) 473-3231.

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

19019 - 10000 - 05593

14. APPLICATION COMMENTS:**15. BUILDING RELOCATED FROM:****16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

EXHIBIT 4

Los Angeles
Orange County
Honolulu

t L rL r
 y Nu L rL r
 xNx L rL r
 o
 nN L pL rL r
 nN L rL r
 r n L rL r
 u L pL rL r
 s L rL r
 u L rL r
 x u L rL r
 p r L rL r
 L rL r
 N L rL r
 p o L rL rL yrp m
 y u L rL r
 x y o
 N
 p N
 r L rL r

EXHIBIT A

Permit Documents

EXHIBIT A

638-642 S. Kelton Avenue
HCM No. 368

Los Angeles Department of Building and Safety

Certificate Information: 638-642 1/2 S KELTON AVE 90024

Application / Permit

21016-10000-36786

Plan Check / Job No.

B21LA18990

Group

Building

Type

Bldg-Alter/Repair

Sub-Type

Apartment

Primary Use

(5) Apartment

Work Description

Eplan- Soft-Story seismic retrofit per LABC Chapter 93: By adding a SSCC at West elevation

Permit Issued

Issued on 7/7/2022

Issuing Office

Current Status

Issued on 7/7/2022

Permit Application Status History

Submitted	10/18/2021	APPLICANT
Assigned to Plan Check Engineer	11/16/2021	JESSE VIDUYA
Corrections Issued	11/24/2021	JESSE VIDUYA
Reviewed by Supervisor	12/1/2021	HANS SANTIAGO
Plan Check Approved	12/23/2021	JESSE VIDUYA
Issued	7/7/2022	APPLICANT

Permit Application Clearance Information

City Hist. Cultural Monument	Cleared	12/13/2021	LAMBERT GIESSINGER
HPOZ	Cleared	12/13/2021	LAMBERT GIESSINGER
Tenant Habitability Plan	Cleared	7/6/2022	RICARDO BOHORQUEZ

Contact Information

Contractor	Sks Construction; Lic. No.: 720390-B	15134 FRIAR STREET	VAN NUYS, CA 91411
Engineer	Shaolian,, Shahab Joseph; Lic. No.: C84155	5104 GARDEN GROVE	TARZANA, CA 91356

Inspector Information

MICHAEL PETRUSKO, (310) 914-3922	Office Hours: 7:00-8:00 AM MON-FRI
----------------------------------	------------------------------------

Pending Inspections

No Data Available.

Inspection Request History

Pre-Inspection	7/26/2022	Approved	GRANT WOODS
Deputy Drilled-In Anchors	8/17/2022	Conditional Approval	PAUL DAVIDSON
Footing/Foundation/Slab	8/17/2022	Approved	PAUL DAVIDSON
Structural Steel Frame	8/17/2022	Not Ready for Inspection	PAUL DAVIDSON
Deputy Reinf. Concrete	8/18/2022	Conditional Approval	GRANT WOODS
Structural Steel Frame	9/2/2022	No Access for Inspection	GRANT WOODS
Wood Frame	9/2/2022	No Access for Inspection	GRANT WOODS

Structural Steel Frame	9/7/2022	Conditional Approval	PAUL DAVIDSON
Wood Frame	9/7/2022	Approved	PAUL DAVIDSON
Deputy Steel/Welding	9/8/2022	Conditional Approval	PAUL DAVIDSON
Interior/Exterior Lathing	9/26/2022	Approved	GRANT WOODS

EXHIBIT A

10919 W. Strathmore Avenue
HCM No. 367

Los Angeles Department of Building and Safety

Certificate Information: 10919 W STRATHMORE DR 90024

Application / Permit	20016-10000-15550
Plan Check / Job No.	B20LA11555
Group	Building
Type	Bldg-Alter/Repair
Sub-Type	Apartment
Primary Use	(5) Apartment
Work Description	Eplan: Soft-Story seismic retrofit per LABC Chapter 93: Install New Wood Shear walls. Provide HSS Steel bracing for shear/drag transfer to new shear wall
Permit Issued	Issued on 6/16/2022
Issuing Office	
Current Status	CofC Issued on 12/12/2022

Permit Application Status History

Submitted	8/19/2020	APPLICANT
Assigned to Plan Check Engineer	8/20/2020	HANS SANTIAGO
Corrections Issued	8/24/2020	HANS SANTIAGO
Reviewed by Supervisor	8/25/2020	SAI KHUM
Applicant returned to address corrections	3/15/2021	HANS SANTIAGO
Plan Check Approved	4/7/2021	ANDREW SANTIAGO
Issued	6/16/2022	APPLICANT
OK for CofC	11/21/2022	JOEY BUCHANAN
CofC Issued	12/12/2022	DAVID TSAU

Permit Application Clearance Information

City Hist. Cultural Monument	Cleared	3/15/2021	MELISSA JONES
HPOZ	Cleared	3/15/2021	MELISSA JONES
Historic monument	Cleared	3/15/2021	MELISSA JONES
Specific Plan	Cleared	3/16/2021	MAXFIELD VERMY
Tenant Habitability Plan	Cleared	6/15/2022	ISMAEL HERNANDEZ

Contact Information

Contractor	Retrofit 1; Lic. No.: 1003868-B	19326 VENTURA BLVD STE 200 TARZANA, CA 91356
Engineer	Ni,, Zhang Yuan; Lic. No.: C68149	743 S SIERRA VISTA AVE C ALHAMBRA, CA 91801

Inspector Information

MICHAEL PETRUSKO, (310) 914-3922	Office Hours: 7:00-8:00 AM MON-FRI
----------------------------------	------------------------------------

Pending Inspections

No Data Available.

Inspection Request History

Pre-Inspection	7/7/2022	No Access for Inspection	GRANT WOODS
----------------	----------	--------------------------	-------------

Pre-Inspection	7/11/2022	Approved	GRANT WOODS
Footing/Foundation/Slab	8/4/2022	No Access for Inspection	DERRICK SPENCER
Wood Frame	8/4/2022	No Access for Inspection	DERRICK SPENCER
Footing/Foundation/Slab	8/5/2022	Approved	GRANT WOODS
Wood Frame	8/5/2022	Approved	GRANT WOODS
Deputy Wood Construction	8/24/2022	Conditional Approval	GRANT WOODS
Structural Steel Frame	9/8/2022	Not Ready for Inspection	PAUL DAVIDSON
Wood Frame	9/8/2022	Not Ready for Inspection	PAUL DAVIDSON
Structural Steel Frame	9/12/2022	Not Ready for Inspection	GRANT WOODS
Wood Frame	9/12/2022	Partial Approval	GRANT WOODS
Wood Frame	10/14/2022	Approved	GRANT WOODS
Interior/Exterior Lathing	10/21/2022	Approved	PAUL DAVIDSON
SGSOV-Seismic Gas S/O Valve	11/1/2022	SGSOV Not Ready	PAUL DAVIDSON
Final	11/16/2022	No Access for Inspection	PAUL DAVIDSON
SGSOV-Seismic Gas S/O Valve	11/16/2022	SGSOV Not Ready	PAUL DAVIDSON
Smoke Detectors	11/16/2022	No Access for Inspection	PAUL DAVIDSON
Final	11/21/2022	OK for CofC	JOEY BUCHANAN
SGSOV-Seismic Gas S/O Valve	11/21/2022	SGSOV Approved	JOEY BUCHANAN
Smoke Detectors	11/21/2022	Approved	JOEY BUCHANAN

EXHIBIT A

1780 N. Griffith Park Boulevard
HCM No. 1185

Los Angeles Department of Building and Safety

Certificate Information: 1780 N GRIFFITH PARK BLVD 90026

Application / Permit

18016-10000-39790

Plan Check / Job No.

B18LA26698

Group

Building

Type

Bldg-Alter/Repair

Sub-Type

Apartment

Primary Use

(5) Apartment

Work Description

SOFT STORY RETROFIT AS PER LABC CH 93. INSTALL TWO PLYWOOD SHEARWALLS.

Permit Issued

Issued on 8/7/2020

Issuing Office

Metro

Current Status

CofC Issued on 10/22/2020

Permit Application Status History

Submitted	12/12/2018	APPLICANT
Assigned to Plan Check Engineer	1/17/2019	GARO TELMI
Corrections Issued	2/1/2019	GARO TELMI
Reviewed by Supervisor	2/6/2019	SAI KHUM
Building Plans Picked Up	2/7/2019	APPLICANT
Plan Check Approved	6/10/2020	GARO TELMI
Issued	8/7/2020	APPLICANT
OK for CofC	10/13/2020	MARK FERRARI
CofC Issued	10/22/2020	ERNESTO CORRAL

Permit Application Clearance Information

Housing rent stabilization	Cleared	7/22/2020	MICHAEL SOTO
City Hist. Cultural Monument	Cleared	7/28/2020	LAMBERT GIESSINGER
Historic monument	Cleared	7/28/2020	LAMBERT GIESSINGER

Contact Information

Contractor	Bayview Construction Inc; Lic. No.: 667400-B	2701 11TH STREET SANTA MONICA, CA 90405
Engineer	Polon,, Gordon Leonard; Lic. No.: C28564	709 19TH STREET SANTA MONICA, CA 90402

Inspector Information

DARRYL ARNOLD, (213) 202-2643	Office Hours: 7:00-8:00 AM MON-FRI
VAHE KELEDJIAN, (213) 202-2643	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

Pre-Inspection	8/11/2020	Corrections Issued	MARK FERRARI
Pre-Inspection	8/13/2020	Approved	MARK FERRARI

Footing/Foundation/Slab	8/27/2020	Approved	MARK FERRARI
Footing/Foundation/Slab	9/4/2020	Approved	DARRYL ARNOLD
Floor/Roof Diaphragm/Shear Wall	9/14/2020	Partial Inspection	MARK FERRARI
Deputy Wood Construction	9/15/2020	Conditional Approval	MARK FERRARI
Wood Frame	9/18/2020	Partial Approval	MARK FERRARI
Deputy Wood Construction	9/24/2020	Conditional Approval	MARK FERRARI
Wood Frame	9/24/2020	Approved	MARK FERRARI
Interior/Exterior Lathing	9/28/2020	Corrections Issued	MARK FERRARI
SGSOV-Seismic Gas S/O Valve	9/28/2020	SGSOV Not Ready	MARK FERRARI
Smoke Detectors	9/28/2020	Not Ready for Inspection	MARK FERRARI
Final	10/6/2020	Corrections Issued	MARK FERRARI
SGSOV-Seismic Gas S/O Valve	10/6/2020	SGSOV Approved	MARK FERRARI
Smoke Detectors	10/6/2020	Not Ready for Inspection	MARK FERRARI
Final	10/13/2020	OK for CofC	MARK FERRARI
Smoke Detectors	10/13/2020	Approved	MARK FERRARI

1780 N Griffith Park Blvd



Permit #: 18016 - 10000 - 39790
Plan Check #: B18LA26698
Event Code:
Printed: 08/07/20 07:42 AM

Bldg-Alter/Repair Apartment Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 08/07/2020 Last Status: Issued Status Date: 08/07/2020
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HYPERION TRACT		124		M B 16-122/123	147A203 494	5429 - 016 - 023

3. PARCEL INFORMATION		
Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Silver Lake Community Plan Area - Silver Lake - Echo Park - Elysian	Census Tract - 1954.00 District Map - 147A203 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES	Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Near Source Zone Distance - 0 Thomas Brothers Map Grid - 594-C5
ZONES(S): RD1.5-1VL		

4. DOCUMENTS	
ZI - ZI-2452 Transit Priority Area in the ORD - ORD-129279 ORD - ORD-165167-SA1020	ORD - ORD-69086 HLSAREA - Yes CPC - CPC-1986-255

5. CHECKLIST ITEMS	
Special Inspect - Epoxy Bolts Special Inspect - Structural Observation Special Inspect - Structural Wood (periodic)	EQ Retrofit - Full Compliance-Division 93 Permit Flag - Not a Fire Life Safety Project Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): MORRIS LANDA APARTMENTS LLC 219 UPPER TER SAN FRANCISCO CA 94117
Tenant:
Applicant: (Relationship: Agent for Contractor) LAMDA APARTMENTS - (323) 309-6557

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(05) Apartment (07) Garage - Private		SOFT STORY RETROFIT AS PER LABC CH93. INSTALL TWO PLYWOOD SHEARWALLS

9. # Bldgs on Site & Use:	For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Garo Telmi OK for Cashier: Dominique Haas Signature:	DAS PC By: Coord. OK: Date: 08/07/2020

11. PROJECT VALUATION & FEE INFORMATION	Final Fee Period	For Cashier's Use Only	W/O #: 81639790
--	------------------	------------------------	-----------------

Permit Valuation: \$20,000		PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	506.72	Linkage Fee	0.00
Permit Fee Subtotal Bldg-Alter/Re	290.00		
Plan Check Subtotal Bldg-Alter/R	0.00		
Additional Plan Check	104.00		
Plan Maintenance	10.00		
E.Q. Instrumentation	2.60		
D.S.C. Surcharge	12.20		
Sys. Surcharge	24.40		
Planning Surcharge	24.24		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surchar	28.28		
CA Bldg Std Commission Surchar	1.00		
Permit Issuing Fee	0.00		
Sewer Cap ID:	Total Bond(s) Due:		

12. ATTACHMENTS
Plot Plan
Signed Declaration



* 0 8 0 0 1 1 8 0 1 6 1 0 0 0 0 3 9 7 9 0 F N *

Bldg-Alter/Repair
Apartment
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B18LA26698
Initiating Office: METRO
Printed on: 06/10/20 14:11:52

PLOT PLAN ATTACHMENT

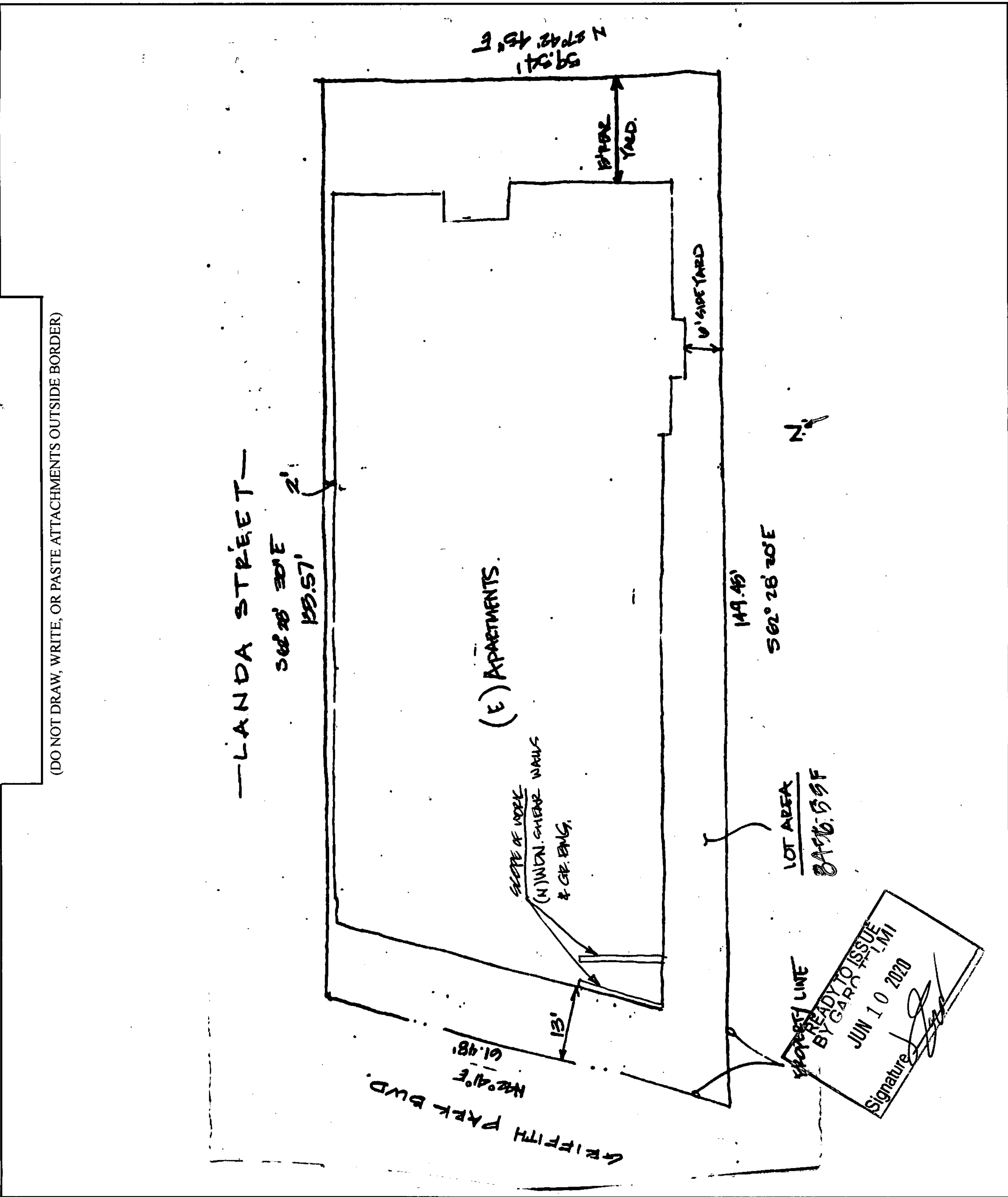


EXHIBIT 5

Guerrero, Lisa

From: ROBERT HARDEN <roberthardenco@msn.com>
Sent: Thursday, March 5, 2026 12:38 PM
To: Casey, Ed
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

Items 1 thru 3 is true and factual.
Robert Harden

Get [Outlook for Android](#)

From: Casey, Ed <Ed.Casey@alston.com>
Sent: Thursday, March 5, 2026 10:48:21 AM
To: ROBERT HARDEN <roberthardenco@msn.com>
Subject: Barry Building

Robert, I am sending this email to confirm that—

1. An exterior camera monitoring system powered by solar was installed at the property in 2024 after vandals stripped the electrical wiring.
2. Since the tenants vacated the building, you personally have gone to the property on a regular basis (at least once a week), to inspect and monitor the property.
3. The transom windows that are referenced by Bob and Ziggy Blue in their last letter to the City Council refers to the small canopy windows associated with the women's bathroom on the second story. That canopy window is designed to keep water out. In addition, out of an abundance of caution, you caused the window to be closed a number of years ago.

Please confirm the accuracy of the above items.

Edward J. Casey,
ALSTON & BIRD
350 South Grand Avenue
51st Floor
Los Angeles, CA 90071
+1 213 576 1005 (O)
+818 203 0499 (cell)
Ed.Casey@alston.com

Guerrero, Lisa

From: Robert Harden <roberthardenco@gmail.com>
Sent: Thursday, March 5, 2026 11:44 AM
To: Casey, Ed
Attachments: PXL_20260305_193603828.RAW-01.COVER.jpg; PXL_20260305_193148860.RAW-01.COVER.jpg; PXL_20260305_193323740.RAW-01.COVER.jpg; PXL_20260305_193233707.RAW-01.COVER.jpg; PXL_20260305_193531729.RAW-01.COVER.jpg; PXL_20260305_193639210.RAW-01.COVER.jpg; PXL_20260305_193518217.RAW-01.COVER.jpg; PXL_20260305_193458608.RAW-01.COVER.jpg; PXL_20260305_193328814.RAW-01.COVER.jpg

EXTERNAL SENDER – Proceed with caution

Dear Ed,

Please find the attached photos showing the solar cameras and solar lights attached to the building. As you will see, there are two different types of solar cameras included.

Best regards,

Robert

310 930-0918

roberthardenco@gmail.com

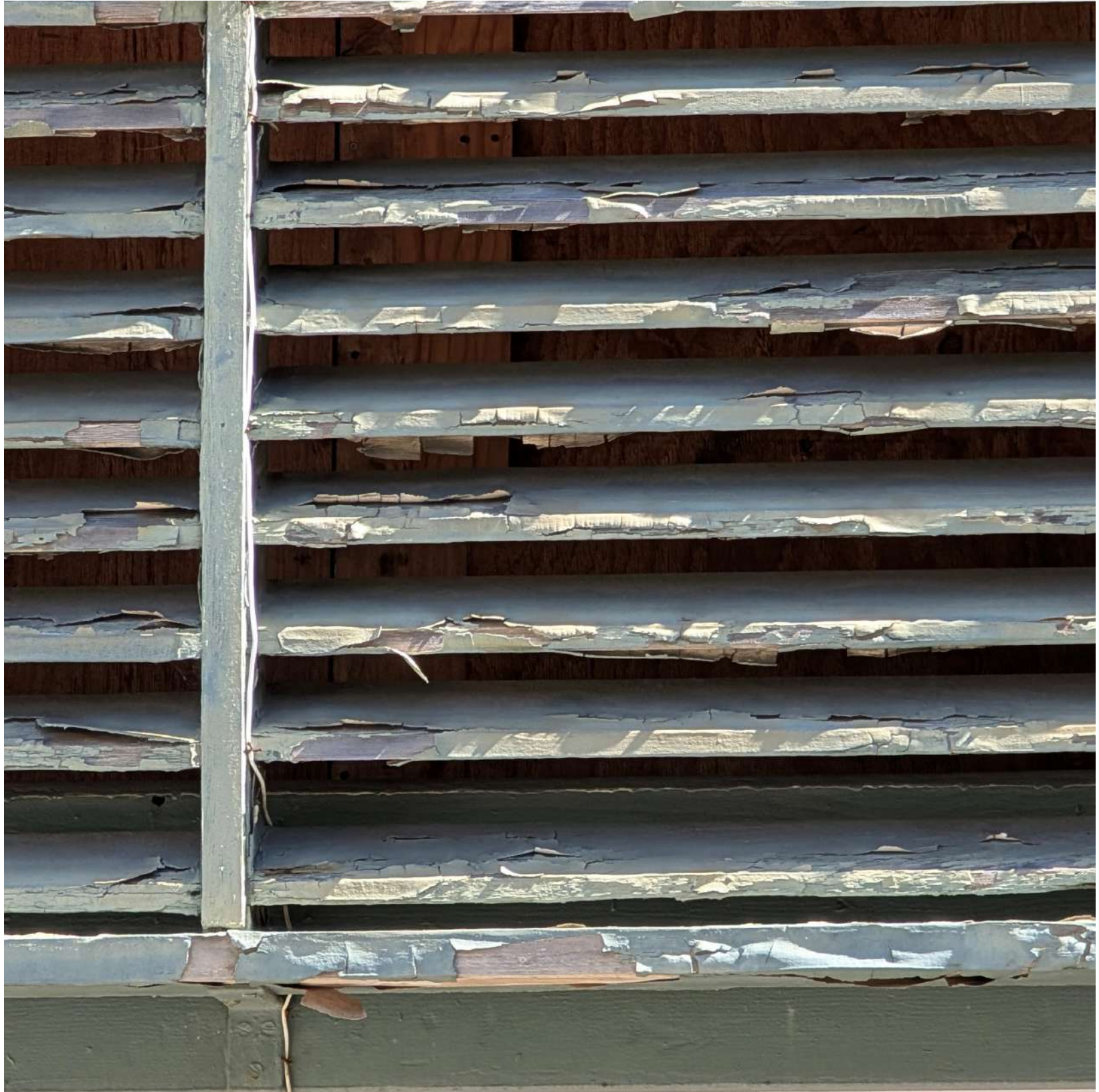


















Guerrero, Lisa

From: Robert Harden <roberthardenco@gmail.com>
Sent: Thursday, March 5, 2026 11:54 AM
To: Casey, Ed
Subject: Signage at Barry building.
Attachments: PXL_20260305_195104419.RAW-01.COVER.jpg; PXL_20260305_195142290.RAW-01.MP.COVER.jpg

EXTERNAL SENDER – Proceed with caution

310 930-0918

roberthardenco@gmail.com

Security
Cameras In Use

© 2008




**THESE PREMISES
ARE UNDER
24 HOUR VIDEO
SURVEILLANCE**

WARNING
Security 
Cameras In Use

POSTED
NO TRESPASSING
KEEP OUT


NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY
AT VEHICLE
OWNER'S EXPENSE
POLICE PD. C.A.S.

