

**CITY OF GLENDALE, CALIFORNIA  
REPORT TO THE:**

Joint  City Council  Housing Authority  Successor Agency  GEDC

November 1, 2016

**AGENDA ITEM**

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Report: Update and Overview of the Proposals Received from Developers that Responded to the Request for Proposal (“RFP”) to Preserve and Develop City Owned Property Located at the Former Rockhaven Sanitarium–2713 Honolulu Avenue (APNs: 5610-024-900 thru 910)

(1) City Council Motion to Note and File

**ACTION**

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Public Hearing <input type="checkbox"/> Ordinance <input type="checkbox"/> Consent Calendar <input type="checkbox"/> Action Item <input type="checkbox"/> Report Only <input checked="" type="checkbox"/>
Approved for _____ calendar

**ADMINISTRATIVE ACTION**

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	Signature
<b>Submitted by:</b> Philip S. Lanzafame, Director of Community Development	_____
<b>Prepared by:</b> Darlene M. Sanchez, Deputy Director of Community Development	_____
Jennifer McLain, Principal Economic Development Officer	_____
<b>Approved by:</b> Scott Ochoa, City Manager	_____
<b>Reviewed by:</b> Michael J. Garcia, City Attorney	_____
Yasmin K. Beers, Assistant City Manager	_____
Onnig Bulanikian, Director of Community Services	_____

## **RECOMMENDATION**

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The Community Development Department recommends that the City Council note and file the report or otherwise provide direction on the selection of a developer in response to a Request for Proposal (“RFP”) issued on March 17, 2016.

## **BACKGROUND/ANALYSIS**

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The City of Glendale (“City”) acquired the Rockhaven Site (“Site”) in April 2008. The Site had been offered for sale on the open market by Ararat Home of Los Angeles, Incorporated. The Site consists of approximately 3.4 acres and was acquired for \$8.25 million, approximately \$55 per square foot. The City of Glendale acquired the property primarily to protect the historic nature of the Site. While there was some discussion at the time of acquisition about the ultimate use of the property, including a potential site for a new Library facility or developing the Site as recreation space, the City Council has not yet determined Rockhaven’s long-term programming or development.

The slow economic recovery since the City’s acquisition of the property and the State’s elimination of redevelopment made eventual development of the Rockhaven Site challenging. The ability of the City to wholly finance and develop the Rockhaven Site as a capital improvement project has been severely curtailed. Since acquiring the Site, the City has and continues to provide general maintenance for the property, including: maintaining vegetation; hand watering; pruning; cleaning debris; and tree trimming. Staff has also made some renovations to the Caretaker’s house, as well as termite inspections, tarping of the roofs, improving perimeter fencing for security, installation of a backflow prevention device, above ground irrigation pipes, and some minor electrical upgrades, as needed.

With the City’s continued budget constraints, it is doubtful that City’s Capital Improvement Program will have the resources to rehabilitate the property anytime in the near future. Accordingly, in April 2014, the City Council authorized the issuance of a Request for Qualifications (“RFQ”) for Rockhaven. Given the high cost of City acquisition and limited funding opportunities to develop the Site, the RFQ intended to identify a qualified developer(s) who would have been able to introduce a suitable type of limited, but focused new development of the Rockhaven Site while also preserving the potentially historic structures and providing the Site and open space (or portions of it) to the community for public use. A community advisory committee was formed consisting of members of the Glendale Historical Society, the Crescenta Valley Historical Societies, Friends of Rockhaven and a few at-large community members from the immediate area.

RFQ submittals were received. RFQ responses consisted of one (1) institutional use and nine (9) housing uses ranging in size from 44 to 150 units and in programming for seniors, families, special needs, artists and veterans.

City staff evaluated the RFQ submittals and banded them into groupings for review by the advisory committee. The committee was unable to come to consensus on any specific use or developer and as agreed, the RFQ process was discontinued in September 2014. Over the course of the next 1 ½ years, the City continued to contemplate the future of Rockhaven as unsolicited non-profit and private development opportunities emerged. No viable strategy materialized.