Communication from Public

Name: Ziggy Kruse Blue

Date Submitted: 03/05/2026 10:37 PM

Council File No: 25-1518

Comments for Public Posting: Subject: Supplemental Video Evidence – Barry Building (HCM #887) I am submitting the attached PDF as supplemental evidence in support of the appeal to prevent the demolition of the Barry Building (HCM #887). The attached document contains video links that demonstrate a clear inconsistency in Councilmember Traci Park’s preservation policy within the Brentwood neighborhood. While the Councilmember provided undivided support to stop the demolition of the Marilyn Monroe House (HCM #1306), she is simultaneously supporting the destruction of the Barry Building. We urge the City Council to apply preservation standards consistently and protect this long-standing Historic-Cultural Monument. Sincerely, Ziggy Kruse Blue

Sieglinde Kruse Blue
Los Angeles, CA 90049
ziggykruse2005@yahoo.com

March 2, 2026

VIA Online Portal Only

Los Angeles City Council
City Clerk's Office
Los Angeles City Hall
200 N. Spring Street, Room 340
Los Angeles, CA 90012

Subject: Submission of Video Evidence for the CEQA
Administrative Record

Council File No. 25-1518
Case No. ENV-2019-6645-EIR-1A
Barry Building Demolition Project

To the Los Angeles City Clerk and City Council:

In accordance with California Public Resources Code Section 21167.6, please find the following video recordings submitted for immediate inclusion in the formal Administrative Record for the Barry Building (11973-11975 West San Vicente Boulevard).

In support of the appeal to prevent the demolition of the Barry Building (HCM #887), I am submitting the attached video links as supplemental evidence for the administrative record.

These recordings demonstrate a significant inconsistency in the preservation policy within Council District 11. Specifically, they highlight Councilmember Traci Park's undivided support for the preservation of the Marilyn Monroe House (HCM #1306).

It is a striking irony that while Councilmember Park successfully championed the designation of the Monroe residence to stop its demolition, she is simultaneously supporting the destruction of the Barry Building—a landmark located in that same Brentwood neighborhood.

We submit these links to show that the city's preservation standards should be applied consistently. If the Monroe house warrants "bold leadership" to remain standing, then the Barry Building, a designated monument for nearly two decades, deserves that same protection.

1. September 8, 2023 Press Conference by Traci Park regarding the Preservation of the Marilyn Monroe Home:

[https://www.dropbox.com/scl/fi/wi6c2h7w3kkt0p0i3j3j3/1.-09-08-2023 Traci-Park-Marilyn-Monroe-Home-Preservation-Press-Conference.mp4?rlkey=ghmtv2r37uykeg6kinrveulg2&st=yogx1xyn&dl=0](https://www.dropbox.com/scl/fi/wi6c2h7w3kkt0p0i3j3j3/1.-09-08-2023%20Traci-Park-Marilyn-Monroe-Home-Preservation-Press-Conference.mp4?rlkey=ghmtv2r37uykeg6kinrveulg2&st=yogx1xyn&dl=0)

2. June 26, 2024 Los Angeles City Council adopts the Measure to include the Marilyn Monroe Residence in the list of Historic-Cultural Monuments:

[https://www.dropbox.com/scl/fi/ulhobjao4kuxikvc75cwe/2.-06-26-2024 Councilmember-Traci-Park-Marilyn-Monroe-Home-Historic-Designation.mp4?rlkey=i3kzsg1fles4j1qisgpppzrzi&st=2f673lha&dl=0](https://www.dropbox.com/scl/fi/ulhobjao4kuxikvc75cwe/2.-06-26-2024%20Councilmember-Traci-Park-Marilyn-Monroe-Home-Historic-Designation.mp4?rlkey=i3kzsg1fles4j1qisgpppzrzi&st=2f673lha&dl=0)

3. Interview with Traci Park at the Marilyn Monroe Residence:

<https://www.dropbox.com/scl/fi/wwk5gkzxxth1mbje5ljda/3.-We-interviewed-Traci-Park-the-councilwoman-who-has-heroically-saved-the-Marilyn-Monroe-House.mp4?rlkey=jf91m8whkd57nrwk6bywwx8xf&st=f56mbfzl&dl=0>

I respectfully request that the City Clerk confirm receipt and verify that these links are active and accessible within the electronic record for Council File No. 25-1518.

Sincerely,
Sieglinde Kruse Blue
Sieglinde Kruse Blue

Communication from Public

Name: Kate

Date Submitted: 03/05/2026 08:18 PM

Council File No: 25-1518

Comments for Public Posting: I support the preservation of the Barry Building. I do not want to see the Barry Building demolished for no new project. The owner is proposing demolition for what would likely become a vacant lot, despite viable alternatives for rehabilitation and reuse—a troubling scenario for a designated Historic-Cultural Monument.

Communication from Public

Name:

Date Submitted: 03/05/2026 08:55 PM

Council File No: 25-1518

Comments for Public Posting: Please upload the attached file titled: "Barry Building - In Suport of Appeal.pdf" This is being submitted for the March 6, 2026 Los Angeles City Council meeting Continuation Agenda Item 14 in Support of the Appeal, Barry Building. The addresses concerns about Independent Judgement in light of systemic integrity issues.

**Council File No. 25-1518
In Support of Appeal**

VIA ONLINE SUBMITTAL TO COUNCIL FILE NO. 25-1518

DATE: March 6, 2026

TO: Members of the Los Angeles City Council

RE: SUPPORT FOR APPEAL | Objection to Statement of Overriding Considerations (SOC) | Barry Building (HCM #887) | Continuation Agenda Item 14 for the March 6, 2026 Meeting

I. POSITION: IN SUPPORT OF APPEAL AND PRESERVATION

We strongly support the appeal of the demolition permit for the Barry Building (HCM #887). The City's proposed reliance on a Statement of Overriding Considerations (SOC) to justify the destruction of a designated Historic-Cultural Monument is a failure of the City's duty to protect its cultural resources. We urge the Council to reject the demolition and uphold the recommendations of the Cultural Heritage Commission.

II. FAILURE OF INDEPENDENT JUDGMENT (PRC § 21082.1)

We formally object to the City's reliance on a financial infeasibility finding based exclusively on studies prepared and paid for by the project applicant. Under CEQA (Public Resources Code § 21082.1), the lead agency is legally mandated to perform an *independent* evaluation of all feasibility data. Adopting developer-funded findings without a third-party, City-commissioned analysis constitutes a failure of independent judgment and renders the SOC legally inadequate.

III. CONTEXT OF SYSTEMIC INTEGRITY ISSUES (2016–2026)

The administrative record must reflect the public's concern regarding the lack of independent oversight in land-use matters. Federal prosecutors in *United States v. Huizar* (2:20-cr-00326) identified the City's discretionary approval system as a tool used to facilitate a Criminal Enterprise and a pay-to-play bribery scheme. By adopting a discretionary SOC based on biased data, the Council risks perpetuating the procedural vulnerabilities that led to the racketeering convictions of the last decade.

Figure	Role / Committee	Status / Legal Finding	Systemic Relevance
Jose Huizar	Former PLUM Chair	Federal RICO Conviction	Architect of a criminal enterprise involving land-use bribes.

**Council File No. 25-1518
In Support of Appeal**

Figure	Role / Committee	Status / Legal Finding	Systemic Relevance
Raymond Chan	Former GM of LADBS	Federal Conviction (2024)	Facilitated payoffs between developers and city officials.
Mitch Englander	Former PLUM Member	Federal Conviction	Convicted of obstructing a probe into cash and gifts from developers.
John Lee	Current PLUM Member	\$138,124.32 Ethics Fine	Max penalty (Dec 2025) for actions taken while Chief of Staff to Mitch Englander.
Curren Price	Current Councilmember	Ordered to Trial (Jan 2026)	Alleged "pay-to-play" involving over \$950,000 in developer-related payments.

IV. THE CHIEF OF STAFF AND CURRENT PLUM ROLE

The public's concern is heightened by the fact that Councilmember John Lee is a current member of the PLUM Committee, yet he was recently sanctioned for his conduct while serving as Chief of Staff to Mitchell Englander. The Ethics Commission's December 2025 ruling citing a "pattern of affirmative actions" to hide prohibited gifts underscores the absolute necessity for independent, third-party verification of the financial claims being used to justify this demolition.

V. CONCLUSION

The Council has a choice: uphold the law and protect a Landmark, or continue a pattern of "rubber-stamping" developer-funded studies.

We urge you to **uphold the appeal**.

Attachments



United States
Attorney's Office
Central District of California

PRESS RELEASE

Former Los Angeles Politician José Huizar Sentenced to 13 Years in Federal Prison for Racketeering Conspiracy and Tax Evasion

Friday, January 26, 2024

For Immediate Release

U.S. Attorney's Office, Central District of
California

LOS ANGELES – Former Los Angeles City Councilmember José Luis Huizar was sentenced today to 156 months in federal prison for using his powerful position at City Hall to enrich himself and his associates, as well as for cheating on his taxes.

Huizar, 55, of Boyle Heights, was sentenced by United States District Judge John F. Walter, who also ordered him to pay \$443,905 in restitution to the City of Los Angeles and \$38,792 in restitution to the IRS. Judge Walter ordered Huizar to surrender to federal authorities no later than April 30.

At today's hearing, Judge Walter said public corruption carries "the real potential to destroy the delicate fabric of our democracy" and causes the public "to disengage in the democratic process" and "give up all hope of participating" with the government.

Huizar pleaded guilty in January 2023 to one count of conspiracy to violate the Racketeer Influenced and Corrupt Organizations (RICO) Act and one count of tax evasion. He represented

Council District 14 (CD-14), which includes downtown Los Angeles and its surrounding communities, from 2005 until his resignation in 2020.

“No one is above the law,” said United States Attorney Martin Estrada. “Today’s sentence shows that even a powerful elected official like Huizar will be held accountable for engaging in criminal misconduct. Huizar was elected to serve the interests of the hard-working people of Los Angeles, but he instead served his own personal interests in a long-running, pay-to-play, bribery scheme. Our community deserves better.”

“This years-long investigation uncovered one of the most audacious public corruption cases in this city’s history,” said Donald Alway, the Assistant Director in Charge of the FBI’s Los Angeles Field Office. “This case would not have been possible without the dedication of agents and prosecutors – and importantly – the cooperation of many citizens who were fed up with rampant malfeasance by public officials. Mr. Huizar ignored the needs of his constituents and instead, served his own interests by accepting bribes and a wide assortment of luxury perks from wealthy real estate moguls and others who could afford Huizar’s political favors at the taxpayer’s expense. My hope is that this case brings more citizens forward to the FBI when they suspect corrupt practices and foreign influence.”

For years, Huizar led what prosecutors in court documents called the CD-14 Enterprise, a criminal conspiracy that operated a pay-to-play scheme with three key goals: gain financial enrichment through bribes, maintain Huizar’s political power, and avoid detection by law enforcement.

By leveraging his position as CD-14’s councilmember and chair of the Planning and Land Use Management (PLUM) Committee, which oversaw all major commercial and residential development projects throughout the entire city, Huizar – assisted by others – sought nearly \$2 million worth of benefits in bribes from real estate developers and their proxies.

The benefits ranged from cash bribes, casino gambling chips, prostitution services, political contributions, flights on private jets and commercial airlines, stays at luxury hotels and casinos, expensive meals, tickets to concerts and sporting events, and other things of value. In exchange for these benefits, Huizar used his positions of public office to take official acts and give favorable treatment towards the projects of the paying real estate developers.

Huizar facilitated at least five bribery schemes. In one of the schemes, Huizar solicited \$500,000 in cash for himself and his co-conspirators from developer David Lee in exchange for taking an official act to resolve an appeal by a labor organization against Lee’s project. In another scheme, Huizar accepted more than \$1 million in benefits from billionaire real estate developer, Wei Huang, in exchange for pushing future approvals of the redevelopment of Huang’s hotel into the tallest tower west of the Mississippi.

To maintain his political seat, which was threatened by a sexual harassment lawsuit in 2013, Huizar also schemed to surreptitiously route \$600,000 in the form of collateral from Huang through a foreign shell company, which Huizar used to confidentially settle the lawsuit. Huizar similarly concealed his many other bribes, including by laundering cash through his mother and brother, and by omitting his financial benefits on his tax returns.

When Huizar's final term for the CD-14 Council seat was set to expire in 2020, Huizar pushed his wife, who had never held public office, to run as his successor, then used the CD-14 Enterprise and the pay-to-play scheme to extract campaign contributions that would allow him to maintain political power through her. Instead, Huizar, while he was still in office, was ultimately indicted in July 2020 on the charges in this case, and he resigned from his council and committee positions later that year.

As part of his plea agreement, Huizar also admitted to obstructing justice, including by tampering with two witnesses, and lying to federal prosecutors and federal agents.

In a sentencing memorandum, prosecutors described how Huizar chose "to place his own lust for money and power above the rights and interests of the people he was elected to serve" and "[i]n the wake of his criminal activity...helped gut the public's confidence in the integrity of its local government – and beyond – and eroded a sense of fair play therein."

"Mr. Huizar was entrusted with making decisions in the best interest of Angelenos. Instead, he leveraged his position to enrich himself and his close allies in a mafia-style organization. His greed further emboldened him to hide his criminally gained profits from the IRS, which was a big mistake," said Special Agent in Charge Tyler Hatcher, IRS Criminal Investigation, Los Angeles Field Office. "IRS Criminal Investigation is the best in the world at following the money, and by teaming with our federal partners we will aggressively investigate corruption at every level."

Other defendants charged alongside Huizar in the indictment are:

- [Dae Yong Lee](#), 59, a.k.a. "David Lee," of Bel-Air, a real estate developer who is serving a six-year prison sentence for his convictions for honest services wire fraud, bribery, and falsification of records in a federal investigation.
- 940 Hill LLC, a Lee-controlled Los Angeles-based company, which was convicted of the same crimes as Lee and sentenced in July 2023 to five years of probation, fined \$1.5 million, and ordered to pay the costs of prosecution.
- Wei Huang, 58, of Shenzhen, China, a billionaire real estate developer who is charged with several felonies, has yet to make a court appearance in this case and is a fugitive believed to be in China.
- [Shen Zhen New World I LLC](#), a downtown Los Angeles-based company convicted – through the actions of its owner, Huang – of paying more than \$1 million in bribes to Huizar,

including the \$600,000 sham loan. The company was sentenced in May 2023 to five years of probation, fined \$4 million, and ordered to pay the costs of prosecution.

- [Raymond She Wah Chan](#), 67, of Monterey Park, a former Los Angeles deputy mayor, has pleaded not guilty to charges of RICO conspiracy, bribery, honest services fraud and lying to federal agents. His retrial is scheduled to begin on March 12.

Other defendants in related criminal cases stemming from this corruption matter are:

- [Justin Jangwoo Kim](#), 57, of Mar Vista, a political fundraiser who pleaded guilty in June 2020 to one count of bribery and is scheduled for sentencing on June 21.
- [Morris Roland Goldman](#), 61, of Porter Ranch, a lobbyist who pleaded guilty in September 2020 to one count of conspiracy to commit bribery and honest services fraud and is scheduled for sentencing on July 12.
- [George Chiang](#), 45, of Granada Hills, a real estate development consultant who pleaded guilty in June 2020 to one count of racketeering conspiracy and is scheduled for sentencing on July 19.
- [George Esparza](#), 37, of Boyle Heights, Huizar's former special assistant, who pleaded guilty in July 2020 to one count of racketeering conspiracy and is scheduled for sentencing on July 26.
- [Salvador Huizar](#), 57, of Boyle Heights, José Huizar's brother, who testified as a witness for the prosecution in the Shen Zhen trial and pleaded guilty in October 2022 to a felony charge of making false statements to federal investigators. His sentencing hearing is scheduled for August 2.

The FBI investigated this matter with assistance from IRS Criminal Investigation.

Assistant United States Attorney Mack E. Jenkins, Chief of the Criminal Division, and Assistant United States Attorneys Cassie D. Palmer, Susan S. Har, and Brian R. Faerstein of the Public Corruption and Civil Rights Section, are prosecuting this case.

Any member of the public who has information related to this or any other public corruption matter in the City of Los Angeles is encouraged to send information to the FBI's tip line at tips.fbi.gov or to contact the FBI's Los Angeles Field Office at (310) 477-6565.

Contact

Ciaran McEvoy
Public Information Officer
ciaran.mcevoy@usdoj.gov
(213) 894-4465

Updated January 29, 2024



United States
Attorney's Office
Central District of California

PRESS RELEASE

Former Los Angeles Deputy Mayor Sentenced to 12 Years in Prison for Racketeering Conspiracy that Corrupted City Real Estate Projects

Friday, October 4, 2024

For Immediate Release

U.S. Attorney's Office, Central District of
California

LOS ANGELES – A former deputy mayor and long-time Los Angeles city official was sentenced today to 144 months in federal prison for soliciting and accepting more than \$750,000 in bribe money for himself and facilitating over \$1 million in bribes from property developers to then-Los Angeles City Councilmember José Huizar as part of a long-running pay-to-play racketeering conspiracy at the highest levels of government in Los Angeles.

Raymond She Wah Chan, 68, of Monterey Park, was sentenced by United States District Judge John F. Walter, who also ordered him to pay \$752,457 in restitution to the City of Los Angeles.

At the conclusion of a 12-day trial, a jury on March 27 found Chan guilty of all 12 felony counts for which he was charged: one count of conspiracy to violate the Racketeer Influenced and Corrupt Organizations (RICO) Act, seven counts of honest services wire fraud, three counts of federal program bribery, and one count of making false statements to a federal government agency.

“Chan abused his public office and sought to deepen the corruption of city politics for the benefit of his own business interests,” said United States Attorney Martin Estrada. “Today’s sentence sends a message to the public and City Hall alike that our government should not be for sale and those that undermine our democracy through pay-to-play schemes will be prosecuted to the fullest extent of the law.”

“Today’s sentence serves as a reminder that there are consequences for robbing communities of the honest government services they deserve” said Akil Davis, Assistant Director in Charge of the FBI Los Angeles Field Office. “The harm of public corruption manifests itself not only in financial loss, but also the loss of faith in government and public officials. The FBI will remain laser focused on those who seek to use their personal wealth and influence to facilitate relationships between those willing to pay or accept bribes.”

Chan served for years as the General Manager of the Los Angeles Department of Building and Safety (LADBS) and, later, as the Deputy Mayor of Economic Development from 2016 to 2017. Chan abused both of these high offices and the influence they carried to enrich himself, Huizar, and other public officials within the city.

Huizar, 56, of Boyle Heights, represented Council District 14 (CD-14) on the Los Angeles City Council from 2005 until his resignation in October 2020. CD-14 encompassed downtown Los Angeles and some of its surrounding areas. When downtown Los Angeles was experiencing a huge real estate development boom, Huizar chaired the Planning and Land Use Management (PLUM) Committee, which oversaw all major commercial and residential development projects in the city.

Along with Huizar, Chan helped conceive, lead, and operate the “CD-14 Enterprise,” a criminal racketeering enterprise that exploited the city approval process for large real estate development projects to exact bribes from developers. Chan played a critical role in guiding and ensuring the CD-14 Enterprise’s success, managing the conspiracy through both the powerful public offices he occupied and the private relationships he held with wealthy foreign developers seeking to build in the city. Capitalizing on this unique position, Chan steered nearly \$2 million in financial benefits to himself, Huizar, and other public officials as part of the pay-to-play bribery scheme.

In furtherance of the conspiracy, while he was General Manager of LADBS and then Deputy Mayor, Chan established and directed a secret business partnership with real estate development consultant [George Chiang](#), securing a lucrative real estate consulting agreement with Chinese real estate developer Shenzhen Hazens. As part of that agreement, Chan solicited and accepted hundreds of thousands of dollars in bribes to advise and pressure other city officials, including Huizar, in favor of Hazens’ Luxe Hotel redevelopment project in downtown Los Angeles. When he left city employment, Chan used the consulting business that he had

secretly built to direct bribes to other public officials for the benefit of his private consulting clients.

To help prolong the pay-to-play bribery scheme, Chan also facilitated a \$100,000 campaign contribution commitment from Hazens for Huizar's wife's candidacy to succeed Huizar as CD-14 Councilmember in exchange for Huizar's votes to approve the Luxe Hotel project. Chan also helped facilitate numerous other bribes from Hazens to Huizar, including tens of thousands of dollars in sham real estate consulting fees, concert tickets, China travel expenses, and contributions to Huizar's 2015 campaign debt and alma mater high school.