On February 23, 2016, the City Council voted to issue a Request for Proposals (“RFP”) for Rockhaven. The RFP is attached as Exhibit 1.

## Development Scenarios

The RFP called for even more focused development scenarios than the 2014 RFQ. These development scenarios include: 1) Medical/Mental Health Facility, 2) Boutique Lifestyle Commercial Center, and 3) Park/Other Development.

These development scenarios are described as follows:

1. Medical/Mental-Health Related Facility: A medical-related center concept such as a mental health care facility would reestablish the historic use associated with Rockhaven. Because of privacy concerns, this type of use would have extremely limited accessibility and use by the public.
2. Boutique Lifestyle Commercial Center: A boutique lifestyle commercial center would include low-density elements of shopping, dining and living. There would be a mix of independent tenants, including service and retail options, which would fit in with the surrounding neighborhood. It would allow for the preservation and restoration of the resources on Site, and it would be open and accessible to the public.
3. Other Development/Public Park: This scenario allows for any type of development on the vacant, western portion of the property, and calls for the preservation of the eastern side of the property for use as a public park. Preservation elements of the eastern side of the property would include rehabilitation of the historic buildings and ADA upgrades. It would allow for the preservation and restoration of the resources on Site, and the eastern side would be open and accessible to the public.



Figure 1: Rockhaven Assessment Diagram

The “Rockhaven Assessment Diagram” above (Figure 1) indicates the portions of the Site considered as the “historic campus” and those that do not contain any significant buildings or landscaping. The large areas of vacant land are identified as potential sites for higher-density new development (approximately 1.2 acres). The historic campus contains structures of high historic and/or architectural integrity (C, D, E, F, G, H, I, J, K, M, and N).

The entry gate at the south and the portions of remaining stone walls at the north and east are also historically significant. Three buildings (A, B, and L) are identified as having low historic and/or architectural integrity and their demolition or alteration should not affect the Site’s eligibility for designation. The area identified as “GWP” contains a well site not developable at this time.

**Evaluation Criteria**

Within the RFP contains an evaluation process that takes into consideration objectives of the City Council as well as comments made by the community on what it would like to see at Rockhaven. As such, the RFP heavily weighs dedication to preservation and creation of open space/public access as the top two criteria, followed by developer experience, compatibility with neighborhood, return on investment and use for community groups. Specifically, the grading criteria as listed in the RFP are weighted as follows:

<b>Criteria</b>	<b>Rating System</b>
Dedication to Preservation	30
Creation of Open Space/Accessibility	30
Experience of Developer	25
Compatibility with Neighborhood	20
Return on Investment	10
Use for Community Groups	5
<b>Total: 120</b>	

Attached as Exhibit 2 is the scoresheet developed to apply the criteria.

**RFP Responses**

The RFP was released on March 17, 2016. After several extensions due to developer interest and the addition of a third development scenario, the deadline closed on August 11, 2016. Seven qualifying proposals were received:

<b>Developer</b>	<b>Development Scenario</b>
Avalon Investment Company and Creative Space	Boutique Lifestyle Commercial Center
Brooks Street and the Lab	Boutique Lifestyle Commercial Center
Cliffside Malibu	Medical/Mental Health
David Houk - Houk Development Company	Medical/Mental Health
Gangi Design Led Build	Boutique Lifestyle Commercial Center/Park
Metro Investments	Boutique Lifestyle Commercial Center/Park
Summit Senior Life	Medical/Mental Health

## **ANALYSIS**

The intent of this report is to provide the City Council and the public with an overview of the development proposals. The proposals were released to the City Council and the public for general review on October 25, 2016. Once the City Council and the public have had a chance to review the proposals, a Selection Committee will present its findings and recommendation to the City Council at a subsequent meeting.

The information below is a summary of each of the proposals. They are listed in alphabetical order. A copy of each site plan is attached as Exhibit 3 through Exhibit 9.

### **AVALON INVESTMENT COMPANY AND CREATIVE SPACE**

#### **Team:**

- Avalon Investment Company is a Los Feliz-based real estate development and management firm established in 1971.
- Creative Space is a hybrid real estate, marketing, architectural and consulting service company founded in 2009.
- Brenda Levin is architect whose background includes historic preservation, adaptive reuse and urban design.
- Mia Lehrer is an landscape architect.

#### **Proposal Summary:**

Avalon Investment Company and Creative Space are proposing the creation of a boutique hotel and community garden called The Retreat at Rockhaven. It will create 10,000 square feet of new construction, generally located on the southern half of the property. This includes a 4,000 square foot event hall, 3,000 square foot restaurant and courtyard, and 3,000 square foot reception and guest services building. A valet and self-parking surface lot is proposed at the southwest portion of the site, with access from Honolulu Avenue. The retreat will include a 45-room suite boutique hotel with a swimming pool, open space, gardens, an indoor/outdoor wedding and community events venue, spa, a fitness studio, bicycle rental, a dining center, and an Artist Cottage and Museum. The Museum will include art-related programming and pay tribute to the history of Rockhaven. All Rockhaven buildings, gates and walls will be preserved, with the exception of Building L, which is identified as having low historic and/or architectural integrity. All grounds will be available to the public, and will be restored and enhanced with culturally significant landscaping. The Retreat at Rockhaven will provide bicycles to be used by patrons of the hotel to ride to Montrose Shopping Park.

#### **Deal Points:**

- \$4,125,000 purchase price
- \$465,000 in annual Transit Occupancy Tax per year (estimated)
  - Avalon's assumption is based on an average daily rate of \$295 and a 12 percent occupancy tax

#### **Relevant Lead Developer Projects:**

- Irving Air Chute Creative Campus in Glendale. This was a creative office campus with historic preservation and adaptive reuse.
- Factory Place Arts Complex in Downtown LA Arts District. This is a master plan for adaptive reuse of a historic fish processing facility across five buildings totaling 245,000 square feet.
- Grupo Habita Hotel, a 66-room hotel, in the Downtown LA Arts District.

## **BROOKS STREET AND THE LAB**

### **Team:**

- Brooks Street is a real estate company founded in 2002.
- The LAB is a real estate development company.

### **Proposal Summary:**

Brooks Street is presenting a boutique lifestyle commercial center that includes 30 residential units from 450 to 900 square feet each. The proposal calls for bungalow court cottages, a coffee roaster, micro-brewery, farmers market, wine room, outdoor dining, organic kitchen and herb garden, boutique shops and an art gallery. Retail patrons will have access to all historic buildings and open space. One building will be designated as a space intended for community group meeting space. The proposal includes the development of a parking lot that could accommodate 140 spaces on the southeast corner and southwest perimeter of the site. A trolley to Montrose Shopping Park is also proposed. The LAB would be the management company of the proposed tenants.

### **Deal Points:**

- \$2 million purchase price.

### **Relevant Lead Developer Projects:**

- Anaheim Packing District. This is a 50,000 square foot adaptive reuse of the historic Anaheim Packaging House that features 24 culinary tenants.
- The Camp. This 60,000 square feet retail center opened in 2002 in Costa Mesa as the first green shopping center of its kind.
- Plant 151. This is an example of an adaptive reuse of a 1911 fruit packing plant into 265 condominiums in downtown San Jose.

## **CLIFFSIDE MALIBU**

### **Team:**

- Cliffside Malibu is a developer and operator of substance abuse facilities.
- Goldman Firth Rossi Architects specializes in master planning and development.
- Fonda-Bonardi & Hohman specializes in residential architects and historical preservation.

### **Proposal Summary:**

Cliffside Malibu is proposing to return the site to its former use and operate the facility as a high-end, in-patient and out-patient substance abuse recovery center. The proposal calls for the rehabilitation of all current Rockhaven buildings with the exception of Buildings A and B, which have been identified as having low historic and/or architectural integrity. The proposal recommends demolishing A and B, and rebuilding these units as part of future development that may include a low-rise residential hall, recreational facilities and parking. Cliffside is proposing 50 beds within the existing buildings, and the eventual addition of a facility that would accommodate another 50 beds on the western portion of the parcel. Building L, which has also been deemed as having low historic and/or architectural integrity, will be rebuilt and serve as a community meeting space and visitors' center for the community at large, including offering a meeting space for recovery support to the community. An outdoor area will be made available to the general public during normal business hours with some limitations due to patient privacy.