Chan also facilitated payment of nearly \$1 million in bribes to Huizar from billionaire developer Wei Huang, 58, of Shenzhen, China, including \$600,000 to settle a sexual harassment lawsuit, nearly \$200,000 in casino chips, and luxury-laden gambling trips to Las Vegas. Chan similarly facilitated bribes from Huang to [George Esparza](#), Huizar's special assistant and key associate in the pay-to-play bribery scheme, through casino chips and lavish Las Vegas trips. When Huang provided these bribes, his company, [Shen Zhen New World I LLC](#), was planning to redevelop the downtown L.A. Grand Hotel into the tallest tower west of the Mississippi, which would require city approvals and Huizar's official assistance.

Chan played a crucial role in facilitating Huang's payment of \$600,000 for Huizar to settle a sexual harassment lawsuit filed by a former CD-14 staffer, which threatened Huizar's 2015 re-election campaign and the continued operation of the CD-14 Enterprise. Chan conceived of and helped carry out an elaborate plan involving a foreign shell company, intermediaries, and fraudulent corporate documents to arrange a sham private loan that shielded the fact of Huang's involvement in the payment. Chan later lied to FBI agents that he was not involved in the settlement, that Huang had no projects in Huizar's district needing Huizar's support, and that Huang had never asked Huizar for help with anything – all of which Chan knew to be false.

Huizar was [sentenced](#) on January 26 to 13 years in federal prison and also was ordered to pay \$443,905 in restitution to the City of Los Angeles and \$38,792 in restitution to the IRS. He pleaded guilty in January 2023 to one count of racketeering conspiracy and one count of tax evasion. Huizar has been ordered to begin serving his prison sentence no later than October 7.

Hazens' U.S. subsidiary, [Jia Yuan USA Co. Inc.](#), which was seeking to redevelop the Luxe Hotel, has paid \$1.05 million to resolve the government's investigation into its conduct related to this case, which included bribery and illegal campaign contributions.

Huang, who is charged with several felonies for his bribes to Huizar with Chan's assistance, fled the United States shortly after the execution of numerous federal search warrants in this case and is considered a fugitive from justice. Huang's downtown Los Angeles-based company Shen Zhen New World I LLC was convicted in 2022 of eight felonies for – through Huang's actions as its owner – paying more than \$1 million in bribes to Huizar for his critical support for the L.A.

Grand Hotel redevelopment project. The company was sentenced to five years of probation, fined \$4 million, and ordered to pay the costs of prosecution.

Relatedly, real estate developer [Dae Yong Lee](#), a.k.a. “David Lee,” 60, of Bel Air, and one of his companies, 940 Hill LLC, were convicted in 2022 of providing \$500,000 in cash to Huizar and Esparza in exchange for their help in resolving a labor organization’s appeal of a downtown Los Angeles development project. Lee is serving a six-year federal prison sentence and was fined \$750,000. 940 Hill LLC was sentenced to five years’ probation, fined over \$1 million, and ordered to pay the costs of prosecution.

Prosecutors also have secured guilty pleas from Chiang; Esparza; lobbyist [Morrie Goldman](#); and political fundraiser [Justin Jangwoo Kim](#). Each of these defendants cooperated with the government and testified during at least one trial in this case and will be sentenced at upcoming hearings in November.

The FBI and IRS Criminal Investigation investigated this matter.

Assistant United States Attorney Mack E. Jenkins, Chief of the Criminal Division, and Assistant United States Attorneys Cassie D. Palmer, Susan S. Har, and Brian R. Faerstein of the Public Corruption and Civil Rights Section prosecuted this case.

Any member of the public who has information related to this or any other public corruption matter in the City of Los Angeles is encouraged to send information to the FBI’s email tip line at <https://tips.fbi.gov> or to contact the FBI’s Los Angeles Field Office at (310) 477-6565.

Contact

Ciaran McEvoy
Public Information Officer
ciaran.mcevoy@usdoj.gov
(213) 894-4465

Updated October 4, 2024

Topic

PUBLIC CORRUPTION

Component



United States
Attorney's Office
Central District of California

PRESS RELEASE

Former L.A. City Councilman Mitch Englander Ordered to Serve 14 Months in Federal Prison for Scheming to Obstruct Corruption Probe

Monday, January 25, 2021

For Immediate Release

U.S. Attorney's Office, Central District of
California

LOS ANGELES – Former Los Angeles City Councilmember Mitchell Englander was sentenced this morning to 14 months in federal prison for his conduct surrounding his obstruction of a public corruption investigation into his acceptance of gifts – including \$15,000 in cash – from a businessman during trips to Las Vegas and Palm Springs in 2017.

Englander, 50, of Santa Monica, was sentenced this morning by United States District Judge John F. Walter, who noted that Englander's "elaborate and clandestine scheme" to cover up his conduct has "undermined the public trust." In declining Englander's request for probation, Judge Walter stated that "justice [was] owed to society." In addition to the prison term, Judge Walter ordered Englander to pay a \$15,000 fine.

At the conclusion of this morning's two-hour hearing, Englander became the first person to be sentenced in relation to Operation "Casino Loyale," the ongoing corruption investigation into Los Angeles City Hall that has also led to criminal charges against former City Councilmember Jose Huizar and 10 other defendants. Englander, who represented Los Angeles City Council District 12 in the San Fernando Valley for more than seven years before resigning at the end of

2018 with almost two years left on his term, pleaded guilty last July to one count of scheming to falsify material facts.

Englander schemed to cover up cash payments, expensive meals, escort services and other gifts offered to him from an individual identified as Businessperson A, who sought to increase his business opportunities in the city. From August 2017 until December 2018, Englander knowingly and willfully falsified and concealed material facts pertaining to the federal public corruption investigation. Specifically, Englander covered up facts that he had accepted items of value during June 2017 trips to Las Vegas and Palm Springs and that he directed a witness to lie to and mislead federal investigators.

Englander, while serving as a city councilmember and a reserve officer with the Los Angeles Police Department, “illicitly cashed in on his status as a purported public servant in casino bathrooms and through VIP bottle service, luxury dinners, and behind hotel room doors,” prosecutors wrote in a sentencing memorandum. “Over numerous incidents of escalating corruption and self-preservation, [Englander] sold out both oaths, cheaply and repeatedly.”

During the trip to Las Vegas, Englander accepted from Businessperson A an envelope with \$10,000 in cash, a hotel room, \$1,000 in casino gambling chips, \$34,000 in bottle service at a nightclub, and a \$2,481 group dinner. Businessperson A also paid for two female escorts to arrive at their hotel and later instructed one of the escorts to go to Englander’s room.

At a golf tournament in Palm Springs, Englander accepted an envelope containing \$5,000 in cash from Businessperson A. Shortly after the trips, Englander arranged for Businessperson A to pitch his business to a friend of Englander’s who was a developer.

After learning about the federal investigation into his conduct, Englander sent a reimbursement check to Businessperson A, backdating the check “to give the impression he intended to reimburse the expenses before the FBI reached out to request an interview,” prosecutors noted in the sentencing memorandum.

On at least three occasions, Englander attempted to coordinate statements he made to the FBI and federal prosecutors with Businessperson A, and Englander counseled Businessperson A how to lie to and mislead the FBI agents and federal prosecutors conducting the public corruption investigation.

Englander also made false statements to the FBI and federal prosecutors on three separate occasions in 2017 and 2018.

Englander “was motivated by plain old-fashioned greed, selfishness, and a desperate desire to cling to his status as a wealthy and powerful City official,” prosecutors argued in the sentencing memorandum, which notes that the corrupt conduct has “cause[d] lasting civic damage by undermining the City’s faith in its public servants.”

Englander was the first person to be charged in relation to Casino Loyale, the ongoing corruption investigation being conducted by the FBI and the United States Attorney's Office that has focused on a wide-ranging "pay-to-play" scheme in which developers bribed Los Angeles city officials to secure official acts to benefit their real estate projects. A total of nine individuals and two businesses have now been charged as a result of this investigation, including Huizar, who is the lead defendant in a sweeping [racketeering indictment](#) that alleges he agreed to accept at least \$1.5 million in illicit financial benefits while serving as the leader of a criminal enterprise. A jury trial for Huizar and several other defendants is currently scheduled for June 22 before Judge Walter.

In addition to Englander, several individuals charged in the investigation have pleaded guilty and await sentencing later this year. Two corporate entities have entered into non-prosecution agreements and collectively have paid \$2.25 million.

Any member of the public who has information related to this or any other public corruption matter in the City of Los Angeles is encouraged to send information to the FBI's tip line at tips.fbi.gov or to contact the FBI's Los Angeles Field Office at (310) 477-6565.

This case is being prosecuted by Assistant United States Attorney Mack E. Jenkins, Chief of the Public Corruption and Civil Rights Section, and Assistant United States Attorneys Veronica Dragalin and Melissa E. Mills of the Public Corruption and Civil Rights Section.

Contact

Ciaran McEvoy
Public Information Officer
ciaran.mcevoy@usdoj.gov
(213) 894-4465

Updated January 29, 2024

Topic

PUBLIC CORRUPTION

Component

[USAO - California, Central](#)



CALIFORNIA

L.A. Councilmember John Lee hit with \$138,000 fine in Las Vegas gift case



Los Angeles City Councilmember John Lee speaks during a meeting at City Hall in June 2024. (Dania Maxwell / Los Angeles Times)



By David Zahniser

Staff Writer | [Follow](#)

Dec. 18, 2025 3 AM PT

- The Los Angeles Ethics Commission found that Lee committed 10 counts of violating city ethics laws, issuing a \$138,424 fine.

- The case revolves around gifts — including meals, alcohol and gambling chips — provided by three men who sought city business.
- Lee vowed to keep fighting the charges, calling the case ‘wasteful and political.’

Los Angeles City Councilmember John Lee is facing a steep fine for his notorious 2017 trip to Las Vegas, with the city’s Ethics Commission saying he must pay \$138,424 in a case involving pricey meals and expensive nightclub “bottle service.”

On Wednesday, the commission decided 4 to 0 that Lee, who represents the northwest San Fernando Valley, committed two counts of violating the city’s gift law and three counts of violating a law requiring that such gifts be disclosed to the public.

By a 3-1 vote, the panel found that Lee violated five additional counts of misusing his city position or helping his boss at the time — Councilmember Mitchell Englander — misuse his position. After that, the commission voted unanimously to levy the maximum financial penalty, as recommended by city ethics investigators.

The commission went much further than an administrative law judge, who, after a multiday hearing, concluded that Lee [violated five of 10 counts](#) and recommended a fine of roughly \$44,000.

Commission President Manjusha Kulkarni argued for the maximum fine, saying it would discourage others from violating ethics laws. She said Lee directly benefited from his decision not to report the gifts — which came from three men who sought business with City Hall — on his economic disclosure forms.

Lee, by failing to report those gifts, gained an unfair advantage during his 2019 and 2020 election campaigns, both of which he won by small margins, Kulkarni said.

ADVERTISING



Crexi is Built For You

Built for a Market That Never Waits

[Sign Up for Free](#)

 Crexi - Sponsored

“There was a concealment effort made there in order to win those two elections,” she said.

Commissioner Aryeh Cohen voted against the five additional ethics counts, saying he wasn’t convinced that the gift information would have made a difference. Last year, after city investigators accused Lee of violating gift laws, he won reelection handily.

“Voters knew, and he won by a larger margin” than in 2019 or 2020, Cohen said. “So I don’t think that that was a misuse of a position or gaining benefit from it.”



CALIFORNIA

L.A. City Councilman John Lee violated gift laws on lavish Vegas jaunt, judge says

Dec. 13, 2025

Brian Hildreth, an attorney representing Lee, had argued for a maximum fine of \$10,000. Appearing before the commission, he said city investigators incorrectly

calculated the value of the gifts and failed to take into account how much Lee had actually consumed at the food and drink venues.

Lee, in a statement, vowed to keep fighting the charges, calling the case “wasteful and political.” An appeal would need to be filed in Los Angeles County Superior Court.

“Today is but one step in the process of fighting these baseless charges,” he said. “I look forward to finally having an opportunity to have this matter adjudicated in a fair and impartial setting.”

The Lee case revolves around gifts — mostly meals and alcohol but also hotel stays, transportation and \$1,000 in gambling chips — provided by the three businessmen: Andy Wang, who peddled Italian cabinets, “smart home” technology and facial recognition software; architect and developer Chris Pak; and lobbyist Michael Bai.

Lee, while working as Englander’s chief of staff, flew with his boss and several others — including Wang and Bai — to Las Vegas in 2017. Englander resigned from office the following year, after being contacted by FBI agents about the trip.

In 2020, federal prosecutors accused Englander of accepting \$15,000 in cash from Wang, lying to FBI agents and [obstructing their investigation](#). He eventually [pleaded guilty](#) to a single count of providing false information to the FBI and was [sentenced to 14 months](#) in prison.

In 2023, Englander [agreed to pay](#) \$79,830 to settle an Ethics Commission case focused on his own gift law violations. That same year, the commission filed a case against Lee, saying he violated the gift law not just in Vegas but also at restaurants in downtown L.A. and Koreatown.

Lee repeatedly denied the allegations and argued that the statute of limitations had run out. The commission responded by scheduling a multiday hearing, held in June before

Administrative Law Judge Ji-Lan Zang.

During those proceedings, Lee said he made a good faith effort to pay his own way and, in some cases, declined to eat during meals. For example, he testified that he did not remember eating during the meetings at Yxta Cocina Mexicana and Water Grill, both in downtown L.A.

Zang, in her written report to the commission, called those denials “not credible,” saying it “strains credulity” to believe that he would join the group at those restaurants without eating any food.

During the Las Vegas trip, Lee stayed at the Aria hotel, went to Blossom restaurant and spent an evening with the group at Hakkasan Nightclub.

At Blossom, Wang ordered a dinner worth nearly \$2,500 that included shark fin soup, Peking duck and Kobe beef. Lee testified over the summer that he arrived at the restaurant in time for a dessert of bird’s nest soup, tasting it and deciding he did not like it.



CALIFORNIA

L.A. Councilmember Lee breaks silence on infamous Vegas trip, ethics allegations

June 12, 2025

At Hakkasan Nightclub later that night, Wang purchased three rounds of bottle service for the group for around \$8,000 apiece, while Pak purchased a fourth round for \$8,418.75.

Lee said he gave Wang \$300 in cash as reimbursement for his drinks, withdrawing money from an ATM. Hildreth, his attorney, told the commission that drinks were served to a large number of people at the nightclub.

“The testimony and the evidence suggests that dozens and dozens of people were joining Councilmember Lee and others,” he said.

Kulkarni, before the vote, said she was especially troubled that Lee, after being contacted by FBI agents in 2017, sent Wang a backdated check for \$442 to reimburse him for some of the Vegas trip. That act on its own, she said, constituted “a very serious offense.”

“That is not a mistake that one does. That is an affirmative act,” she said.

Hildreth said his client wrote a reimbursement check right away but that it was lost, necessitating a second, backdated check. He also noted that Lee cooperated with federal law enforcement and city ethics investigators.

“He sat for two interviews with the FBI,” Hildreth said. “That’s not something that deserves a punitive penalty.”

More to Read

Ethics panel rejects \$17,500 fine for L.A. City Council candidate; 2 members say it’s not enough

Oct. 22, 2025



Former L.A. Councilmember Kevin de León faces ethics fine for voting on issues in which he had a financial stake

April 19, 2025



State watchdog agency is investigating donations to Kevin de León’s reelection campaign

Oct. 26, 2024





Sign up for Essential California

The most important California stories and recommendations in your inbox every morning.

By continuing, you agree to our [Terms of Service](#) and our [Privacy Policy](#).

Agree & Continue



David Zahniser

David Zahniser covers Los Angeles City Hall for the Los Angeles Times.

Copyright © 2026, Los Angeles Times | [Terms of Service](#) | [Privacy Policy](#) | [CA Notice of Collection](#) | [Do Not Sell or Share My Personal Information](#)

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES**

THE PEOPLE OF THE STATE OF CALIFORNIA, v. 01 CURREN DE MILLE PRICE, JR (DOB: 12/16/1950)	Plaintiff, Defendant(s).
---	---

CASE NO. BA515782

1ST AMENDED
FELONY COMPLAINT

CONFORMED COPY
ORIGINAL FILED
Superior Court of California
County of Los Angeles

AUG 11 2025

David W. Slayton, Executive Officer/Clerk of Court

FILED
Superior Court of California
County of Los Angeles
AUG 12 2025
David W. Slayton, Executive Officer/Clerk of Court

The undersigned is informed and believes that:

COUNT 1

On or between August 2, 2019 and October 5, 2021, in the County of Los Angeles, the crime of CONFLICT OF INTEREST in violation of GOVERNMENT CODE SECTION 1090(A), a Felony, was committed by CURREN DE MILLE PRICE JR a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 had a financial interest in a contract made by the defendant in an official capacity, and had a financial interest in a contract made by a body or board of which the defendant was a member, to wit:

On February 21, 2019, Beach Avenue Housing LP, incorporated by Thomas Safran & Associates, issued a check for \$14,400 to Del Richardson & Associates. On March 14, 2019, Beach Avenue Housing LP issued a check for \$18,390 to Del Richardson & Associates. On March 28, 2019, Beach Avenue Housing LP issued a check for \$2,900 to Del Richardson & Associates.

On April 28, 2019, Emily Alpert Reyes wrote an article for the Los Angeles Times entitled, "L.A. councilman has voted on decisions involving his wife's clients." Within that article, Thomas Safran & Associates as well as GTM Holdings are identified as clients of Del Richardson & Associates.

On August 2, 2019, Curren Price Jr. voted to allocate remaining Community Redevelopment Agency (CRA) funds to Thomas Safran & Associates' HHH project, Reseda Theater, as reflected in Los Angeles City Council File #14-1174-S89. On September 17, 2019, Curren Price Jr. voted to authorize \$4,687,500 in funding for Thomas Safran & Associates' HHH project, Missouri and Bundy, as reflected in Los Angeles City Council File #17-1274-S1.

On January 7, 2021, Town Meadows LP, incorporated by Thomas Safran & Associates, issued a check for \$4,060 to Del Richardson & Associates. On February 4, 2021, Town Meadows LP, incorporated by Thomas Safran & Associates, issued a check for \$29,052 to Del Richardson & Associates.

On February 23, 2021, Curren Price Jr. put forth a motion to award \$49 million towards Thomas Safran & Associates' HHH project, Parkview, (District 9 location) as reflected in Los Angeles City Council File #21-0222. On March 2, 2021, Curren Price Jr. voted on the motion to award \$49 million to Thomas Safran & Associates' HHH project, Parkview, as reflected in Los Angeles City Council File #21-0222.

On May 13, 2021, Villa Raintree LP, incorporated by Thomas Safran & Associates, issued a check for \$6,886.40 to Del Richardson & Associates.

On October 5, 2021, Curren Price Jr. voted to donate city property to Thomas Safran & Associates' HHH project, Missouri and Bundy Housing LP, as reflected in Los Angeles City Council File #21-1027.

Del Richardson then being the legal wife of Curren Price Jr. and being the sole owner of Del Richardson & Associates at the time of the aforementioned votes.

* * * * *

COUNT 2

On or about May 28, 2020, in the County of Los Angeles, the crime of PERJURY BY DECLARATION in violation of PENAL CODE SECTION 118(A), a Felony, was committed by CURREN DE MILLE PRICE JR who did unlawfully, under penalty of perjury, declare as true, that which was known to be false, to wit: signed under penalty of perjury and subsequently filed a Fair Political Practices Form 700 as required because he was a sitting Los Angeles City Councilperson. On the Form 700, CURREN DE MILLE PRICE JR failed to list Beach Avenue Housing, LP for the reporting period of 2019, when required to do so since Delbra Richardson Price, his legal wife and sole owner of Del Richardson & Associates at that time, received \$35,690 from Beach Avenue Housing, LP, owned by HHH developer Thomas Safran & Associates who had pending matters before the Los Angeles City Council.

* * * * *

COUNT 3

On or between May 12, 2020 to June 22, 2021, in the County of Los Angeles, the crime of CONFLICT OF INTEREST in violation of GOVERNMENT CODE SECTION 1090(A), a Felony, was committed by CURREN DE MILLE PRICE JR a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 had a financial interest in a contract made by the defendant in an official capacity, and had a financial interest in a contract made by a body or board of which the defendant was a member, to wit:

On April 28, 2019, Emily Alpert Reyes wrote an article for the Los Angeles Times entitled, "L.A. councilman has voted on decisions involving his wife's clients." Within that article, Thomas Safran & Associates as well as GTM Holdings are identified as clients of Del Richardson & Associates.

On March 4, 2020, Depot at Hyde Park Partners LP, co-owned by GTM Holdings, issued a check for \$20,545 to Del Richardson & Associates. On April 3, 2020, Depot at Hyde Park Partners LP issued a check for \$20,545 to Del Richardson & Associates.

On May 12, 2020, Curren Price Jr. voted to sell city property to GTM Holdings/WORKS regarding their HHH project, Depot at Hyde Park, as reflected in Los Angeles City Council File #19-0272.

On January 25, 2021, Palm Vista LP, incorporated by GTM Holdings, issued a check for \$51,700 to Del Richardson & Associates.

On May 25, 2021, Curren Price Jr. does not vote on GTM Holding /WORKS regarding their HHH project, Depot at Hyde Park, as reflected in Los Angeles City Council File #19-0272 because Curren Price's staff identified it as a conflict of interest.

On June 22, 2021, Curren Price Jr. voted to reduce the sale price of city property from the previously appraised value of \$1,029,000 to \$440,000. This sale involved city property being sold to GTM Holdings/WORKS regarding their HHH project, Depot at Hyde Park, as reflected in Los Angeles City Council File #19-0272.

Del Richardson then being the legal wife of Curren Price Jr. and being the sole owner of Del Richardson & Associates at the time of the aforementioned votes.