**Deal Points:**

- \$6 million purchase price.
- Cliffside will provide the City of Glendale a 5 percent royalty on all profits of the facility for a 15-year period, with a maximum cumulative of \$12 million less the amount already paid to the City by Cliffside during such time.

**Relevant Lead Developer Projects:**

- Cliffside consists of six detoxification and residential facilities, four sober living facilities and two outpatient substance-abuse treatment facilities.
- All of Cliffside's facilities are located in Los Angeles County.

**DAVID HOUK – HOUK DEVELOPMENT COMPANY****Team:**

- Houk Development Company is a Los Angeles-based real estate development company.
- Inspire Communities is the owner and manager of manufacturing housing communities.
- Mental health treatment and wellness professionals will include Dr. Timothy Pylko, partner of San Marino Psychiatric Associates, Dr. Annette Ermshar, Principal of Dr. Annette Ermshar Specialized Psychological Services, and Dr. Asher Gottesman, CEO and Founder of Transcend Recovery Community.

**Proposal Summary:**

Houk Development Company is proposing a plan to restore Rockhaven to its intended use as an in-patient psychiatric residential treatment facility. Mental disorders to be treated at the facility include mood, anxiety and personality disorders. All historically significant buildings and walls will be restored. Buildings A and B, which have been deemed historically insignificant, will be demolished. The development concept will mimic the original uses of Rockhaven as originally constructed. Most small residential buildings will be restored as new residential group homes, and larger buildings will be restored for administration and therapy uses. The campus will be open to the public during the day, and at least one of the general use buildings will be available for use by the general public. A 150-space subterranean garage will be developed on the western portion of the site. On top of the garage will be new buildings to include facilities for client medical services. The grounds will be restored, and a 40-foot strip facing Honolulu will be dedicated to open space for community use.

**Deal Points:**

- \$8.6 million purchase price.

**Relevant Lead Developer Projects:**

- David Houk was responsible for the purchase, restoration and operation of the historic Pasadena Playhouse Theatre.

**GANGI DESIGN LED BUILD****Team:**

- Gangi Design Led Build is a development, architect and construction company.
- Joseph Catalano is an architect specializing in preservation.
- Eagle Restorations Group, a historic restoration and preservation firm.
- Evergreen Landscape Architects, an open space landscaping firm.

**Proposal Summary:**

Gangi Design Led Build (“Gangi”) is proposing the Rockhaven Historic Park, a boutique lifestyle commercial center and park that calls for the rehabilitation all historic buildings, walls and gates, except for Building L. Building L has been deemed historically insignificant. The proposal calls for community space, 20,000 square feet of retail opportunities, farm to table garden cultivation and space for local groups such as the Historical Society of Crescenta Valley and Glendale Historical Society. The grounds and buildings will be open to the public. Community partnerships are at the cornerstone of Gangi’s proposal. Gangi listed ten community groups as partners, and detail another set of organizations that could be potential tenants, such as Dublab, a non-profit, online radio station, and the Poetic Research Bureau. Gangi is also proposing the creation of the Friends of Rockhaven Museum, and has listed the Friends of Rockhaven as the advisor on all aspects of the proposal and process. The Gelsing Family will help manage the retail shops and farm to table eateries. A surface parking lot, which will have access from Honolulu Avenue, is being proposed on the southwest corner of the site.

**Deal Points**

- \$0 purchase price or ground lease.
- Taxable sales estimated at \$5,000,000 per year, which translates into \$50,000 a year in sales tax to the City.

**Relevant Lead Developer Experience:**

- Burbank Media Center. Gangi led the development, design, construction and property management of a \$35 million new mixed use, affordable senior housing and commercial building in Burbank.
- Museums of Water and Life. This \$40 million project included two museums totaling 70,000 square feet in Hemet.
- Mission Meridian Village. This was a \$30 million mixed-use, housing, retail and transit-oriented development in Pasadena. Gangi was the general contractor.