* * * * *

COUNT 4

On or about April 1, 2021, in the County of Los Angeles, the crime of PERJURY BY DECLARATION in violation of PENAL CODE SECTION 118(A), a Felony, was committed by CURREN DE MILLE PRICE JR who did unlawfully, under penalty of perjury, declare as true, that which was known to be false, to wit:

Signed under penalty of perjury and filed a Fair Political Practices Form 700, on April 1, 2021, as required because he was a sitting Los Angeles City Councilperson. On the Form 700, CURREN DE MILLE PRICE JR failed to list Depot at Hyde Park Partners, LP for the reporting period of 2020, when required to do so since Delbra Richardson Price, his legal wife and sole owner of Del Richardson & Associates at that time, received \$46,580 from Depot at Hyde Park Partners, LP aka HHH developers GTM Holdings/WORKS who had pending matters before the Los Angeles City Council.

* * * * *

COUNT 5

On or about March 30, 2022, in the County of Los Angeles, the crime of PERJURY BY DECLARATION in violation of PENAL CODE SECTION 118(A), a Felony, was committed by CURREN DE MILLE PRICE JR who did unlawfully, under penalty of perjury, declare as true, that which was known to be false, to wit:

Signed under penalty of perjury and subsequently filed a Fair Political Practices Form 700 as required because he was a sitting Los Angeles City Councilperson. On the Form 700, CURREN DE MILLE PRICE JR failed to list Palm Vista, LP for the reporting period of 2021, when required to do so since Delbra Richardson Price, his legal wife and sole owner of Del Richardson & Associates at that time, received \$51,700 from Palm Vista, LP aka HHH developer GTM Holdings who had pending matters before Los Angeles City Council.

CURREN DE MILLE PRICE JR also failed to list Town Meadows, LP for the reporting period of 2021, when required to do so since Delbra Richardson Price, his legal wife and sole owner of Del Richardson & Associates at that time, received \$33,112 from Town Meadows, LP aka HHH developer Thomas Safran & Associates who had pending matters before Los Angeles City Council.

* * * * *

COUNT 6

On or between August 1, 2013 to December 31, 2013, in the County of Los Angeles, the crime of GRAND THEFT BY EMBEZZLEMENT OF PUBLIC FUNDS in violation of PENAL CODE SECTION 504/514, a Felony, was committed by CURREN DE MILLE PRICE JR, while a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 fraudulently appropriated public funds to a use or purpose not in the due and lawful execution of that trust, property in his possession and/or under his control by virtue of that trust and/or secreted it with a fraudulent intent to appropriate it. That property had a value exceeding nine hundred fifty dollars (\$950), resulting in a loss to the City of Los Angeles of at least \$3,128.20. Said loss resulting from CURREN DE MILLE PRICE JR asserting DELBRA PETTICE RICHARDSON was his spouse and receiving Public Funds for her medical premiums when he was not legally married to DELBRA PETTICE RICHARDSON because CURREN DE MILLE PRICE JR was still legally married to Lynn Suzette Price until that marriage was dissolved by mutual stipulation on February 8, 2018 in Los Angeles County Court Case BD556209. A legal marriage between CURREN DE MILLE PRICE JR and DELBRA PETTICE RICHARDSON did not occur until May 7, 2018 in Ada County, Idaho under File # 2018-940.

* * * * *

COUNT 7

On or between January 1, 2014 to December 31, 2014, in the County of Los Angeles, the crime of GRAND THEFT BY EMBEZZLEMENT OF PUBLIC FUNDS in violation of PENAL CODE SECTION 504/514, a Felony, was committed by CURREN DE MILLE PRICE JR, while a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 fraudulently appropriated public funds to a use or purpose not in the due and lawful execution of that trust, property in his possession and/or under his control by virtue of that trust and/or secreted it with a fraudulent intent to appropriate it. That property had a value exceeding nine hundred fifty dollars (\$950), resulting in a loss to the City of Los Angeles of at least \$8,543.52. Said loss resulting from CURREN DE MILLE PRICE JR asserting DELBRA PETTICE RICHARDSON was his spouse and receiving Public Funds for her medical premiums when he was not legally married to DELBRA PETTICE RICHARDSON because CURREN DE MILLE PRICE JR was still legally married to Lynn Suzette Price until that marriage was dissolved by mutual stipulation on February 8, 2018 in Los Angeles County Court Case BD556209. A legal marriage between CURREN DE MILLE PRICE JR and DELBRA PETTICE RICHARDSON did not occur until May 7, 2018 in Ada County, Idaho under File # 2018-940.*

* * * * *

COUNT 8

On or between January 1, 2015 to December 31, 2015, in the County of Los Angeles, the crime of GRAND THEFT BY EMBEZZLEMENT OF PUBLIC FUNDS in violation of PENAL CODE SECTION 504/514, a Felony, was committed by CURREN DE MILLE PRICE JR, while a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 fraudulently appropriated public funds to a use or purpose not in the due and lawful execution of that trust, property in his possession and/or under his control by virtue of that trust and/or secreted it with a fraudulent intent to appropriate it. That property had a value exceeding nine hundred fifty dollars (\$950), resulting in a loss to the City of Los Angeles of at least \$7,468.80. Said loss resulting from CURREN DE MILLE PRICE JR asserting DELBRA PETTICE RICHARDSON was his spouse and receiving Public Funds for her medical premiums when he was not legally married to DELBRA PETTICE RICHARDSON because CURREN DE MILLE PRICE JR was still legally married to Lynn Suzette Price until that marriage was dissolved by mutual stipulation on February 8, 2018 in Los Angeles County Court Case BD556209. A legal marriage between CURREN DE MILLE PRICE JR and DELBRA PETTICE RICHARDSON did not occur until May 7, 2018 in Ada County, Idaho under File # 2018-940.

* * * * *

COUNT 9

On or between January 1, 2016 to December 31, 2016, in the County of Los Angeles, the crime of GRAND THEFT BY EMBEZZLEMENT OF PUBLIC FUNDS in violation of PENAL CODE SECTION 504/514, a Felony, was committed by CURREN DE MILLE PRICE JR, while a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 fraudulently appropriated public funds to a use or purpose not in the due and lawful execution of that trust, property in his possession and/or under his control by virtue of that trust and/or secreted it with a fraudulent intent to appropriate it. That property had a value exceeding nine hundred fifty dollars (\$950), resulting in a loss to the City of Los Angeles of at least \$7,255.92. Said loss resulting from CURREN DE MILLE PRICE JR asserting DELBRA PETTICE RICHARDSON was his spouse and receiving Public Funds for her medical premiums when he was not legally married to DELBRA PETTICE RICHARDSON because CURREN DE MILLE PRICE JR was still legally married to Lynn Suzette Price until that marriage was dissolved by mutual stipulation on February 8, 2018 in Los Angeles County Court Case BD556209. A legal marriage between CURREN DE MILLE PRICE JR and DELBRA PETTICE RICHARDSON did not occur until May 7, 2018 in Ada County, Idaho under File # 2018-940.

* * * * *

COUNT 10

On or between January 1, 2017 to December 31, 2017, in the County of Los Angeles, the crime of GRAND THEFT BY EMBEZZLEMENT OF PUBLIC FUNDS in violation of PENAL CODE SECTION 504/514, a Felony, was committed by CURREN DE MILLE PRICE JR, while a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 fraudulently appropriated public funds to a use or purpose not in the due and lawful execution of that trust, property in his possession and/or under his control by virtue of that trust and/or secreted it with a fraudulent intent to appropriate it. That property had a value exceeding nine hundred fifty dollars (\$950), resulting in a loss to the City of Los Angeles of at least \$7,467.60. Said loss resulting from CURREN DE MILLE PRICE JR asserting DELBRA PETTICE RICHARDSON was his spouse and receiving Public Funds for her medical premiums when he was not legally married to DELBRA PETTICE RICHARDSON because CURREN DE MILLE PRICE JR was still legally married to Lynn Suzette Price until that marriage was dissolved by mutual stipulation on February 8, 2018 in Los Angeles County Court Case BD556209. A legal marriage between CURREN DE MILLE PRICE JR and DELBRA PETTICE RICHARDSON did not occur until May 7, 2018 in Ada County, Idaho under File # 2018-940.

Pursuant to Penal Code § 799, Counts 6 through 10 do not have a statute of limitations. Additionally, pursuant to Penal Code § 1203.1(l)(2), since the loss associated with the embezzlement in Counts 6 through 10 exceeds \$25,000, specifically at least \$33,864.04, the probation period is three years.

* * * * *

COUNT 11

On or between October 22, 2019 to June 30, 2020, in the County of Los Angeles, the crime of CONFLICT OF INTEREST in violation of GOVERNMENT CODE SECTION 1090(A), a Felony, was committed by CURREN DE MILLE PRICE JR a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 had a financial interest in a contract made by the defendant in an official capacity, and had a financial interest in a contract made by a body or board of which the defendant was a member, to wit:

On September 6, 2019, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$46,157.43 via a check.

On October 22, 2019, Curren Price Jr., as Chair of the Economic Development Committee, voted to

recommend that the City of Los Angeles support a federal grant application that would fund Housing Authority for the City of Los Angeles (HACLA) as reflected in Los Angeles City Council File #19-1230

On October 25, 2019, Curren Price Jr. voted on the recommendation by the Economic Development Committee as reflected in Los Angeles City Council File #19-1230.

On November 8, 2019, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$71,014.04 via a check.

On January 21, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$25,000 via a check.

On May 13, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$173,753.20 via a check.

On June 8, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$25,000 via a check.

On June 30, 2020, Curren Price Jr. voted to award Housing Authority for the City of Los Angeles (HACLA) \$35 million received from a federal grant as reflected in Los Angeles City Council File #19-1230. Curren Price Jr.'s staff had flagged it as an item of interest.

On November 30, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$24,040 via a check.

On December 14, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$17,220 via a check.

On December 18, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$25,000 via a check.

On March 3, 2021, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$17,871.25 via a check.

On October 15, 2021, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$159,573.32 via a check.

On November 5, 2021, Curren Price Jr. voted that the City of Los Angeles support a state grant application for \$252 million that would fund Housing Authority for the City of Los Angeles (HACLA) as reflected in Los Angeles City Council File #21-0112. Curren Price Jr.'s staff had flagged it as an item of interest.

On November 8, 2021, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$25,000 via a check.

Del Richardson then being the legal wife of Curren Price Jr. and being the sole owner of Del Richardson & Associates at the time of the aforementioned votes.

* * * * *

COUNT 12

On or between October 27, 2020 and October 20, 2021 in the County of Los Angeles, the crime of CONFLICT OF INTEREST in violation of GOVERNMENT CODE SECTION 1090(A), a Felony, was committed by CURREN DE MILLE PRICE JR a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 had a financial interest in a contract made by the defendant in an official capacity, and had a financial interest in a contract made by a body or board of which the defendant was a member, to wit:

On March 11, 2020, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$39,400.40 via a check.

On April 16, 2020, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$25,049.40 via a check.

On June 16, 2020, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$23,753.39 via a check.

On July 13, 2020, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$25,856.57 via a check.

On September 17, 2020, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$43,476.98 via a check.

On October 27, 2020, Curren Price Jr. voted that the City of Los Angeles support a federal grant application that would fund Los Angeles County Metropolitan Transportation Authority (Metro) as reflected in Los Angeles City Council File #20-1373. Curren Price Jr.'s staff had identified it as a conflict of interest.

On March 1, 2021, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$15,007.32 via a check.

On June 16, 2021, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$31,585.92 via a check.

On July 12, 2021, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$15,376.67 via a check.

On September 28, 2021, Curren Price Jr. made a motion to award \$30 million to Los Angeles County Metropolitan Transportation Authority (Metro) as reflected in Los Angeles City Council File #21-1073.

On October 20, 2021, Curren Price Jr. voted on his motion to award \$30 million to Los Angeles County Metropolitan Transportation Authority (Metro) as reflected in Los Angeles City Council File #21-1073.

Del Richardson then being the legal wife of Curren Price Jr. and being the sole owner of Del Richardson & Associates at the time of the aforementioned votes.

* * * * *

It is further alleged that, pursuant to California Rules of Court Rule 4.421(a)(11), the defendant(s), CURREN DE MILLE PRICE, JR took advantage of a position of trust and confidence to commit the above offense(s), within the meaning of California Rules of Court Rule 4.421(a)(11), while acting as an elected Los Angeles City Councilmember for District 9, by engaging in various conflicts of interest as reflected in Counts 1, 3, 11, and 12 as well as:

Curren Price Jr. was CEO of the nonprofit, The Urban Healthcare Project. On January 31, 2018, The Urban Healthcare Project signed a lease agreement with the nonprofit Home at Last. The Urban Healthcare Project leased space at 3425 West Manchester Boulevard, Inglewood to Home at Last at \$24,000 a year.

Between June 19, 2018 and October 5, 2021, Home at Last made lease payments to The Urban Healthcare Project.

On February 26, 2019, Curren Price Jr. voted to have the City of Los Angeles lease property located at 1400-1406 Paloma Street for three years at \$1,333,718 and sublease to Home at Last as reflected in Council Files #19-0106 and 15-1138-S37.

On June 24, 2020, Curren Price Jr. made a motion to reserve \$100 million of COVID-19 Federal Relief Fund monies for Homelessness efforts as reflected in Council File #20-0841.

On April 6, 2021, Curren Price Jr. voted to approve various funding motions as reflected in Council File # 20-0841 including a motion by Former Los Angeles City Councilmember Mark Ridley-Thomas that awarded Homelessness funds to Home at Last:

- \$750,750 for 8501 South Broadway located in District 9
- \$125,125 for 5100 South Central Avenue located in District 9
- \$214,000 for 5171 South Vermont Avenue located in District 9
- \$1,046,499 for 1300-1332 West Slauson Avenue located in District 9

A total of \$2,136,374 in taxpayer funds were awarded to Home at Last through Curren Price Jr.'s votes while The Urban Healthcare Project was receiving lease payments from Home at Last.

NOTICE: Conviction of this offense will require the defendant to provide DNA samples and print impressions pursuant to Penal Code sections 296 and 296.1. Willful refusal to provide the samples and impressions is a crime.

NOTICE: The People of the State of California intend to present evidence and seek jury findings regarding all applicable circumstances in aggravation, pursuant to Penal Code section 1170(b) and *Cunningham v. California* (2007) 549 U.S. 270.

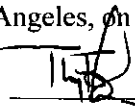
NOTICE: A Suspected Child Abuse Report (SCAR) may have been generated within the meaning of Penal Code §§ 11166 and 11168 involving the charges alleged in this complaint. Dissemination of a SCAR is limited by Penal Code §§ 11167 and 11167.5 and a court order is required for full disclosure of the contents of a SCAR

NOTICE: Any allegation making a defendant ineligible to serve a state prison sentence in the county jail shall not be subject to dismissal pursuant to Penal Code § 1385.

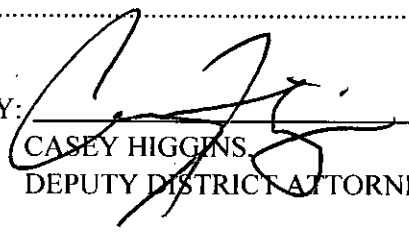
NOTICE: Conviction of this offense prohibits you from owning, purchasing, receiving, possessing, or having under your custody and control any firearms, and effective January 1, 2018, will require you to complete a Prohibited Persons Relinquishment Form ("PPR") pursuant to Penal Code § 29810.

FURTHER, ATTACHED HERE TO AND INCORPORATED HEREIN ARE OFFICIAL REPORTS AND DOCUMENTS OF A LAW ENFORCEMENT AGENCY WHICH THE UNDERSIGNED BELIEVES ESTABLISHES PROBABLE CAUSE FOR THE ABOVE LISTED CRIMES. I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT AND THAT THIS COMPLAINT, CASE NUMBER BA515782, OF 12 COUNT(S).

Executed at LOS ANGELES, County of Los Angeles, on August 11, 2025.


TIMOTHY OSWANDEL
DECLARANT AND COMPLAINANT

.....
NATHAN J. HOCHMAN, DISTRICT ATTORNEY

BY: 
CASEY HIGGINS
DEPUTY DISTRICT ATTORNEY

AGENCY: LACO D.A.
BUREAU OF
INVESTIGATION

I/O: TIMOTHY
OSWANDEL

ID NO.: 517857 PHONE:

DR NO.: P170129

OPERATOR: CC

PRELIM. TIME EST.: 8 HOUR(S)

DEFENDANT

PRICE, CURREN DE MILLE JR

CII NO.

004650141

DOB

12/16/1950

BOOKING
NO.

BAIL
RECOM'D
OR

CUSTODY
R'TN DATE

Pursuant to Penal Code Section 1054.5(b), the People are hereby informally requesting that defense counsel provide discovery to the People as required by Penal Code Section 1054.3.

FELONY COMPLAINT -- ORDER HOLDING TO ANSWER -- P.C. SECTION 872

It appearing to me from the evidence presented that the following offense(s) has/have been committed and that there is sufficient cause to believe that the following defendant(s) guilty thereof, to wit:

(Strike out or add as applicable)

CURREN DE MILLE PRICE, JR

<u>Ct.</u>	<u>Charge</u>	<u>Charge Range</u>	<u>Allegation</u>	<u>Alleg. Effect</u>
1	GC 1090(a)	16,2,3 Prison+\$0-1,000		
2	PC 118(a)	2-3-4 County Jail		
3	GC 1090(a)	16,2,3 Prison+\$0-1,000		
4	PC 118(a)	2-3-4 County Jail		
5	PC 118(a)	2-3-4 County Jail		
6	PC 504/514		PC 799	
7	PC 504/514		PC 799	
8	PC 504/514		PC 799	
9	PC 504/514		PC 799	
10	PC 504/514		PC 799	
11	GC 1090(a)	16,2,3 Prison+\$0-1,000		
12	GC 1090(a)	16,2,3 Prison+\$0-1,000		
			RC 4.421(a)	

I order that the defendant(s) be held to answer therefore and be admitted to bail in the sum of:

CURREN DE MILLE PRICE, JR _____ Dollars

and be committed to the custody of the Sheriff of Los Angeles County until such bail is given. Date of arraignment in Superior Court will be:

CURREN DE MILLE PRICE, JR _____ in Dept _____

at: _____ A.M.

Date: _____

Committing Magistrate

**BEST
IMAGE
AVAILABLE**



LOS ANGELES COUNTY DISTRICT ATTORNEY
BUREAU OF INVESTIGATION

SUPPLEMENTAL REPORT

CASE P17-0129

<Information has been deleted from this version of the report pursuant to California Penal Code section 964

ADMINISTRATIVE INFORMATION

Assignment: Public Integrity	Case Investigator Wizenfeld, Sr. Inv., 517857
Charges (up to three)	
Purpose of Report Investigative Summary Report	
Court Case No.	DA Case No.

SUSPECT - 1

Last Name Price	First Name Curren	Middle Name Demille	Stx JR	DOB [REDACTED]	Age 71	Sex M	Race Black
Hair Black	Eyes Brown	Height 6'01"	Weight 215	DL Number [REDACTED]	State CA	Social Security No.	
Home Address [REDACTED]							
Home Phone No	Ext.	Home Email	Gang				
Work Address							
Work Phone No	Ext.	Work Email	State Bar No.				
CII No.	FBI No.	Probation No.	Parole	CDCR No.	Prison No.	State	Booking No.

SUSPECT - 2

Last Name Richardson-Price	First Name Delbra	Middle Name Pettice	Stx	DOB [REDACTED]	Age 64	Sex F	Race Black
Hair Brown	Eyes Brown	Height 5'06"	Weight 190	DL Number [REDACTED]	State CA	Social Security No. [REDACTED]	
Home Address [REDACTED]							
Home Phone No	Ext.	Home Email	Gang				
Work Address 510 S. La Brea Avenue, Inglewood, CA 90301							
Work Phone No	Ext.	Work Email	State Bar No.				
CII No.	FBI No.	Probation No.	Parole	CDCR No.	Prison No.	State	Booking No.

Report by Wizenfeld, Sr. Inv.	Date 08/30/2022	LT Approval	Date
Sgt Approval Schaefer, Sgt.	Date 08/31/2022		Page 1 of 11

NARRATIVE:

Investigative Summary P17-0129

Curren Price, Los Angeles City Councilmember

BACKGROUND

On February 28, 2017, the Los Angeles County District Attorney's Office (LADA), Public Integrity Unit (PIU), received a complaint from journalist Daniel Guss (Guss), alleging that Los Angeles City Councilmember Curren Price (Councilmember Price) committed bigamy and committed perjury for failing to list real-estate he co-owned with his second wife, Del Richardson (Richardson), on his California Fair Political Practices Commission (FPPC) Statement of Economic Interests form (Form 700).

On March 6, 2017, this case was officially opened for investigation by PID under case # P17-0129.

On April 28, 2019, the LA Times published an article claiming that Councilmember Price engaged in several Los Angeles City Council votes that Richardson had financial interests in.

I was assigned to this case on November 27, 2019.

Suspect 1 – Councilmember Curren Price

Between 1993 to 1997 and 2001 to 2006, Councilmember Price served on the Inglewood City Council as the District One representative. In 2006, Councilmember Price was elected to the California State Assembly. In 2009, he was elected to the California State Senate where he represented the 26th District till 2013.

In 2013, Councilmember Price was elected to the Los Angeles City Council as the ninth district representative, and he continues to hold that position.

Suspect 2 – Del Richardson

Del Richardson (Richardson) owned and operated a business named Del Richardson and Associates (DRA). Per her LinkedIn resume, DRA has been in business since 1984. The California Secretary of State website shows that DRA changed ownership to Taurean Gordon (Gordon) in January of 2022.

The website for DRA, Drainc.com, describes DRA as a business that provides "Relocation Assistances" to "displaced businesses," and "serves as a middleman between tenants and landlords or agencies to facilitate understanding of and the ease of access to housing resources and/or relocation assistance."

Marriage of Councilmember Price and Del Richardson

Based on documentation obtained from the FPPC, Councilmember Price legally divorced his first wife, Lynn Suzette Price on February 8, 2018.

Based on a marriage certificate provided by the FPPC, Councilmember Price married Richardson on May 7, 2018.