**METRO INVESTMENTS****Team:**

- Metro Investments is a Glendale-based residential and commercial real estate company.
- Historic Resources Group is a historic preservation consulting firm.
- Passco is a national real estate firm specializing in the acquisition, development and management of commercial properties.
- Duane Border Design is a landscape architect.

**Summary:**

Metro Investments (“Metro”) is proposing the Rockhaven Village and Park concept, with three major components: 1) Rehabilitation of the existing Rockhaven Sanitarium buildings into a Boutique Retail Village, 2) Creation of a new public park, and 3) Development of 36, three-story first-time home-buyers residential units. The proposal will include a Park Community Room, a Friends of Rockhaven Clubhouse, professional offices and a new public park on the southern edge of the property, among other amenities. Metro Investments will preserve all buildings of historical architectural integrity. Existing Buildings A and B, identified as historically insignificant, will be demolished and replaced with new residential housing. Metro is proposing the creation of a Community Advisory Committee comprised of the Glendale Historical Society, Friends of Rockhaven, and homeowner associations and neighborhood groups. The purpose of the Committee is to further develop the three major components presented in the proposal; as presented these three elements are more conceptual than specific. Pedestrian and vehicular

entrances for the residential homes will be accessed from Hermosa Avenue and Honolulu Avenue, and the residential homes will have their own separate guest parking spots.

**Deal Points:**

- \$0 for purchase price or ground lease.
  - City would donate land for residential component. (Land valued by developer at \$5.4 million).
- \$3,250,000 loan would be provided by the City and paid back upon completion and sale of the for-sale housing.
- Rehabilitation of the Rockhaven units and creation of the park would commence after successful sale of all residential units.
- The City would maintain ownership of the property, except for the residential component.
- The developer would operate the commercial element for a set period of time (i.e. 10 years) after which he would have the first right of refusal to acquire the component; the City would own, operate and maintain the Park component upon completion by the developer.

**Relevant Lead Developer Projects:**

- Chevy Chase Country Club Expansion in Glendale. Project is currently underway for the model and expansion, and is set to be completed by the end of 2016.
- 2612 Honolulu Avenue Residential Project in Glendale. This is a new for-sale residential project approved by the Glendale City Council on August 9, 2016.

**SUMMIT SENIOR LIFE**

**Team:**

- Summit Senior Life provides entitlement acquisition, development and management to and with the senior living community.
- Starting Gate SPD, Inc., provides professional consultative services to public agencies
- Irwin Partners Architects.
- Near-Cal Construction is a commercial construction firm.

**Summary:**

Summit Senior Life (“SSL”) is proposing a senior living campus that has three components: 1) The Agnes Richards Memorial Public Park, which will be developed and then transferred back to the City, 2) An Independent Senior Living Campus, and 3) a 117,105 square foot three-story facility over underground parking. The proposal will create a total of 159 units, including 108 assisted living units, 20 memory care units, 30 independent living units and then rehabilitating Building M for use as a potential museum. The square footage ranges from 416 to 990. SSL is proposing to relocate the iconic Rockhaven gate and the memorial rose plants to the proposed Agnes Richards Memorial Park, which will be designed with feedback provided by Friends of Rockhaven and other interested parties. The park will also include a renovated Building M, the Rose Building, for use by the public as a museum. SSL will also consider identifying another one of the current Rockhaven buildings and convert the use to a Montrose Senior Center. Existing buildings will be converted and transitioned into larger independent living type villas. Some existing trees may have to be removed to accommodate the new construction. Buildings A, B, L, all of which have been deemed historically insignificant, will be demolished. Building N, which is historic, is also being proposed to be demolished.

**Deal Points:**

- \$5 million purchase price.

**Relevant Lead Developer Projects:**

- Currently, SSL has three Senior Living projects underway in Carpentaria, San Ramon and Carlsbad between 55,000 square feet to 75,000 square feet.