Los Angeles City Council and FPPC Disclosure

Los Angeles Municipal Code section 49.5.9 *Disclosure of Economic Interests* states, "A city official shall file a statement of economic interests pursuant to the Political Reform Act and this Section." In furtherance of the municipal code, the FPPC elaborates that every elected official with governmental decision-making powers, must complete a Statement of Economic Interest form (Form 700) to publicly document his/her financial interests and document the "name of each reportable single source of income" the applicants vested business entity receives income from. The information provided by the elected official serves the purpose of ensuring his/her decision-making process is done with the public's best interest in mind, and not for the personal financial gain of the elected official.

Los Angeles Municipal Code Section 49.5.6 *Conflicts of Interests*, states, "City officials shall not make, participate, or attempt to use their official positions to influence City decisions in which they know or have reason to know they have a financial interest."

Fair Political Practices Commission Instructions

Per information obtained from the Form 700 reference pamphlet found on the FPPC website (https://www.fppc.ca.gov/content/dam/fppc/NS-Documents/TAD/Form%20700/2021-22/Ref_Pamphlet_2021.pdf), "When reporting your community property interest in your spouse's or registered domestic partner's income, your pro rata share is 50% of their income." Furthermore, "In addition, you may be required to disclose the names of sources of commission income if your pro rata share of the gross income was \$10,000 or more from a single source during the reporting period. If your spouse or registered domestic partner received commission income, you would disclose your community property share (50%) of that income (that is, the names of sources of \$20,000 or more in gross commission income received by your spouse or registered domestic partner).

Per the instructions on the Form 700, the submitter/signatory certifies "under penalty of perjury under the laws of the State of California that the forgoing (information provided by the signatory on the Form 700) is true and correct."

Fair Political Practices Commission Filing Requirements

FPPC General Counsel Dave Bainbridge outlined the following requirements for reporting spousal income on a Form 700:

1. A member of a city council is required to file a Statement of Economic Interests (Form 700) on an annual basis disclosing various financial interest of the council member and the council member's spouse.
2. On the Form 700, a council member must disclose a spouse's investment interest in a business if the investment interest is worth \$2,000 or more and the business is located in, or doing business in, the council member's city. If the council member's spouse owns 10% or more of the business, the council member must disclose sources of income to the business where the spouse's pro rata share of income from the source of income exceeds \$20,000. For example, if a spouse owns 100% of a business, the council member has to disclose a source of income to the business totaling \$20,000 or more. If the spouse owns 50% of a business, the council member has to disclose a source of income to the business totaling \$40,000 or more.
3. If the disclosure of a source of income to a business is required on a Form 700, the disclosure must include the name of the individual or entity that paid the business.
4. A source of income to a spouse's business that is required to be disclosed on a Form 700 must be disclosed regardless of whether the services provided by the spouse's business took place within, or concerned, the council member's city.

FPPC Staff Service Analyst Amber Rodriguez noted that a city council person must disclose the spouse's sources of income from a developer if the developer does business within the city council jurisdiction or is located within the city council jurisdiction. This reporting requirement is not contingent on the specific development being within the city council jurisdiction or before the city council.

INVESTIGATION

On October 10, 2017, Senior Investigator T. Flumerfelt submitted a Public Records Act (PRA) request to the FPPC requesting the Form 700s submitted by Councilmember Price. On October 12, 2017, Senior Investigator T. Flumerfelt received copies of the requested form 700s from 2009 through 2016.

I retrieved Councilmember Price's Form 700s from 2017 to 2021 from an open-source internet search of the Los Angeles City Ethics website.

1) Developers

Thomas Safran and Associates

Park Plaza Project

On April 27, 2021, I submitted a Public Records Request Act request (PRA) to the Los Angeles Housing and Community Investment Department (HCIDLA) requesting all contracts between

the City of Los Angeles and Thomas Safran and Associates (TSA) from January 2016 to 2021, all contracts between the City of Los Angeles and DRA from January 2016 to 2021, all contracts between TSA and DRA from 2016 to 2021 and a list of any project worked on by TSA and/or DRA for the City of Los Angeles from January 2016 to 2021. The HCIDLA provided me with a relocation service agreement contract between DRA and TSA, signed and dated by Del Richardson on September 18, 2014, and signed and dated by TSA representative Tyler Monroe on September 22, 2014. The contract served the purpose of hiring DRA as a consultant for a TSA "Park Plaza Project, located at 960 W. 62nd Place, in the City of Los Angeles, CA 90044." Del Richardson was to be paid \$92,904 for relocation services associated with 960 W. Second Place, Los Angeles aka Park Plaza.

Per the Los Angeles City Clerk website, on August 15, 2014, Councilmembers Price and Mitch O'Farrell presented a motion to the Los Angeles City Council to authorize up to \$8,050,000 bond for the TSA, "Park Plaza" project.

On August 2, 2021, I served a search warrant for bank records of Richardson and Councilmember Price located at City National Bank, Citibank and Union Bank. Based on records seized I found that on February 3, 2015, The Park Plaza Development issued a \$14,668.80 check to DRA. The Park Plaza Development issued an additional \$62,925.20 to DRA between February 19, 2015, and April 28, 2015 to DRA.

Per the Los Angeles City Clerk website, on September 1, 2015, Councilmember Price voted for the issuance of a supplemental \$950,000 bond for Park Plaza.

Councilmember Price listed TSA on his 2015 FPPC Form 700, but he did not list The Park Plaza, as listed on the checks issued to DRA.

Beach Avenue Housing and Town Meadows Projects

On July 12, 2022, I served a search warrant on the business, Del Richardson and Associates and on July 13, 2022, I served as search warrant to TSA. Based on records seized I found that on August 20, 2018, DRA signed a contract with TSA to provide relocation services for the Beach Avenue Housing project located at 722 Beach Avenue, Inglewood, CA 90302.

On April 4, 2019, DRA signed a contract with TSA to provide relocation services for the Town Meadows project located at 115 West Murray Avenue, Visalia, CA 93291.

Per the search warrants listed above, I found that in 2019, TSA issued three checks to DRA. All three checks were for the TSA, "Beach Avenue Housing LP" project and all three checks were issued by "Beach Avenue Housing LP". The first check was dated February 21, 2019 and was in the amount of \$14,400.00. The second check was dated March 14, 2019 and was in the amount of \$18,390.00. The third check was dated March 28, 2019 and was in the amount \$2,900.00. The total for these three checks was \$35,690.00.

In 2021, three checks were issued by TSA, to DRA under their respective project name. The first check was dated January 7, 2021, by "Town Meadows LP" in the amount of \$4,060.00. The second check was dated February 4, 2021, by "Town Meadows LP" in the amount of \$29,052.00. The third check was dated May 13, 2021, by "Villa Raintree LP" in the amount of \$6,886.40. The total for these three checks was \$39,998.40 (\$33,112.00 from Town Meadows and \$4,060.00 from Villa Raintree).

Per the Los Angeles City Clerk website, Councilmember Price participated in several City Council votes between 2018 and 2021 that ultimately awarded City contracts to TSA. A partial, but not exhaustive, list of TSA projects that have been before the City Council that Councilmember Price voted on include:

- McCadden Place located at 1119 McCadden Place/1127 N Las Palmas, which under Council File #16-0345, was awarded a combined \$10.51 million in HHH funding.
- Montecito II located at 6650 Franklin/1855 N Cherokee, which under Council File #18-0412, was awarded \$10.14 million in HHH funding.
- Missouri/Bundy located at 11950 W Missouri, which under Council File #17-1274, was awarded \$11.52 million in HHH funding.
- Thatcher Yard located at 3233 S. Thatcher, which under Council File #20-0810, was awarded \$11.66 million in HHH funding.
- VA Building 207 located at 11301 Wilshire, which under Council File #19-1245, was awarded \$8.26 million in HHH funding.
- Reseda Senior Theater Housing located at 18447 Sherman Way/7217 Canby, which under Council File #14-1174, was awarded \$4.06 million in HHH funding.

Per the website for Los Angeles City Mayor Eric Garcetti, "proposition HHH (is), a \$1.2 billion bond to more than triple L.A.'s annual production of supportive housing and help build approximately 10,000 units for homeless Angelenos across the city" (<https://www.lamayor.org/HomelessnessTrackingHHH>).

Per the website for Councilmember Price, he was a co-sponsor of proposition HHH and has approved over \$94 million in HHH funding since the proposition passed in 2016.

On June 1, 2020, Councilmember Price filed his 2019 Form 700. Under penalty of perjury, Councilmember Price failed to list Beach Avenue Housing LP, or TSA on his 2019 Form 700.

On February 8, 2022, Councilmember Price filed his 2021 Form 700. Under penalty of perjury, Councilmember Price failed to list Town Meadows LP, Villa Raintree LP or TSA on his 2021 Form 700.

GTM Holdings

Depot at Hyde Park and Palm Vista

Per documents seized pursuant to search warrants served on July 12, 2022 to GTM Holding and DRA (referenced above), I discovered that on November 23, 2016, DRA submitted a proposal to GTM Holdings to provide relocation services at 6531 Crenshaw Blvd., Los Angeles CA, 90043,

"Depot at Hyde Park." Mark Walther, from GTM Holdings signed the draft relocation proposal on November 30, 2016. On January 11, 2017, DRA submitted an invoice to GTM Holdings in the amount of \$2,000 for "Draft relocation assistance cost." On September 4, 2018, Depot at Hyde Park Partners, LP issued a payment to DRA in the amount of \$2,000.

Per the Los Angeles City Clerk website, on January 12, 2018, Councilmember Price participated in a Los Angeles City Council vote to fund Depot at Hyde Park with \$5,920,336.

On February 8, 2018, DRA submitted an invoice to GTM Holdings for the Depot at Hyde Park relocation plan, in the amount of \$4,670.20. On March 16, 2018, Depot at Hyde Park Partners, LP issued a payment to DRA for that amount.

On June 18, 2019, GTM Holding issued a payment to DRA in the amount of \$6,500 for an invoice dated June 28, 2019, pertaining to the Palm Vista project located at 20116 Sherman Way, Winnetka (Los Angeles), CA 91306.

On September 10, 2019, DRA and GTM Holdings signed a "Relocation Services Agreement" for Depot at Hyde Park. On January 22, 2020, Del Richardson invoiced GTM Holdings for \$41,090, which was subsequently paid by Depot at Hyde Park Partners, LP in two payments of \$20,545 each, with the first payment issued on March 4, 2020 and the second payment issued on April 3, 2020.

On March 12, 2020, DRA invoiced GTM Holdings for \$5,490. Depot at Hyde Park, LP issued payment to DRA in that amount on April 3, 2020.

Per the Los Angeles City Clerk website, On May 12, 2020, Councilmember Price voted to sell the City property to Depot at Hyde Park for \$440,000 subject to another appraisal six months before the final sale. In October 2020, Gold Coast Appraisals appraised the City property, concerning Depot at Hyde Park, at \$1,029,000. On June 22, 2021, Councilmember Price voted to reduce the sale price of the City property, concerning Depot at Hyde Park, from \$1,029,000 to \$440,000.

On December 1, 2020, Del Richardson invoiced GTM Holdings for \$51,700, for a "Relocation Service Agreement" for Palm Vista signed on August 11, 2020. Payment was issued by Palm Vista, LP on January 25, 2021.

On April 1, 2021, Councilmember Price filed his 2020 FPPC Form 700 under penalty of perjury but failed to disclose Depot at Hyde Park Partners LP though he did list GTM Holdings.

On February 8, 2022, Councilmember Price filed his 2021 FPPC Form 700 under penalty of perjury but failed to disclose Palm Vista LP or GTM Holdings.

2) City of Inglewood

Councilmember Price served two terms as an Inglewood City Councilmember between 1993 - 1997 and 2001 - 2006.

Through an open-source internet search, I found that Richardson filed a claim for damages with the City of Inglewood on January 31, 2019. In her claim, she cited that the City "failed to comply with Inglewood City ordinance 03-02" and therefore, "the City must pay 100% of the medical premiums for Curren Price and his spouse as Medical Benefits for retired Council members." Richardson also stated on the claim that "I am Curren Price's spouse but have not been covered by the City to date."

Per the filed claim, the date of damage, injury or transaction occurred between 2006 and 2018, and the City was required to reimburse her for three years of medical benefit reimbursements between 2015 and 2017, in the amount totaling \$22,009.08.

Based on a review of DRA bank records received pursuant to the above listed search warrants, Richardson received four checks from the City of Inglewood. The checks, dated March 1, 2018, April 2, 2018, May 25, 2018 and June 13, 2019, were each in the amount of \$966.77.

Per records obtained from the FPPC, Councilmember Price legally divorced his first wife, Lynn Suzette Price, on February 8, 2018. Per records received from the FPPC and the Ada County, Idaho Clerk's Office, Councilmember Price married Richardson on May 7, 2018.

Based on documentation received pursuant to search warrant served on July 12, 2022 to the City of Inglewood, I discovered the following information:

According to Inglewood Treasurer Wanda Brown, the Inglewood City Council in 2003, which included Councilmember Price, voted for Inglewood City Ordinance 03-02. The ordinance states that Councilmembers who serve a minimum of 8 years and pay a lump sum of \$10,800 will upon retiring after April 1, 2003 and turning age 55 receive lifetime medical benefits for themselves and their spouse through Benesyst. Councilmember Price qualified for this benefit in 2006, which was shortly before he was elected the State Assembly.

On March 22, 2007, Inglewood employee Eddie Fenton inputted Councilmember Price's medical benefits into Benesyst as including Councilmember Price and Lynn Price, spouse. On September 28, 2007, Councilmember Price issued a check of \$1,500 towards paying the \$10,800 lump sum, however it was from a joint account involving Del Richardson.

On January 11, 2010, Inglewood employee Sylvia Fernandez contacted Jenna Allen of Benesyst and said Councilmember Price had inquired whether his spouse had been added to his medical benefits. On January 12, 2010, Jenna Allen confirmed that Councilmember Price's spouse, "Del Richardson-Price" was added to his account.

On November 5, 2013, Councilmember Price and Del Richardson submitted 2014 open enrollment paperwork, to Inglewood, for retiree plus one. Del Richardson is listed as "spouse" aka Delbra Price. Both Councilmember Price and Del Richardson signed the document.

On January 14, 2014, Inglewood Head of Human Resources, Jose Cortes inputted Councilmember Price's medical benefits into Benesyst as including Councilmember Price and Lynn Price, spouse.

On April 3, 2015, Jerry Holmes of TASC (Benesyst) asked Ian Hopkinson of Wells Fargo if Inglewood was supposed to be paying for Councilmember Price and his spouse's medical coverage because TASC had been receiving third party checks for the spouse since 2010. On April 6, 2015, Sylvia Fernandez informed Ian Hopkinson that Councilmember Price had been paying his spouse's share to date and Inglewood expected that to continue going forward. On September 28, 2015, Ian Hopkinson again clarified with Sylvia Fernandez that Councilmember Price must pay his spouse's share going into 2016.

On January 1, 2018, Inglewood retiree medical coverage switched from Benesyst to CalPers. CalPers realized that Councilmember Price was already covered under CalPers by the City of Los Angeles.

- Based on documentation received from the FPPC, on February 8, 2018, the marriage between Curren Price and Lynn Suzette Price was dissolved by mutual stipulation.

Between March 1, 2018 and May 1, 2018, Inglewood issued Del Richardson three checks totaling \$2,900.31 as reimbursement for Councilmember Price's spouse.

- Based on documentation received from the FPPC, on May 7, 2018, Ada County Judge Annie McDevitt married Curren Price and Del Richardson.

On June 13, 2018, Jose Cortes issued an opinion stating that Councilmember Price was accidentally enrolled as 'retiree only' instead of "retiree plus one" from 2015 to 2017 leading to out of pocket for the plus one aka his spouse. The loss was calculated at \$21,314.88 based on \$622.62 per month in 2015, \$591.58 per month in 2016, and \$562.04 per month in 2017. However, Councilmember Price's initial payment was only \$6,500 but should have been \$10,800 leaving an outstanding balance of \$4,300. The recommendation was to deduct \$4,300 from \$21,314.88 for a balance of \$17,014.88.

On September 20, 2018, Jose Cortes sent a letter to Councilmember Price that the switch to CalPers in 2018 uncovered that Councilmember Price had only been covered as retiree only instead of retiree plus one. Additionally, Councilmember Price was \$4,300 short of the lump sum he owed. The letter explained that any prior non-payments for the plus one (spouse) could not be reimbursed because it would constitute a gift of government funds.

On January 31, 2019, Del Richardson filed a claim with Inglewood for outstanding spousal medical support. She did so under penalty of perjury, which was signed and dated January 29, 2019. In her claim, Del Richardson stated she was entitled to \$22,009.08 in outstanding payments between 2015 to 2017 because she was the spouse of Councilmember Price.

CONCLUSION

Conflict of Interest

Government Code § 1090 applies to:

"...[C]ity employees shall not be financially interested in any contract made by them in their official capacity, or by any body or board of

which they are members. Nor shall...employees be purchasers at any sale or vendors at any purchase made by them in their official capacity."

Councilmember Price voted in violation of Government Code §1090.

Councilmember Price was intimately involved in the making of contracts with various developers seeking permits, city property to purchase, and/or HHH funds to finance developments. When Councilmember Price participated in City Council action on Depot at Hyde Park Partners, LP's project, Depot at Hyde Park, he had a conflict of interest because Del Richardson was employed by the developers on that project. Councilmember Price had a duty to not participate in any fashion on that project because he, through Del Richardson, had a financial interest in the project being approved and funded. Del Richardson received \$46,580 from Depot at Hyde Park Partners, LP over a month before Councilmember Price voted to sell city property to Depot at Hyde Park Partners, LP and voted to reduce the sale price of city property from \$1,029,000 to \$440,000. He failed to disclose his conflict of interest to the public and City Council. These actions by Councilmember Price were not done out of ignorance or mistake. Councilmember Price had engaged in similar behavior as evidenced by Safran's project, Park Plaza. Still further, Councilmember Price continuously tries to hide Del Richardson's income from HHH developers by omitting them from his Form 700s.

Perjury

Penal Code § 118(a) applies to:

"every person who declares under penalty of perjury and willfully states as true any material matter which she knows to be false."

Councilmember Price committed perjury as defined under Penal Code §118

Current Price Perjury

FPPC General Counsel Dave Bainbridge outlined the requirements for reporting spousal income on a Form 700. Based on these requirements, Councilmember Price was required to report multiple business dealings Del Richardson had with developers because she was the 100% owner of DRA, DRA had business with Los Angeles City Council, and DRA received money from developers that had projects before Los Angeles City Council, were located within the jurisdiction of the Los Angeles City Council, and/or conducted business within the jurisdiction of the Los Angeles City Council. Del Richardson through her company, DRA, received: three checks totaling \$35,690 from Beach Avenue Housing LP in 2019, three checks totaling \$46,580 from Depot at Hyde Park Partners, LP in 2020, one check for \$51,700 from Palm Vista, LP in 2021, and two checks totaling for \$33,112 from Town Meadows, LP in 2021.

When Del Richardson received checks exceeding \$20,000, in a given year, from HHH developers, such as GTM Holdings (Depot at Hyde Park Partners LP and Palm Vista LP) and Thomas Safran (Town Meadows LP and Beach Avenue Housing LP), Councilmember Price was obligated to report them because the developers were located within the jurisdiction of, conducting business within the jurisdiction of, and/or had business before the Los Angeles City

Council. He was also required to disclose these payments because Del Richardson was conducting business with the City and within the City limits. When Councilmember Price failed to include the name of developer as listed on the checks to Del Richardson on his Form 700 and did so under penalty of perjury, he committed perjury. These omissions were material because a reasonable person would consider the failure to mention these developers paying his wife important in evaluating whether he should be re-elected, retained in office, and/or whether he can perform his duties free from bias.

Del Richardson Perjury

When Del Richardson filed a claim with Inglewood for outstanding spousal medical support, she did so under penalty of perjury. In her claim, Del Richardson stated she was entitled to \$22,009.08 in outstanding payments between 2015 to 2017 because she was the spouse of Councilmember Price. This assertion of being the spouse of Councilmember Price between 2015 and 2017 was not only material but was the whole basis of the claim. When Del Richardson presented that claim on January 31, 2019, she knew she had not been married to Councilmember Price between 2015 and 2017. Councilmember Price's first marriage, to Lynn Suzette Price, was not dissolved until February 8, 2018 and Del Richardson's legal marriage to Councilmember Price was not until May 7, 2018. Del Richardson knew her claim to be false when she filed it, yet she still filed the claim, thus she committed perjury.

Grand Theft

Penal Code § 487 applies to:

"Every person who shall feloniously... knowingly and designedly, by any false or fraudulent representation or pretense, defraud any other person of money...

Del Richardson aided and abetted Councilmember Price in the theft of, City of Inglewood funds, in violation of Penal Code §487, grand theft.

When Councilmember Price and Del Richardson presented documentation, such as the 2014 Benesyst enrollment, that they were legally married to the City of Inglewood, they knew that information to be false. Curren Price's first marriage, to Lynn Suzette Price, was not dissolved until February 8, 2018 and Del Richardson's legal marriage to Curren Price was not until May 7, 2018. Based on this false information, the City of Inglewood issued multiple checks in the amount of \$966.77. These checks were issued prior to their May 7, 2018 marriage. These funds were obtained through fraud.



LOS ANGELES COUNTY DISTRICT ATTORNEY
BUREAU OF INVESTIGATION

SUPPLEMENTAL REPORT

CASE P17-0129

<<Information has been deleted from this version of the report pursuant to California Penal Code section 964

ADMINISTRATIVE INFORMATION

Assignment: Public Integrity	Case Investigator Wizenfeld, Sr. Inv., 517857
Charges (up to three)	
Purpose of Report LA City Benefits Analysis	
Court Case No.	DA Case No.

SUSPECT - 1

Last Name Price	First Name Curren	Middle Name Demille	Sfx JR	DOB [REDACTED]	Age 72	Sex M	Race Black
Hair Black	Eyes Brown	Height 6'01"	Weight 215	DL Number [REDACTED]	State CA	Social Security No	
Home Address [REDACTED]							
Home Phone No	Ext.	Home Email		Gang			
Work Address							
Work Phone No	Ext.	Work Email		State Bar No.			
CII No.	FBI No.	Probation No.	Parole	CDCR No.	Prison No.	State	Booking No.

Report by Wizenfeld, Sr. Inv.	Date 06/13/2023	LT Approval	Date
Sgt Approval Cisneros, Sgt.	Date 06/13/2023		Page 1 of 3

NARRATIVE:

On October 24, 2022, Los Angeles Superior Court Judge Katherine Mader issued a search warrant for records to the City of Los Angeles Personnel Department (LA Benefits), search warrant #CC2022100124.

On October 24, 2022, I electronically served the search warrant to LA Benefits.

Paul Makowski (Makowski), Chief Management Analyst in the Employee Benefits Division of the Personnel Department provided me the requested documentation via email between November 02, 2022 and November 17, 2022. A review of the records revealed the following information:

In 2013, after Councilmember Curren Price (Councilmember Price) was elected to Los Angeles City Council, he enrolled in the City of Los Angeles medical benefits program, Flex-Pay Plan. As part of that enrollment, Councilmember Price added Del Richardson as his spouse/dependent. Per Makowski, as part of the enrollment process, Councilmember Price was required to provide supporting documentation for the enrollment of his spouse. Councilmember Price provided LA Benefits with a marriage certificate for Councilmember Price and Del Richardson, dated November 19, 2009 (see attached).

Beginning August 2013 to present, the City of Los Angeles paid a share of premiums for Del Richardson's medical coverage.

Based on information noted in "Investigative Summary Report," Del Richardson was married to Councilmember Price twice, November 18, 2009 and May 7, 2018. Between November 2009 and February 2018, Councilmember Price was already married to Lynn Suzette Price. Between August 2013 and December 2017, the City of Los Angeles paid \$33,864 towards Del Richardson's medical premiums.

CURREN PRICE
DELBRA RICHARDSON-PRICE

LOS ANGELES, CALIFORNIA 90008

SEP 17 2013

CERTIFICATE OF MARRIAGE

STATE OF HAWAII
DEPARTMENT OF HEALTH



CERTIFICATE NO 151 2009 - 020998

NAME OF GROOM
CURREN DEMILLE PRICE JR.

DATE OF BIRTH

PLACE OF BIRTH
LOS ANGELES, CALIFORNIA

FATHER'S NAME
CURREN DEMILLE PRICE SR.

STATE OR COUNTRY OF BIRTH
ARKANSAS

MOTHER'S MAIDEN NAME
CHARLENA DIXON

STATE OR COUNTRY OF BIRTH
LOUISIANA

SEP 17 2013

Barbara Green

NAME OF BRIDE
DELBRA PETTICE RICHARDSON

DATE OF BIRTH

PLACE OF BIRTH
WICHITA, KANSAS

FATHER'S NAME
WOODROW CHARLES LADNER

STATE OR COUNTRY OF BIRTH
MISSISSIPPI

MOTHER'S MAIDEN NAME
GERALDINE SYMONE YARBROUGH

STATE OR COUNTRY OF BIRTH
OKLAHOMA

GROOM'S DECLARED MIDDLE NAME(S)
DeMILLE

BRIDE'S DECLARED MIDDLE NAME(S)
PETTICE

GROOM'S DECLARED SURNAME
PRICE

BRIDE'S DECLARED SURNAME
RICHARDSON-PRICE

DATE OF MARRIAGE November 19, 2009
PLACE OF CEREMONY WAILUKU DISTRICT COURT, 2145 MAIN ST, WAILUKU
DATE ACCEPTED BY STATE REGISTRAR November 30, 2009

COUNTY
MAUI

SEP 17 AM 10:45
PERSONNEL DEPARTMENT

OHSM 5.1 (Rev 10/02) LASER This copy serves as prima facie evidence of the fact of marriage in any court proceeding. [HRS 572-13(c), 336-13(b)]

ANY ALTERATIONS INVALIDATE THIS CERTIFICATE



LOS ANGELES COUNTY DISTRICT ATTORNEY
BUREAU OF INVESTIGATION

SUPPLEMENTAL REPORT

CASE P17-0129

ADMINISTRATIVE INFORMATION

Assignment: Public Integrity	Case Investigator Wizenfeld, Sr. Inv., 517857
Charges (up to three) 1090 GC; 118(A) PC; 504 PC	
Purpose of Report Additional Conflict of Interest Votes by Price	
Court Case No. BA515782	DA Case No.

DEFENDANT - 1

Last Name Price	First Name Curren	Middle Name Demille	Sfx JR	DOB [REDACTED]	Age 74	Sex M	Race Black
Hair Black	Eyes Brown	Height 6'01"	Weight 215	DL Number [REDACTED]	State CA	Social Security No.	
Home Address [REDACTED]							
Home Phone No	Ext.	Home Email	Gang				
Work Address							
Work Phone No	Ext.	Work Email	State Bar No.				
CII No.	FBI No.	Probation No.	Parole	CDCR No.	Prison No.	State	Booking No.

Report by Oswandel, Inv., 681780	Date 08/07/2025	LT Approval	Date
Sgt. Approval Jackson, Sgt., 465649	Date 08/08/2025		Page 1 of 39

NARRATIVE:

The purpose of this report is to document additional conflict of interest votes by Los Angeles City Councilmember Curren Price (Price) that were discovered since the original filing of this case.

In the time since the original case was filed, subpoenas for records were issued to Housing Authority of the City of Los Angeles (HACLA), Los Angeles Metropolitan Authority (Metro), and Del Richardson & Associates (DRA) aka Seneca.

A review of the records from the Los Angeles City Clerk's Office website (<https://cityclerk.lacity.org/m.clerkconnect/#/>), revealed Price voted or participated on HACLA matters in council file #19-1230 on October 22, 2019, October 25, 2019, June 30, 2020, and in council file #21-0112 on November 5, 2021.¹

The review of the records also revealed Price voted or participated on Metro matters in council file #20-1373 on October 27, 2020 and council file #21-1073 on September 28, 2021 and October 20, 2021.² Additionally, text messages and emails were also subpoenaed for communication between Price and his staff. The communications revealed that Price's staff were alerted to the potential voting conflicts prior to the city council vote.

A review of the records provided by HACLA showed the following payments were made from HACLA to DRA:³

Date Issued	Date Negotiated	Check #	Amount (\$)
08/08/2019	08/16/2019	158984	19,119.50
08/15/2019	08/26/2019	159071	35,274.50
08/29/2019	09/06/2019	159185	46,157.43
10/24/2019	11/08/2019	159659	71,014.04
01/09/2020	01/21/2020	160135	25,000.00
05/07/2020	05/13/2020	161238	173,753.20
05/28/2020	06/08/2020	161465	25,000.00
11/19/2020	11/30/2020	163913	24,040.00
11/24/2020	12/14/2020	163969	17,220.00
12/17/2020	12/18/2020	164212	25,000.00
02/25/2021	03/02/2021	164947	17,871.25
10/07/2021	10/15/2021	167180	159,573.32
10/21/2021	11/08/2021	167300	25,000.00

A review of the records provided by DRA showed the following payments were made from Metro to DRA:⁴

Payment Date	Number	Amount (\$)
03/11/2020	1105001	39,400.40

¹ Attachment A

² Attachment B

³ Attachment C

⁴ Attachment D

04/16/2020	1108078	25,049.40
06/16/2020	UNKNOWN	23,743.39
07/13/2020	1114542	25,856.57
09/17/2020	1118974	43,476.98
03/01/2021	1129579	15,007.32
06/16/2021	UNKNOWN	31,585.92
07/12/2021	UNKNOWN	15,376.68

During the time of the votes by Price, he was married to Del Richardson Price, the owner of DRA.

ATTACHMENT A

ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to applying for the Choice Neighborhood Implementation (CNI) Grant to further advance the comprehensive Watts Rising effort.

Recommendations for Council action, pursuant to Motion (Buscaino - Cedillo):

1. APPROVE the City as Co-Applicant, with Housing Authority of the City of Los Angeles (HACLA), as Lead Applicant for the CNI Grant; and, AUTHORIZE the Mayor, or designee, to sign the grant application on behalf of the City and execute any necessary documents including but not limited to certifications and disclosures required by the United States Department of Housing and Urban Development (HUD) regulations to meet grant requirements and thresholds as part of the grant application.
2. ALLOCATE in Community Development Block Grant (CDBG) funds over the CNI Grant term, an amount equal to 10 percent of the estimated 46th Program Year (2020-21) CDBG entitlement, valued at approximately \$5,335,886, to Watts Rising, subject to a grant award from the HUD CNI Grant.
3. COMMIT to future year allocations of the City's apportionment of 9 percent Low Income Housing Tax Credits (LIHTC) to Phases 3-7 of Watts Rising to construct up to 174 units of affordable housing for the City over the next six years, with the restriction of funding no more than one project with 9 percent LIHTC in any one fiscal year, subject to a grant award from the HUD CNI Grant, and the Los Angeles Housing and Community Investment Department Affordable Housing Trust Fund guidelines and regulations.
4. REQUEST the HACLA to report to the Council upon notification of the results of the CNI Grant, and should the Watts Rising program be awarded a CNI grant, said report to contain the necessary authorities to accept the grant.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

SUMMARY

At the meeting held on October 22, 2019, your Economic Development Committee considered a Motion (Buscaino - Cedillo) relative to applying for the CNI Grant to further advance the comprehensive Watts Rising effort, and related matters. After an opportunity for public comment was held, the Committee moved to approve the recommendations contained in the Motion, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

ECONOMIC DEVELOPMENT COMMITTEE



MEMBER VOTE
PRICE: YES
BUSCAINO: YES
RODRIGUEZ: YES

ME 10/22/19

-NOT OFFICIAL UNTIL COUNCIL ACTS-

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: 19-1230

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

October 25, 2019

Council File No.: 19-1230
Council Meeting Date: October 25, 2019
Agenda Item No.: 4
Agenda Description: CONSIDERATION OF MOTION (BUSCAINO - CEDILLO) relative to
applying for the Choice Neighborhood Implementation Grant to further
advance the comprehensive Watts Rising effort, and related matters.

Council Action: ECONOMIC DEVELOPMENT COMMITTEE REPORT - ADOPTED
URGENT FORTHWITH

Council Vote:

YES BLUMENFIELD
YES BONIN
YES BUSCAINO
YES CEDILLO
YES HARRIS-DAWSON

ABSENT HUIZAR
YES KORETZ
ABSENT KREKORIAN
YES LEE
YES MARTINEZ

YES O'FARRELL
~~YES~~ PRICE
YES RODRIGUEZ
YES RYU
YES WESSON

Holly L. Wolcott

HOLLY L. WOLCOTT
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 14.7

FILE SENT TO MAYOR:

10/25/2019

LAST DAY FOR MAYOR TO ACT:

11/04/2019

✓
APPROVED

*DISAPPROVED

*VETO

E. Garcia

Mayor

10/25/2019

DATE SIGNED

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



Eric Garcetti
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: 19-1230

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

July 1, 2020

Council File No.: 19-1230
Council Meeting Date: June 30, 2020
Agenda Item No.: 75
Agenda Description: COMMUNICATION FROM THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES relative to executing a contract for award of \$35 million for the Watts Rising Fiscal Year (FY) 2019 Choice Neighborhoods Implementation Grant awarded by the U.S. Department of Housing and Urban Development (HUD).

Council Action: COMMUNICATION FROM THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES - ADOPTED FORTHWITH

Council Vote:

YES BLUMENFIELD
YES BONIN
YES BUSCAINO
YES CEDILLO
YES HARRIS-DAWSON

YES KORETZ
YES KREKORIAN
YES LEE
YES MARTINEZ
YES O'FARRELL

~~YES~~ PRICE
YES RODRIGUEZ
YES RYU
ABSENT VACANT
YES WESSON



HOLLY L. WOLCOTT
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 14.7

FILE SENT TO MAYOR:

07/01/2020

LAST DAY FOR MAYOR TO ACT:

07/13/2020

✓
APPROVED

*DISAPPROVED

*VETO



Mayor

07/01/2020

DATE SIGNED

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER



ERIC GARCETTI
MAYOR

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER
CLERK.LACITY.ORG

November 5, 2021

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 21-0112
Council Meeting Date: November 5, 2021
Agenda Item No.: 10
Agenda Description: COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to the State of California Department of Housing and Community Development Homekey Program and recommendations to secure funding.
Council Action: COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) AND RESOLUTION - ADOPTED AS AMENDED BY MOTION (BLUMENFIELD - DE LEON) AND MOTION (DE LEON - BLUMENFIELD) FORTHWITH

Council Vote:

YES	Blumenfield	ABSENT	Bonin	ABSENT	Buscaino
YES	Cedillo	YES	de León	YES	Harris-Dawson
YES	Koretz	ABSENT	Krekorian	YES	Lee
YES	Martinez	YES	O'Farrell	<u>YES</u>	Price
ABSENT	Raman	YES	Rodriguez		

HOLLY L. WOLCOTT
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 341

FILE SENT TO MAYOR
LAST DAY FOR MAYOR TO ACT

11/05/2021

11/15/2021

11/9/21
DATE SIGNED

Adopted Report(s) Title
Amending Motion 10A (de Leon - Blumenfield)_11-5-21
Amending Motion 10B (Blumenfield - de Leon)_11-5-2021
Report from Los Angeles Housing Department dated 10-25-21



AGENDA

LOS ANGELES CITY COUNCIL

Friday, November 5, 2021

10:00 AM

JOHN FERRARO COUNCIL
CHAMBER

ROOM 340, CITY HALL

200 NORTH SPRING STREET, LOS
ANGELES, CA 90012

Submit written comment at
LACouncilComment.com

President
NURY MARTINEZ, Sixth District

President Pro Tempore
MITCH O'FARRELL, Thirteenth District

Assistant President Pro Tempore
VACANT

GILBERT A. CEDILLO, First District
PAUL KREKORIAN, Second District
BOB BLUMENFIELD, Third District
NITHYA RAMAN, Fourth District
PAUL KORETZ, Fifth District
MONICA RODRIGUEZ, Seventh District
MARQUEECE HARRIS-DAWSON, Eighth District
CURREN D. PRICE, JR., Ninth District
VACANT, Tenth District
MIKE BONIN, Eleventh District
JOHN S. LEE, Twelfth District
KEVIN DE LEÓN, Fourteenth District
JOE BUSCAINO, Fifteenth District

PUBLIC COMMENT

Pursuant to Assembly Bill 361, and due to concerns over Covid-19, the City Council will take all public comment by teleconference.

Friday

- November 5, 2021 -

PAGE 1		
Case No:	Date of Report	Page
P17-0129	08/07/2025	10 of 39

Recommendation for Council action:

RESOLVE to:

1. Prohibit, pursuant to Los Angeles Municipal Code Section 80.69.4 and California Vehicle Code Section 22507, the parking of vehicles that are in excess of 22 feet in length or over seven feet in height, during the hours of 2:00 a.m. and 6:00 a.m., along the following street segments:
 - a. Pickford Avenue between South Shenandoah Street and South Holt Avenue
 - b. Alcott Street between South Crest Drive and South Canfield Avenue
2. Direct the Los Angeles Department of Transportation (LADOT), upon approval of this action, to post signs giving notice of a "Tow Away, No Parking" restriction for oversize vehicles within the specific hours detailed at the location detailed above in Recommendation No. 1.
3. Authorize the LADOT to make technical corrections or clarifications to the above instructions in order to effectuate the intent of this Resolution.

Community Impact Statement: None submitted.

(Transportation Committee waived consideration of the above matter.)

(10) ~~21-0112~~

COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to the State of California Department of Housing and Community Development Homekey Program and recommendations to secure funding.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. APPROVE the following funding sources and amounts, upon receipt and availability, for Homekey local match requirements for property acquisitions, closing cost, due diligence, and property management costs incurred for successful Homekey Program applications:

Friday

- November 5, 2021 -

PAGE 12		
Case No	Date of Report	Page
P17-0129	08/07/2025	11 of 39

- a. \$59 million of Proposition HHH funding.
 - b. \$10 million of Community Development Block Grant CARES (CDBG-CV) Act Program.
 - c. \$60 million of Home Investment Partnerships Program (HOME) – American Rescue Plan (ARP).
 - d. \$16.2 million of CDBG reprogrammed funds as described in Recommendation No. 5 below.
2. AUTHORIZE the General Manager, LAHD, or designee, to enter into a Professional Services Agreement, Attachment A of the subject LAHD report, dated October 25, 2021, attached to the Council file, which is to be reviewed and approved by the City Attorney as to form and legality, with the Housing Authority of the City of Los Angeles (HACLA); outlining the roles and responsibilities as co-applicants per the State of California Homekey Program Notice of Funding Availability.
 3. AUTHORIZE the General Manager, LAHD, or designee, to apply on behalf of the City to the State of California Homekey Program Notice of Funding Availability, with the HACLA serving as the co-applicant, for a maximum amount of up to \$252.03 million. This amount includes \$206.25 million for capital expenditures, \$30.78 million in capitalized operating subsidies, and \$15 million in bonus funds for capital and operating. The City will prioritize the purchase of properties that can be quickly placed in service as supportive housing.
 4. AUTHORIZE the General Manager, LAHD, or designee, to issue loans to HACLA for a total amount not to exceed \$15 million to be used as Homekey local match requirements for HACLA property acquisitions Homekey applications.
 5. INSTRUCT the Community Investment for Families Department to return with a recommendation to allocate up to \$16.2 million of CDBG-reprogramming funds to be used for Homekey local match requirements.
 6. AUTHORIZE the General Manager, LAHD, or designee, to release a Request for Proposals (RFP, Attachment B of the subject LAHD report), to select qualified owner and operators for awarded Homekey projects.
 7. REQUEST the City Attorney to work with LAHD to develop a purchase and sale agreement, deed of trust, promissory note, regulatory

agreement, and any other necessary legal documents to transfer ownership of approved Homekey Program properties to the selected operators with financing to ensure the City's interests and the sites' use meet the goals and requirements of the City and the Homekey Program.

8. REQUEST the City Attorney to work with LAHD to develop a promissory note deed of trust, regulatory agreement, and any other necessary legal documents to execute loan agreements with HACLA to purchase Homekey properties, ensuring the City's interests and the sites' use meet the goals of the City and the Homekey Program.
9. ADOPT the accompanying RESOLUTION (see Attachment C of the subject LAHD report), as required by the State of California Department of Housing and Community Development, in order to submit the Homekey program application.
10. INSTRUCT LAHD to report back on specific properties and to request approval of the individual authorizing resolutions for each successful project, prior to executing the Standard Agreement with the State of California.
11. AUTHORIZE the LAHD to prepare Controller instructions and make necessary technical adjustments, including to the names of the Special Fund accounts recommended for the subject LAHD report, consistent with the Mayor and Council action in this matter, subject to the approval of the City Administrative Officer (CAO), and request the Controller to implement these instructions.
12. INSTRUCT the CAO to identify available funding for a total amount not to exceed \$86,116,000 to be used for local match requirements, due diligence, rehabilitation, and operating reserves to bring the total number of Project Homekey Round 2 units from 450 to 750.

Fiscal Impact Statement: The LAHD reports that there is no current fiscal impact to the General Fund. LAHD is working with the CAO to identify funding necessary as outlined in the subject LAHD report.

Community Impact Statement: None submitted

(Homelessness and Poverty Committee waived consideration of the above matter)

Friday

- November 5, 2021 -

PAGE 14

Case No	Date of Report	Page
P17-0129	08/07/2025	13 of 39

ATTACHMENT B

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



Eric Garcetti
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: 20-1373

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

October 27, 2020

Council File No.:

20-1373

Council Meeting Date:

October 27, 2020

Agenda Item No.:

33

Agenda Description:

MOTION (RODRIGUEZ - MARTINEZ - KREKORIAN - O'FARRELL) and
RESOLUTION relative to co-sponsoring an application with the Los Angeles
County Metropolitan Transportation Agency (Metro) for the Federal Transit
Administration's (FTA) Pilot Program for Transit-Oriented Development
Planning (TOD) grant.

Council Action:

MOTION (RODRIGUEZ - MARTINEZ - KREKORIAN - O'FARRELL) AND
RESOLUTION - ADOPTED FORTHWITH

Council Vote:

YES BLUMENFIELD
YES BONIN
ABSENT BUSCAINO
YES CEDILLO
YES DE LEON

YES HARRIS-DAWSON
YES KORETZ
YES KREKORIAN
ABSENT LEE
YES MARTINEZ

YES O'FARRELL
~~YES~~ PRICE
YES RODRIGUEZ
YES RYU
ABSENT WESSON

HOLLY L. WOLCOTT
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 14.7

FILE SENT TO MAYOR:

10/27/2020

LAST DAY FOR MAYOR TO ACT:

11/06/2020

✓
APPROVED

*DISAPPROVED

*VETO

Mayor

11/06/2020

DATE SIGNED

TRANSPORTATION

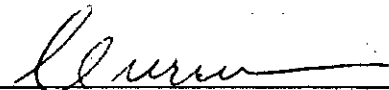
MOTION

The Active Transportation Rail to Rail Corridor Project consists of one corridor in two phases of development. Segment A is the Rail to Rail component and Segment B is the Rail to River component. Together they form one route, stretching from South Los Angeles to the Los Angeles River.

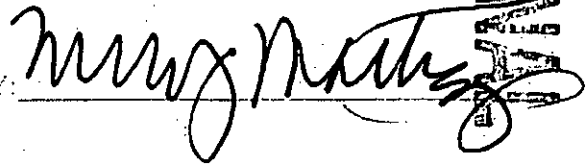
The Rail to Rail segment of the project connects the Metro Blue Line to the future Crenshaw/LAX Line. Approximately 5.6 miles in length, the project stretches east along the Harbor Subdivision rail right-of-way following Slauson Avenue from Inglewood through South Los Angeles to the Blue Line Slauson Station. The project will convert the underutilized railroad right-of-way into a multi-purpose transportation corridor, including creating a new east-west pedestrian and bicycle corridor, connections to numerous transit lines, and enhancing the existing and future bicycle network. Segment A has concluded the environmental review and clearance, as well as the preliminary design phase. The project is now entering the final design and construction phases.

I THEREFORE MOVE that the City Council instruct the Bureau of Engineering, with the assistance of the Department of Transportation and the Bureau of Street Lighting, StreetsLA and any other relevant City department, to negotiate a Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority that commits the City to fund and construct up to \$30 million in necessary improvements in the City's right-of-way for the Rail to Rail Corridor Project, with funding sources to be determined, including the preparation of a multi-year funding plan and time line for design and construction, with the final MOU to be presented to Council for approval.