**FISCAL IMPACT**

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There is no fiscal impact associated with this item. A fiscal impact, if any, will not be known until such time as the City Council has reviewed and selected a proposal for the site.

**CAMPAIGN DISCLOSURE**

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Campaign Disclosure Statements are in the Developer Proposals and are included here as Exhibits 10 through Exhibit 16.

**ALTERNATIVES**

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The following alternatives are presented for Council consideration:

**Alternative 1:** The City Council may note and file the report, and continue with the developer selection process at the November 15 City Council meeting;

**Alternative 2:** The City Council may consider any other alternative not proposed by staff.

**EXHIBITS**

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- Exhibit 1: Rockhaven RFP
- Exhibit 2: Selection Criteria
- Exhibit 3: Avalon Investment Company and Creative Space Site Plan
- Exhibit 4: Brooks Street and the LAB Site Plan
- Exhibit 5: Cliffside Malibu Site Plan
- Exhibit 6: Houk Development Company Site Plan
- Exhibit 7: Gangi Design Led Build Site Plan
- Exhibit 8: Metro Investments Site Plan
- Exhibit 9: Summit Senior Life Site Plan
- Exhibit 10: Campaign Disclosure Statement – Avalon
- Exhibit 11: Campaign Disclosure Statement – Brooks Street
- Exhibit 12: Campaign Disclosure Statement – Cliffside Malibu
- Exhibit 13: Campaign Disclosure Statement – Houk Development Company
- Exhibit 14: Campaign Disclosure Statement – Gangi Design Led Build
- Exhibit 15: Campaign Disclosure Statement – Metro Investments
- Exhibit 16: Campaign Disclosure Statement – Summit Senior Life
- Exhibit 17: Matrix of Detailed Summary

## Exhibit 1: Rockhaven RFP

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# REQUEST FOR PROPOSALS

## Rockhaven

Release Date: 3.17.16

The City of Glendale ("City") invites qualified firms to submit a development plan for a Medical/Mental-Health Related Facility, a Boutique Lifestyle Commercial Center, and/or Other Development/Public Park for the City-owned Rockhaven Site ("Site"), located at 2713 Honolulu Avenue, Montrose, CA, 91020. Proposals must be submitted in accordance with all requirements of this Request for Proposals (RFP). Any questions regarding this request for proposals should be directed to:

**Amended 7/27/16**

Please note this RFP has been updated to reflect a new deadline submission date. The new submission deadline is 5:00 pm on Thursday, August 11, 2016.

### JENNIFER MCLAIN

PRINCIPAL ECONOMIC DEVELOPMENT OFFICER  
GLENDALE ECONOMIC DEVELOPMENT CORPORATION  
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## NOTICE OF PROHIBITION OF COMMUNICATION WITH, AND GIFTS OR GRATUITIES TO, THE CITY AND OTHERS

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- 1.0 After the Proposal Deadline, and continuing until the City awards the last contract, if any:
- 1.1 Glendale City Council members and City employees involved in the RFP process will not hold any meetings, conferences, or discussions with any Proposer, except as this RFP allows; and
- 1.2 A Proposer must not communicate, in any manner, with the individuals listed in Paragraph 1.1, unless authorized by the City. Proposers and their representatives are not prohibited, however, from making oral statements or presentations in public to one or more representatives of the City during a public meeting. In addition, Proposers may write to the City Council as a whole once the staff recommendations are made in anticipation of a public meeting.
- 1.3 From the date of the report to Council recommending the initiation of the issuance of this RFP, to the date on which the City awards a contract, if any, a Proposer must not directly or indirectly give, furnish, donate, or promise any money, compensation, gift, gratuity, or anything of value to the individuals listed in Paragraph 1.1, for the purpose of, or which has the effect of:
- 1.3.1 Securing or establishing an advantage over other Proposers;
  - 1.3.2 Securing or recommending the selection of the Proposer's Proposal; or
  - 1.3.3 Securing or recommending the Contract's award to the Proposer.
- 1.3.4 Violations of Paragraphs 1.2, or Paragraph 1.3, or both, will constitute grounds for rejection.