PRESENTED BY:

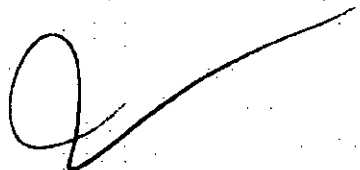

CURREN D. PRICE, JR.
Councilmember, 9th District

SECONDED BY:



msf

SEP 28 2021



HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

October 20, 2021

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 21-1073

Council Meeting Date: October 20, 2021

Agenda Item No.: 8

Agenda Description: TRANSPORTATION and PUBLIC WORKS COMMITTEES' REPORT relative to a proposed Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (Metro) that commits the City to fund and construct up to \$30 million in necessary improvements in the City's right-of-way for the Rail to Rail Corridor Project.

Council Action: TRANSPORTATION AND PUBLIC WORKS COMMITTEES' REPORT - ADOPTED FORTHWITH

Council Vote:

YES Blumenfield
ABSENT Cedillo
YES Koretz
YES Martinez
YES Raman

YES Bonin
YES de León
YES Krekorian
YES O'Farrell
ABSENT Ridley-Thomas

YES Buscaino
ABSENT Harris-Dawson
YES Lee
YES Price
YES Rodriguez

HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s) Title
Joint report from the Transportation and Public Works Committees_10-13-21

ATTACHMENT C

AFFIDAVIT

Re: CURREN PRICE JR.

Court Case Number BA515782

I, the undersigned, am the duly authorized custodian of records of HACLA's Finance Department as the Assistant Finance Manager with the authority to certify said records, and do hereby declare the following:

1. That the copy of the records attached to this affidavit, described as any and all records that you possess involving checks, invoices Del Richardson and/or Del Richardson & Associates (DRA) had with the Housing Authority of the City of Los Angeles between 2018 to present. is

a true copy of all the records described in the subpoena, 2,257 pages in length, that we are authorized by law to release under subpoena; and

2. That the records were prepared by employees of The Housing Authority of the City of Los Angeles (Finance Department) in the ordinary course of business, at or near the time of the act, condition, or event, for the specific purposes of the business itself; and,

3. That the records are accurate, reliable and trustworthy, and that we at The Housing Authority of the City of Los Angeles rely on said records to conduct our business; and,

4. That I am familiar with the method and mode of preparing and maintaining business records at the Housing Authority of the City of Los Angeles' Finance Department, and am familiar with how to retrieve said records; and,

5. That the records attached to this affidavit were prepared in the following manner (please describe how records were prepared, ie. by photocopying originals, or by searching; retrieving and printing information from a computer database, etc.)

Retrieving PDF copies of invoices, check images from bank and screen shots of ach payments from our database

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10/10/23 at 2600 Wilshire Blvd Los Angeles, Ca

Signature: Bertha Leony Digitally signed by Bertha Leony
Date: 2023.10.10 16:42:43 -07'00'

Print Name: Bertha Leony

Title: Assistant Finance Manager

I HEREBY CERTIFY THAT THE
WITHIN DOCUMENT IS A TRUE
AND CORRECT COPY OF A
DOCUMENT WHICH IS ON FILE
WITH THE HOUSING AUTHORITY
OF THE CITY OF LOS ANGELES

003168

Case No	Date of Report	Page
P17-0129	08/07/2025	19 of 39

**BEST
IMAGE
AVAILABLE**

Account # [REDACTED] MICR Acct # [REDACTED] Check No 158984
Transaction Type: Check Amount: \$19,119.50 Date: 08/16/2019
Sequence Number: 1066040070

Front:

DO NOT CARRY THIS DOCUMENT OR BANK NOTE. IT IS A SECURITY FEATURE. IT MUST BE KEPT COVERED AT ALL TIMES. IT MUST BE KEPT COVERED AT ALL TIMES. IT MUST BE KEPT COVERED AT ALL TIMES.

Union Bank
415 S. Broadway Street
Los Angeles, CA 90071

HOUSING AUTHORITY
OF THE CITY OF LOS ANGELES
Los Angeles, CA 90017

No. 158984

12-22-1220

DATE	CHECK NO.	AMOUNT
08-AUG-2019	158984	19,119.50

PAY EXACTLY
Nineteen Thousand One Hundred Nineteen Dollars And Fifty Cents *****
DOLLARS

PAY TO THE ORDER OF
DEL RICHARDSON & ASSOCIATES INC
810 S LA BREA AVE
BAGLEWOOD, CA 90251

VOID AFTER 180 DAYS

AT FIRST VIEW OF THIS DOCUMENT (NOTE) HAVE AN ARTIFICIAL LIGHT SOURCE HELD AT AN ANGLE. THIS PAPER IS AUTOMATICALLY PROTECTED.

Back:

67613

FOR DEPOSIT ONLY

DO NOT WRITE OR SIGN ON THIS SIDE
UNLESS YOU HAVE BEEN INSTRUCTED TO DO SO

HACLA 02238

003148

Case No	Date of Report	Page
P17-0129	08/07/2025	20 of 39

**BEST
IMAGE
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 159071
Transaction type: Check Amount \$35,274.50 Date: 08/26/2019
Sequence Number: 1068259136

Front:

HOUSING AUTHORITY
OF THE CITY OF LOS ANGELES
Los Angeles, CA 90012

City of Los Angeles
415 Figueroa Street
Los Angeles, CA 90071

No. 159071

DATE
15 AUG 2019

CHECK NO.
159071

AMOUNT
35,274.50

PAY EXACTLY
Thirty-Five Thousand Two Hundred Seventy-Four Dollars And Fifty Cents

PAY TO THE ORDER OF
DEL RICHARDSON & ASSOCIATES INC
510 S LA BREA AVE
ING EWOOD, CA 90301

REVERSE SIDE OF THE DOCUMENT MAY HAVE AN ADDITIONAL WATERMARK PICTURE WHICH SHOULD APPEAR WHEN THE PAPER IS HELD UP TO LIGHT

Back:

REVERSE SIDE OF THE DOCUMENT MAY HAVE AN ADDITIONAL WATERMARK PICTURE WHICH SHOULD APPEAR WHEN THE PAPER IS HELD UP TO LIGHT

1068259136

REVERSE SIDE OF THE DOCUMENT MAY HAVE AN ADDITIONAL WATERMARK PICTURE WHICH SHOULD APPEAR WHEN THE PAPER IS HELD UP TO LIGHT

HACLA 02239

003149

Case No	Date of Report	Page
P17-0129	08/07/2025	21 of 39

**BEST
IMAGE
AVAILABLE**

Front:

Back:

912503 POP: PAPERWORK AND 'JUNK' BOX

RESEARCH

Case No	Date of Report	Page
P17-0129	08/07/2025	22 of 39

**BEST
IMAGE
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 159659
Transaction type: Check Amount: \$71,014.04 Date: 11/08/2019
Sequence Number: 1068294372

Front:

HOUSING AUTHORITY
 OF THE CITY OF LOS ANGELES
 Los Angeles CA 90017

No. 159659
 159659
 1200

Union Bank
 445 E. Foothill Blvd.
 Los Angeles CA 90017

DATE: 24 OCT 20 78
 CHECK NO.: 159659
 AMOUNT: *****71,014.04

PAY EXACTLY
 Seventy-One Thousand Fourteen Dollars And Four Cents

PAY TO THE ORDER OF
 DEL RICHARDSON & ASSOCIATES INC
 510 S LA BREA AVE
 INGLEWOOD, CA 90301

159659
 1200

VOID AFTER 10/24/78

Back:

[illegible]

HACLA 02241

003151

Case No	Date of Report	Page
P17-0129	08/07/2025	23 of 39

**BEST
IMAGE
AVAILABLE**

Account # MICR Act # 160135
 Transaction Type: Check Amount: \$25,000.00 Date: 01/21/2020
 Sequence Number: 1066750652

HOUSING AUTHORITY
 OF THE CITY OF LOS ANGELES
 Los Angeles, CA 90012

No. 160135
 Amount
 \$25,000.00

PAY TO THE ORDER OF
 DEL. ROQUARDSON & ASSOCIATES INC
 510 S LA BREA AVE
 INGLEWOOD, CA 90301

DATE 01/21/2020 **CHECK NO.** 160135 **AMOUNT** \$25,000.00
 DOLLARS



DO NOT WRITE IN THESE SPACES
 MICR LINE 1
 MICR LINE 2
 MICR LINE 3
 MICR LINE 4
 MICR LINE 5
 MICR LINE 6
 MICR LINE 7
 MICR LINE 8
 MICR LINE 9
 MICR LINE 10
 MICR LINE 11
 MICR LINE 12
 MICR LINE 13
 MICR LINE 14
 MICR LINE 15
 MICR LINE 16
 MICR LINE 17
 MICR LINE 18
 MICR LINE 19
 MICR LINE 20
 MICR LINE 21
 MICR LINE 22
 MICR LINE 23
 MICR LINE 24
 MICR LINE 25
 MICR LINE 26
 MICR LINE 27
 MICR LINE 28
 MICR LINE 29
 MICR LINE 30
 MICR LINE 31
 MICR LINE 32
 MICR LINE 33
 MICR LINE 34
 MICR LINE 35
 MICR LINE 36
 MICR LINE 37
 MICR LINE 38
 MICR LINE 39
 MICR LINE 40
 MICR LINE 41
 MICR LINE 42
 MICR LINE 43
 MICR LINE 44
 MICR LINE 45
 MICR LINE 46
 MICR LINE 47
 MICR LINE 48
 MICR LINE 49
 MICR LINE 50
 MICR LINE 51
 MICR LINE 52
 MICR LINE 53
 MICR LINE 54
 MICR LINE 55
 MICR LINE 56
 MICR LINE 57
 MICR LINE 58
 MICR LINE 59
 MICR LINE 60
 MICR LINE 61
 MICR LINE 62
 MICR LINE 63
 MICR LINE 64
 MICR LINE 65
 MICR LINE 66
 MICR LINE 67
 MICR LINE 68
 MICR LINE 69
 MICR LINE 70
 MICR LINE 71
 MICR LINE 72
 MICR LINE 73
 MICR LINE 74
 MICR LINE 75
 MICR LINE 76
 MICR LINE 77
 MICR LINE 78
 MICR LINE 79
 MICR LINE 80
 MICR LINE 81
 MICR LINE 82
 MICR LINE 83
 MICR LINE 84
 MICR LINE 85
 MICR LINE 86
 MICR LINE 87
 MICR LINE 88
 MICR LINE 89
 MICR LINE 90
 MICR LINE 91
 MICR LINE 92
 MICR LINE 93
 MICR LINE 94
 MICR LINE 95
 MICR LINE 96
 MICR LINE 97
 MICR LINE 98
 MICR LINE 99
 MICR LINE 100

003152

HACUA 02242

**BEST
IMAGE
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 161238
Transaction type: Check Amount: \$173,753.20 Date: 05/13/2020
Sequence Number: 1067591134

Front:

Union Bank
605 S. Figueroa Street
Los Angeles, CA, 90017

**HOUSING AUTHORITY
OF THE CITY OF LOS ANGELES**
Los Angeles CA 90017

No. 161238
MICR
1234

DATE	CHECK NO.	AMOUNT
07-MAY-2020	161238	173,753.20

PAY EXACTLY
One Hundred Seventy-Three Thousand Seven Hundred Fifty-Three Dollars And Twenty Cents ***** DOLLARS

PAY TO THE ORDER OF
DEL RICHARDSON & ASSOCIATES INC
510 S LA BREA AVE
INGLEWOOD, CA 90301


VOID AFTER THE DATE

Back:

THE CHECKS MUST HAVE THE FOLLOWING SECURITY FEATURES:

- Microprint: The words "HOUSING AUTHORITY OF THE CITY OF LOS ANGELES" are printed in tiny characters all around the front and back of the check.
- Watermark: A watermark of the word "SECURITY" is visible when the check is held up to the light.
- Security Thread: A security thread is embedded in the paper of the check.
- Color: The check is printed on a security paper with a color pattern.
- Void: The words "VOID AFTER THE DATE" are printed on the back of the check.

FOR DEPOSIT ONLY

DO NOT WRITE OR SIGN ANYTHING ON THE BACK OF THE CHECK

HACLA 02243

003153

Case No	Date of Report	Page
P17-0129	08/07/2025	25 of 39

**BEST
IMAGE
AVAILABLE**

Front:

Back:

Case No	Date of Report	Page
P17-0129	08/07/2025	26 of 39

**BEST
IMAGE
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 163913
Transaction Type: Check Amount: \$24,040.00 Date: 11/30/2020
Sequence Number: 1067705626

Front:

Union Bank 443 S Figueroa Street Los Angeles, CA 90071			HOUSING AUTHORITY OF THE CITY OF LOS ANGELES Los Angeles, CA 90017	No. 163913
DATE 19 NOV 2020		CHECK NO. 163913	AMOUNT 24,040.00	
PAY EXACTLY Twenty Four Thousand Four Hundred And Zero Cents		DOLLARS		
PAY TO THE ORDER OF DEL RICHARDSON & ASSOCIATES INC 510 S LA BREA AVE INGLEWOOD, CA 90301				

Back:

THIS CHECK IS MADE PAYABLE TO THE ORDER OF THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES. IT IS NOT VALID UNLESS IT IS CASHED AT A BANK OR CREDIT UNION. IF CASHED AT A BANK OR CREDIT UNION, THE BANK OR CREDIT UNION MUST BE A MEMBER OF THE FEDERAL RESERVE SYSTEM. IF CASHED AT A CHECK CASHING BUSINESS, THE BUSINESS MUST BE A MEMBER OF THE NATIONAL CHECK CASHING ASSOCIATION. IF CASHED AT A CHECK CASHING BUSINESS, THE BUSINESS MUST BE A MEMBER OF THE NATIONAL CHECK CASHING ASSOCIATION. IF CASHED AT A CHECK CASHING BUSINESS, THE BUSINESS MUST BE A MEMBER OF THE NATIONAL CHECK CASHING ASSOCIATION.

FOR DEPOSIT ONLY

HACLA 02245

003155

Case No	Date of Report	Page
P17-0129	08/07/2025	27 of 39

**BEST
IMAGE
AVAILABLE**

Account # [REDACTED] MICR Acct # [REDACTED] Check No 163969
Transaction type: Check Amount: \$17,220.00 Date: 12/14/2020
Sequence Number: 1068422068

Front:

Union Bank 641 S. Figueroa Street Los Angeles, CA 90014		HOUSING AUTHORITY OF THE CITY OF LOS ANGELES Los Angeles, CA 90057	No. 163969
DATE 24-NOV-2020		CHECK NO. 163969	AMOUNT 17,220.00
PAY EXACTLY Seventeen Thousand Two Hundred Twenty Dollars And Zero Cents			DOLLARS
PAY TO THE ORDER OF DEL RICHARDSON & ASSOCIATES INC 610 S LA BREA AVE INGLEWOOD, CA 90201			

Back:

THIS CHECK IS VOID WITHOUT THE SIGNATURE OF THE ISSUING OFFICE. IF THIS CHECK IS CASHED WITHOUT THE SIGNATURE OF THE ISSUING OFFICE, THE CASHING OFFICE WILL BE RESPONSIBLE FOR THE LOSS OF THE FUNDS. THE ISSUING OFFICE WILL NOT BE RESPONSIBLE FOR THE LOSS OF THE FUNDS.		
---	--	--

HACLA 02246

003156

Case No	Date of Report	Page
P17-0129	08/07/2025	28 of 39

**BEST
IMAGE
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 164212
 Transaction type: Check Amount: \$25,000.00 Date 12/18/2020
 Sequence Number: 1068413540

Front:

 HOUSING AUTHORITY OF THE CITY OF LOS ANGELES Los Angeles, CA 90007		No. 164212 DATE 12/18/2020
Union Bank 445 S. Flower Street Los Angeles, CA 90071	PAY TO THE ORDER OF DEL RICHARDSON & ASSOCIATES INC 310 S LA BREA AVE INGLEWOOD, CA 90301	AMOUNT 25,000.00 DOLLARS

Back:

THIS CHECK MUST BE DEPOSITED IN A CHECKING ACCOUNT WITHIN 60 DAYS OF THE DATE OF THE CHECK. IF NOT DEPOSITED WITHIN 60 DAYS, THE CHECK WILL BE VOID AND THE PAYEE WILL BE RESPONSIBLE FOR THE PAYMENT OF THE CHECK. THE PAYEE WILL BE RESPONSIBLE FOR THE PAYMENT OF THE CHECK IF IT IS NOT DEPOSITED WITHIN 60 DAYS.

CREDITED TO THE ACCOUNT
 OF THE HONORABLE PAEE
 CITY NATIONAL BANK

HACLA 02247

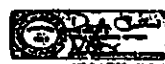
003157

Case No	Date of Report	Page
P17-0129	08/07/2025	29 of 39

**BEST
IMAGE
AVAILABLE**

Account # [REDACTED] MICR Acct # [REDACTED] Check No 164947
Transaction Type: Check Amount: \$17,871.25 Date: 03/02/2021
Sequence Number: 1068331498

Front:

 Union Bank 445 S. Figueroa St. Los Angeles, CA 90071	HOUSING AUTHORITY OF THE CITY OF LOS ANGELES Los Angeles CA 90067	No. 164947 JAN 25 1990						
<table border="1"><tr><th>DATE</th><th>CHECK NO.</th><th>AMOUNT</th></tr><tr><td>25 FEB 2021</td><td>164947</td><td>17,871.25</td></tr></table>			DATE	CHECK NO.	AMOUNT	25 FEB 2021	164947	17,871.25
DATE	CHECK NO.	AMOUNT						
25 FEB 2021	164947	17,871.25						
PAY EXACTLY Seventeen Thousand Eight Hundred Seventy-One Dollars And Twenty-Five Cents ***** DOLLARS								
PAY TO THE ORDER OF DEL RICHARDSON & ASSOCIATES INC 510 S LA BREA AVE INGLEWOOD, CA 90361								
 VOID AFTER 60 DAYS								

Back:

VOID AFTER 60 DAYS FOR DEPOSIT ONLY DO NOT WRITE IN THESE SPACES	
---	--

HACLA 02248

003158

Case No	Date of Report	Page
P17-0129	08/07/2025	30 of 39

**BEST
IMAGE
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 167180
 Transaction type: Check Amount: \$159,573.32 Date: 10/15/2021
 Sequence Number: 1068310050

Front:



Union Bank
 6155 Figueroa Street
 Los Angeles, CA 90071

HOUSING AUTHORITY
 OF THE CITY OF LOS ANGELES
 Los Angeles, CA 90057

No. 167180

DATE	CHECK NO.	AMOUNT
07.OCT.2021	167180	159,573.32

PAY EXACTLY
 One Hundred Fifty-Nine Thousand Five Hundred Seventy-Three Dollars And Thirty-Two Cents**** DOLLARS

PAY TO THE ORDER OF
 DEL RICHARDSON & ASSOCIATES INC
 510 S LA BREA AVE
 INGLEWOOD, CA 90331



Back:

FOR DEPOSIT ONLY TO
 R/T [REDACTED]

DO NOT WRITE IN THESE SPACES

THE BACK OF THIS CHECK IS RESERVED FOR THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES. ANY OTHER MARKS OR WRITINGS ON THE BACK OF THIS CHECK WILL BE AT THE RISK OF THE ENDORSEE. THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES WILL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE CHECK OR ITS PROCEEDS. THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES WILL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE CHECK OR ITS PROCEEDS. THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES WILL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE CHECK OR ITS PROCEEDS.

HACLA 02249

003159

Case No	Date of Report	Page
P17-0129	08/07/2025	31 of 39

**BEST
IMAGE
AVAILABLE**

Print Close

Back:

Full Name: [REDACTED]
Account: [REDACTED]
PO#: [REDACTED]

003160

Case No	Date of Report	Page
P17-0129	08/07/2025	32 of 39

ATTACHMENT D

**BEST
IMAGE
AVAILABLE**

AFFIDAVIT

Re: CURREN PRICE JR.

Court Case Number BA515782

I, the undersigned, am the duly authorized custodian of records of Del Richardson & Associates with the authority to certify said records, and do hereby declare the following:

1. That the copy of the records attached to this affidavit, described as

DRA00517 - DRA01176

_____ is a true copy of all the records described in the subpoena, _____ pages in length, that we are authorized by law to release under subpoena; and

2. That the records were prepared by employees of

Del Richardson & Associates

in the ordinary course of business, at or near the time of the act, condition, or event, for the specific purposes of the business itself; and,

3. That the records are accurate, reliable and trustworthy, and that we at Del Richardson & Associates rely on said records to conduct our business; and,

4. That I am familiar with the method and mode of preparing and maintaining business records at Del Richardson & Associates, and am familiar with how to retrieve said records; and,

5. That the records attached to this affidavit were prepared in the following manner (please describe how records were prepared, ie, by photocopying originals, or by searching, retrieving and printing information from a computer database, etc.)

Searching company records in our accounting, time entry, and contract storage systems.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 5th at _____

Signature: _____

Print Name: _____

Title: _____

CFO

030599

Case No	Date of Report	Page
P17-0129	08/07/2025	34 of 39

Seneca Real Estate Services, Inc

01.01.2018 to 12.31.2021

Date	Transactio	Customer Name	QB Customer Name	Num	Amount
5/2/2018	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7798	6,914.25
5/14/2018	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(6,914.25)
					-
2/16/2017	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7608	1,717.26
2/16/2017	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7609	1,439.57
2/22/2017	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7615	2,216.56
3/9/2017	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7626	2,049.70
4/24/2017	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7648	3,021.06
5/29/2017	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7661	2,139.04
6/27/2017	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7670	2,736.38
7/13/2017	Invoice	[MTA]-LA County Metro Transport Authority	Creshaw/LAX Transit Project	7676	5,195.13
8/22/2017	Invoice	[MTA]-LA County Metro Transport Authority	Creshaw/LAX Transit Project	7694	1,948.50
11/16/2017	Invoice	[MTA]-LA County Metro Transport Authority	Creshaw/LAX Transit Project	7719	5,108.53
1/19/2018	Invoice	[MTA]-LA County Metro Transport Authority	Creshaw/LAX Transit Project	7725	4,050.81
1/26/2018	Invoice	[MTA]-LA County Metro Transport Authority	Creshaw/LAX Transit Project	7754	3,997.12
5/25/2018	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(35,619.66)
					-
					-
8/14/2018	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7876	40,974.95
8/27/2018	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(36,877.45)
9/17/2020	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(4,097.49)
10/31/2021	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(0.01)
					0.00
					-
9/17/2018	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7893	35,987.35
10/19/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(32,388.61)
					3,598.74

Case No
P17-0129
Date of Report
08/07/2025
Page
35 of 39

CONFIDENTIAL

DRA01149
031232

2/22/2019	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7980	21,036.83
3/25/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	1074858	(18,933.14)
9/17/2020	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(2,103.68)
10/31/2021	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(0.01)
					0.00
2/22/2019	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7981	26,675.27
3/25/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(24,007.74)
2/13/2023	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(2,667.53)
					-
3/11/2019	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7986	27,766.60
3/25/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(24,989.94)
1/10/2022	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(2,223.81)
2/13/2023	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(552.85)
					-
7/1/2019	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	8005	24,483.28
8/2/2019	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	8021	21,227.57
8/5/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(45,710.85)
					-
7/11/2019	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	7896RV3	26,748.98
8/12/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	1087306	(26,748.98)
					-
10/22/2019	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	8087	26,368.87
11/19/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(23,731.98)
					2,636.89
10/22/2019	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	8086	25,610.53
11/18/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(23,049.48)

					2,561.05
10/22/2019	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	8085	29,058.42
11/15/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	1095395	(26,152.58)
					2,905.84
12/11/2019	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	8110	30,087.07
12/23/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(27,078.36)
					3,008.71
12/16/2019	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	8111	25,212.94
12/24/2019	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(22,691.64)
					2,521.30
3/11/2020	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	8159	25,049.40
4/16/2020	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	1108078	(25,049.40)
					-
2/23/2020	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	8136	21,522.73
2/24/2020	Invoice	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	8147	22,255.49
3/11/2020	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	1105001	(39,400.40)
					4,377.82
5/5/2020	Invoice	[MTA]-LA County Metro Transport Authority	Creshaw/LAX Transit Project	8190	25,629.64
5/21/2020	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	1110690	(25,629.64)
					-
3/16/2018	Invoice	[MTA]-LA County Metro Transport Authority	Creshaw LAX/Transit Project	7758	3,177.42
6/26/2018	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7832	2,601.72
6/26/2018	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7830	2,964.19
6/26/2018	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7833	2,421.31
6/27/2018	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7837	2,733.71
6/27/2018	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7838	2,523.89

6/29/2018	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7840	2,611.52
8/14/2018	Invoice	[MTA]-LA County Metro Transport Authority		7876	4,097.49
9/13/2018	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7901	3,220.41
9/17/2018	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7893	3,598.73
2/22/2019	Invoice	[MTA]-LA County Metro Transport Authority		7980	2,103.68
2/22/2019	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7979	2,686.69
3/5/2019	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	7923	5,962.85
7/17/2020	Invoice	[MTA]-LA County Metro Transport Authority		8218	2,773.37
9/17/2020	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	1118974	(43,476.98)
					-
10/26/2020	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center		23,869.42
11/27/2020	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	1123487	(23,869.42)
					-
2/5/2021	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	8308	15,007.32
3/1/2021	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority	1129579	(15,007.32)
					-
6/1/2021	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	8344	15,736.92
6/7/2021	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	8347	15,849.00
6/16/2021	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(31,585.92)
					0.00
7/2/2021	Invoice	[MTA]-LA County Metro Transport Authority	Bus Solution Center	8363	15,376.67
7/12/2021	Payment	[MTA]-LA County Metro Transport Authority	[MTA]-LA County Metro Transport Authority		(15,376.67)
					-
1/19/2018	Invoice	Crshaw/LAX Transit Project	[MTA]-LA County Metro Transport Authority:Crshaw	7725	40,508.10
2/16/2018	Payment	Crshaw/LAX Transit Project	[MTA]-LA County Metro Transport Authority:Crshaw/LAX Transit Project		(36,457.29)
					4,050.81
1/26/2018	Invoice	Crshaw/LAX Transit Project	[MTA]-LA County Metro Transport Authority:Crshaw	7754	39,971.14

CONFIDENTIAL

DRA01152
031235

2/26/2018	Payment	Creshaw/LAX Transit Project	[MTA]-LA County Metro Transport Authority:Cresh	1042530	(35,974.02)
					3,997.12
3/16/2018	Invoice	Creshaw/LAX Transit Project	[MTA]-LA County Metro Transport Authority:Cresh	7758	31,774.25
5/25/2018	Payment	Creshaw/LAX Transit Project	[MTA]-LA County Metro Transport Authority:Creshaw/LAX Transit F		(28,596.83)
					3,177.42
6/5/2020	Invoice	Creshaw/LAX Transit Project	[MTA]-LA County Metro Transport Authority:Cresh	8205	26,392.66
6/16/2020	Payment	Creshaw/LAX Transit Project	[MTA]-LA County Metro Transport Authority:Creshaw/LAX Transit F		(23,753.39)
					2,639.27
7/1/2020	Invoice	Creshaw/LAX Transit Project	[MTA]-LA County Metro Transport Authority:Cresh	8211	28,729.52
7/13/2020	Payment	Creshaw/LAX Transit Project	[MTA]-LA County Metro Transport Authority:Cresh	1114542	(25,856.57)
					2,872.95
12/23/2019	Invoice	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc	8121	1,134.97
2/11/2020	Payment	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc	1639408	(1,134.97)
5/11/2020	Invoice	[WSP]-WSP USA Inc	WSP #28137 Metro #AE1156000 I-405 Sepulveda F	8197	532.98
7/27/2020	Payment	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc	1652840	(479.68)
					53.30
12/23/2019	Invoice	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc:WSP #28091 West Santa Ana	8119	3,065.23
2/28/2019	Invoice	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc:WSP #28091 West Santa Ana	8154	8,805.47
3/5/2020	Invoice	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc:WSP #28091 West Santa Ana	8155RVI	36,198.05
3/10/2020	Invoice	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc:WSP #28091 West Santa Ana	8161	47,045.29
4/13/2020	Invoice	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc:WSP #28091 West Santa Ana	8173	62,217.14
5/30/2020	Invoice	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc:WSP #28091 West Santa Ana	8199	21,488.94
6/3/2020	Invoice	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc:WSP #28091 West Santa Ana	8203	23,227.14
7/11/2020	Invoice	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc:WSP #28091 West Santa Ana	8213	27,651.36
9/4/2020	Payment	[WSP]-WSP USA Inc	[WSP]-WSP USA Inc	1655664	(229,698.62)

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES

THE PEOPLE OF THE STATE OF CALIFORNIA, v. 01 CURREN DE MILLE PRICE, JR (DOB: 12/16/1950)	Plaintiff, Defendant(s).
---	---

CASE NO. BA515782

1ST AMENDED
FELONY COMPLAINT

CONFIRMED COPY
ORIGINAL FILED
Superior Court of California
County of Los Angeles

AUG 11 2025

David W. Slayton, Executive Officer/Clerk of Court

FILED
Superior Court of California
County of Los Angeles
AUG 12 2025
David W. Slayton, Executive Officer/Clerk of Court

The undersigned is informed and believes that:

COUNT 1

On or between August 2, 2019 and October 5, 2021, in the County of Los Angeles, the crime of CONFLICT OF INTEREST in violation of GOVERNMENT CODE SECTION 1090(A), a Felony, was committed by CURREN DE MILLE PRICE JR a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 had a financial interest in a contract made by the defendant in an official capacity, and had a financial interest in a contract made by a body or board of which the defendant was a member, to wit:

On February 21, 2019, Beach Avenue Housing LP, incorporated by Thomas Safran & Associates, issued a check for \$14,400 to Del Richardson & Associates. On March 14, 2019, Beach Avenue Housing LP issued a check for \$18,390 to Del Richardson & Associates. On March 28, 2019, Beach Avenue Housing LP issued a check for \$2,900 to Del Richardson & Associates.

On April 28, 2019, Emily Alpert Reyes wrote an article for the Los Angeles Times entitled, "L.A. councilman has voted on decisions involving his wife's clients." Within that article, Thomas Safran & Associates as well as GTM Holdings are identified as clients of Del Richardson & Associates.

On August 2, 2019, Curren Price Jr. voted to allocate remaining Community Redevelopment Agency (CRA) funds to Thomas Safran & Associates' HHH project, Reseda Theater, as reflected in Los Angeles City Council File #14-1174-S89. On September 17, 2019, Curren Price Jr. voted to authorize \$4,687,500 in funding for Thomas Safran & Associates' HHH project, Missouri and Bundy, as reflected in Los Angeles City Council File #17-1274-S1.

On January 7, 2021, Town Meadows LP, incorporated by Thomas Safran & Associates, issued a check for \$4,060 to Del Richardson & Associates. On February 4, 2021, Town Meadows LP, incorporated by Thomas Safran & Associates, issued a check for \$29,052 to Del Richardson & Associates.

Communication from Public

Name: Ziggy Kruse Blue

Date Submitted: 03/05/2026 09:13 PM

Council File No: 25-1518

Comments for Public Posting: Subject: Urgent Inquiry Regarding Procedural Reconsideration and Request for Deliberation I am writing to express serious concerns regarding the recent procedural shifts involving Council File 25-1518. On March 4, 2026, this item was voted on and passed as a consent item. I am seeking immediate clarification as to why Council President Harris-Dawson subsequently moved to reconsider the item, and the rationale behind Councilmember Park's second of that motion. I have reached out to both CD 11 Legislative Deputies via email and left a message for Council District 8 regarding these maneuvers. Given that tomorrow's meeting (March 6th) is the final opportunity for public transparency on this matter, I am inquiring whether Item 14 will be "held special" for deliberation. Because this is a time-sensitive matter of significant public interest, I am formally requesting that Item 14 be pulled for a full hearing during the Friday session. This matter must not be buried in a consent calendar without the opportunity for formal Council deliberation and public testimony. Sincerely, Ziggy Kruse Blue

RE: URGENT: Council File 25-1518 | Reconsideration of Item 8 / Friday Item 14 ... Please see email for details ...

From: Ziggy Kruse (ziggykruse2005@yahoo.com)
To: sarah.flaherty@lacity.org; kevin.brunke@lacity.org
Cc: bob.blue@live.com; ziggykruse2005@yahoo.com
Date: Thursday, March 5, 2026 at 12:14 PM PST

Dear Sarah and Kevin,

I am writing to seek urgent clarification regarding the proceedings from the March 4, 2026 Council meeting and the upcoming agenda for Friday concerning Council File 25-1518.

Could you please provide some insight into why Council President Harris-Dawson moved to reconsider Item 8 from the 03-04-2026 agenda after it had already been voted on as a consent item? Additionally, we are interested in the rationale behind Councilmember Park's decision to second that motion.

Furthermore, regarding Friday's agenda, I am inquiring if Item 14 (the reconsidered item) will be called special. Given the significance of this matter, we want to ensure there is a clear opportunity for formal Council deliberation as well as public input.

Because this matter is time-sensitive and Friday's meeting is approaching quickly, I would appreciate a prompt response.

Thank you for your time and for your continued work for CD 11.

Sincerely,
Ziggy Kruse Blue

Communication from Public

Name:

Date Submitted: 03/05/2026 09:16 PM

Council File No: 25-1518

Comments for Public Posting: It is significant to note that while the corrupt scheme began during his tenure on the County Board of Supervisors, Mark Ridley-Thomas was an active member of the Los Angeles City Council at the time of his indictment in October 2021. He remained a sitting councilmember throughout the legal proceedings until the jury returned guilty verdicts on March 30, 2023, which led to his permanent removal from the City Council. This timeline demonstrates that the breach of public trust was not a distant historical matter but occurred while he held one of the city's highest legislative offices. The fact that a sitting councilmember was convicted of one count of conspiracy, one count of bribery, and five counts of honest services fraud highlights a pervasive lack of accountability within the city's governing body. As noted by U.S. Attorney Martin Estrada, this case is part of a broader commitment to root out officials who flout the law and abuse their positions of trust. Incorporating this specific history into the record serves as a necessary reminder of the structural integrity issues that have surfaced when personal interests are placed over the good of the constituents. His transition from the County Board of Supervisors to the City Council allowed for a continuity of political power that spanned decades, illustrating how these integrity issues are not isolated to a single agency but are part of a broader pattern. His conviction for monetizing his public office and using his political support as a bargaining chip reflects a deep-seated culture where official actions can be influenced by private benefits. This record of corruption by a sitting member of the City Council further validates concerns regarding the transparency and legitimacy of municipal decisions impacting local communities.



United States
Attorney's Office
Central District of California

PRESS RELEASE

Mark Ridley-Thomas Sentenced to 3½ Years in Prison for Corruptly Securing Benefits for Son from School via Bribery and Fraud Scheme

Monday, August 28, 2023

For Immediate Release

U.S. Attorney's Office, Central District of
California

LOS ANGELES – Mark Ridley-Thomas was sentenced today to 42 months in federal prison for a bribery and fraud scheme in which the longtime politician demanded benefits for his son from a university dean in exchange for Ridley-Thomas' political support for lucrative Los Angeles County business.

Ridley-Thomas, 68, of Los Angeles, was sentenced by United States District Judge Dale S. Fischer, who also ordered Ridley-Thomas to pay a \$30,000 fine.

At today's hearing, Judge Fischer said Ridley-Thomas engaged in a "shakedown" and that he used his "[political] support as a bargaining chip to get benefits for his son." Judge Fischer also noted, "There is simply no justification for monetizing a public office."

At the conclusion of a 16-day trial, a federal jury on March 30 found Ridley-Thomas guilty of one count of conspiracy, one count of bribery, one count of honest services mail fraud, and four counts of honest services wire fraud.

Ridley-Thomas, whose political career spans more than 30 years, was a member of the Los Angeles County Board of Supervisors when he participated in the corrupt scheme. Ridley-Thomas subsequently was elected to the Los Angeles City Council, which suspended him after a federal grand jury in October 2021 indicted him in this case, and he was permanently removed from the City Council following the guilty verdicts.

“This case, together with my office’s many other prosecutions of politicians, law enforcement officers, and public officials, shows our commitment to root out corruption and hold responsible those who flout the law and abuse their positions of trust,” said United States Attorney Martin Estrada. “Our community deserves and demands elected leaders who do not place personal benefit over the good of their constituents.”

“Mr. Ridley-Thomas was elected to serve the people of Los Angeles but instead, his deliberate actions served his own interests and those of his family member,” said Donald Alway, the Assistant Director in Charge of the FBI’s Los Angeles Field Office.

“The FBI will continue to target the corruption that erodes trust in government so the people of Los Angeles can have faith in their elected officials.”

The jury found that Ridley-Thomas engaged in a criminal conspiracy with Marilyn Louise Flynn, 84, of Los Feliz, formerly the dean of the University of Southern California’s School of Social Work and a tenured professor.

In December 2017, citing health issues, Ridley-Thomas’ son abruptly resigned from the California State Assembly. At the time of his resignation, Ridley-Thomas’ son was the subject of a sexual harassment investigation in the Assembly, a fact not known by USC or the public. Behind the scenes, Ridley-Thomas orchestrated a media and legal campaign, using a public relations team to convince the public his son was ill and a legal team to indefinitely stall the Assembly’s investigation.

Ridley-Thomas sought “landing spots” for his son, prosecutors said, to preserve the Ridley-Thomas family legacy and Ridley-Thomas’ own political brand in advance of a planned run for Los Angeles mayor in 2022. These “spots” included prestigious titles, advanced degrees, and paying jobs to help his son deal with mounting personal debt.

Ridley-Thomas solicited Flynn’s help securing these spots for his son. He knew that Flynn needed his help obtaining county contracts, and he “monetized” his public service by using the power of his elected office as a “bargaining chip” to enrich his family and preserve his political image, prosecutors argued.

During the conspiracy’s course, Flynn ultimately met Ridley-Thomas’ demands by providing his son graduate school admission to pursue a dual master’s degree, a full-tuition scholarship, a paid professorship, and a mechanism for Ridley-Thomas to funnel \$100,000 of his campaign

funds through the university to a non-profit operated by the son – the Policy, Research & Practice Initiative (PRPI).

By funneling the payment through USC, Ridley-Thomas attempted to disguise the true source of a \$100,000 payment to make it appear as though USC, not Ridley-Thomas, was the generous benefactor supporting his son and PRPI.

As part of their scheme, Ridley-Thomas and Flynn defrauded USC and others by concealing their secret arrangement and lying to the university about the purpose of Ridley-Thomas' \$100,000 donation of campaign funds to USC, as well as the reason for Flynn's request that the university make a \$100,000 payment to PRPI. Had USC known about their scheme or the lies both told, USC would not have accepted Ridley-Thomas' \$100,000 donation, nor would it have approved the subsequent \$100,000 payment to PRPI.

In exchange for Flynn's help funneling the \$100,000 in campaign funds through USC to PRPI and his son, Ridley-Thomas supported a lucrative amendment to an existing contract between the county and USC through which the USC Telehealth Clinic provided virtual mental health services to patients referred by the county in exchange for taxpayer dollars. On the face of the contract, the amended terms offered USC more than \$500,000 in revenue, although according to evidence at trial, Flynn anticipated an even greater return – potentially up to \$8 million in new revenue – with Ridley-Thomas' assistance.

In addition, while soliciting benefits from Flynn, Ridley-Thomas supported other contracts involving the Social Work School, including contracts to provide services to the Department of Children and Family Services (DCFS) and the county's Probation Department. During the conspiracy, Ridley-Thomas voted on three county proposals, including the amended Telehealth contract, that Flynn had sought to shore up her school's financial situation as it faced a multimillion-dollar budget deficit. Ridley-Thomas also worked to influence key county decisionmakers associated with these approvals and made sure Flynn knew of his efforts while he sought lucrative benefits for his son from Flynn.

Flynn [pleaded guilty](#) in September 2022 to one count of bribery. On July 24, Judge Fischer sentenced Flynn to three years of probation, including 18 months of home confinement, and fined her \$150,000.

The FBI investigated this matter.

Assistant United States Attorneys Lindsey Greer Dotson, Thomas F. Rybarczyk and Michael J. Morse of the Public Corruption and Civil Rights Section prosecuted this case.

Contact

Ciaran McEvoy

Public Information Officer

ciaran.mcevoy@usdoj.gov

(213) 894-4465

Updated August 28, 2023

Topic

PUBLIC CORRUPTION

Component

[USAO - California, Central](#)

Press Release Number: 23-186

Related Content

PRESS RELEASE

Suspended Los Angeles Lawyer Sentenced to More Than 7 Years in Federal Prison for Receiving \$2.1 Million Bribe Payment from Oil Company

A Los Angeles-area lawyer was sentenced today to 87 months in federal prison for receiving a \$2.1 million bribe while serving as an officer of Nigeria's state-owned oil company in...

February 23, 2026

PRESS RELEASE

Four-Time Congressional Candidate Sentenced to 4 Years in Federal Prison for Funneling Campaign Money to Himself via His Mother and Friend

A South Bay man and former congressional candidate was sentenced today to 48 months in federal prison for embezzling approximately \$250,000 from his political campaign through a fraudulent scheme involving...

February 23, 2026

PRESS RELEASE

Orange County Judge Agrees to Plead Guilty to Knowingly Paying Convicted Doctor to Work on Workers' Comp Cases Despite Suspension

An Orange County Superior Court judge was federally charged today with defrauding California's workers' compensation program.

January 7, 2026



Central District of California

312 N. Spring St. Suite 1200



Communication from Public

Name: Ziggy Kruse Blue

Date Submitted: 03/05/2026 09:33 PM

Council File No: 25-1518

Comments for Public Posting: Subject: Documentation of Unequal Access and CD 11 Non-Responsiveness – Barry Building (HCM #887) I am submitting the attached email into the public record to formally document a lack of constituent engagement by Council District 11 regarding the Barry Building (HCM #887). On February 12, 2026, I emailed Planning Director Craig Bullock to request a brief meeting to share vital context and concerns ahead of the PLUM Committee hearing. This request followed a direct recommendation from CD 10 Planning Deputy Hakeem Parke-Davis. Despite this professional referral and the high significance of this designated Historic-Cultural Monument, I received no response to this inquiry. It is a matter of serious concern that while supporters of the demolition have reportedly received direct communication and engagement from the Council office, the same courtesy and access have not been extended to the appellant or supporters of preservation. As the Council prepares to vote on the future of the Barry Building, the record must reflect this disparity in access. I respectfully request that Item 14 be "held special" for the March 6th meeting to ensure that this landmark receives the fair, transparent, and balanced deliberation it deserves.

RE: Meeting Request: Barry Building (HCM #887) | Reference from Hakeem Parke-Davis (CD 10) ... Please see email for details ...

From: Ziggy Kruse (ziggykruse2005@yahoo.com)

To: craig.bullock@lacity.org

Cc: bob.blue@live.com; ziggykruse2005@yahoo.com; hakeem.parke-davis@lacity.org

Date: Thursday, February 12, 2026 at 03:05 PM PST

Dear Craig,

We are writing to you today as constituents and advocates deeply involved in the historic preservation of the Barry Building (HCM #887).

We just concluded a very productive Google-Meet conversation with Hakeem Parke-Davis, Planning Deputy for Council District 10. During our discussion, Hakeem mentioned that he has spoken with you regarding the Barry Building. Based on that conversation and the importance of this site to the architectural fabric of our district, Hakeem strongly recommended that we reach out to you directly.

As you are aware, the upcoming **PLUM Committee hearing on February 24th** is a critical juncture for this landmark. We would appreciate the opportunity to meet with you virtually for a brief discussion to share our concerns and provide context that we believe is vital for Councilwoman Park's office to consider.

We are available for a 20-to-30-minute virtual meeting as early as tomorrow, Friday, February 13th, if your schedule allows for a spontaneous call. Otherwise, we are happy to work around your schedule early next week.

Thank you for your time and for your dedication to the heritage of Council District 11.

Sincerely,
Ziggy Kruse Blue & Bob Blue
(310-420-4918)