## INTRODUCTION

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The City of Glendale invites qualified firms to submit a proposal for development of a Medical/Mental-Health Related Facility, Boutique Lifestyle Commercial Center, or Other Development/Public Park at City-owned property located at 2713 Honolulu Avenue, Montrose, CA, 91020, commonly referred to as Rockhaven (the "Site"). Proposals must be submitted in accordance with all requirements of this RFP. All proposers are on notice that the City reserves the right to amend, modify or cancel this RFP process at any time within its sole and absolute discretion. Further, proposers are advised that no lobbying of any elected officials is permitted during the RFP process. Submissions in response to this RFP from any proposer that has lobbied any City elected officials during this RFP process will be disqualified.

## BACKGROUND

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### SITE HISTORY

Rockhaven is a rare surviving example of an institutional typology that once flourished in the Crescenta Valley. With its clean air and drinking water and mountainous views, the area provided an apt setting for health-seekers migrating westward in the early decades of the twentieth century. By 1928, there were as many as 25 sanitariums (mainly sheltering those suffering from lung ailments) in the Crescenta Valley.

Agnes M. Richards founded Rockhaven Sanitarium in 1923 after many years working as a nurse in state-run hospitals in Chicago and Los Angeles. She was discouraged by the way female patients were treated, believing that a “homelike” setting was more conducive to treatment than the institutional settings of larger facilities. Rockhaven was opened as a women-only facility and was one of the first private mental health institutions in California.

Rockhaven Sanitarium began with a single building, a two-story Craftsman-style “Rockhouse” that remained the centerpiece of the property until its demolition following damage in the 1971 Sylmar earthquake. Over time, Richards acquired neighboring Craftsman homes and incorporated them into the facility. As the property expanded, additional buildings were built in the Spanish Colonial Revival style. Each structure maintained a domestic scale, serving as either patient bedrooms and living rooms or as living quarters for staff. A central kitchen and dining room served all patients. Outdoor spaces, connected by winding pathways and featuring mature oak trees and lushly landscaped planting beds were important to Richard’s vision for humane patient care and remain important parts of the historic setting. Large portions of the Site at the northwest and southwest of the property were never developed.

With massive suburban development in the area in the postwar years and the replacement of the clean air with smog, most health facilities closed down and were demolished. Rockhaven, however, continued to operate at its original location, providing geriatric care in the latter part of the twentieth century. The facility closed in 2005.

### CITY INVOLVEMENT

In April 2008, the City acquired the Rockhaven Site for \$8.25 million. The City acquired it to (1) Protect the historic nature of the Site, and (2) Preserve the Site, or portions of it, as public community space. The slow economic recovery since the City’s acquisition of Site and the State’s elimination of redevelopment has made eventual development of the Rockhaven Site challenging. The City’s ability to wholly finance development of the Site as a capital improvement project has been severely curtailed. However, the City has generally maintained the Site improvements by: hand watering and pruning vegetation, cleaning debris, trimming trees, inspecting for termites, tarping roofs, improving perimeter security fencing, installing a backflow prevention device and above-ground irrigation pipes, and upgrading some electrical. The City has also made some renovations to the caretaker’s house.

Due to the City’s continued budget constraints, it is doubtful that the City can fund its Capital Improvement Program with sufficient resources to rehabilitate or adaptively reuse the Site anytime in the near future. Consequently, in April 2014, the City Council authorized the issuance

of a Request for Qualifications (“RFQ”) to identify a qualified developer(s) able to introduce a suitable type of limited, but focused new development of the Site that also preserves the structures and provides the Site and open space (or portions of it) to the community for public use. In addition, a community advisory committee was formed consisting of members of the Glendale Historical Society, the Crescent Valley Historical Societies, Friends of Rockhaven and a few at-large community members from the immediate area.

The RFQ was distributed to over 200 individuals/companies. Ten RFQ submittals were received. RFQ responses consisted of one (1) institutional use developer, and nine (9) housing use developers proposing projects that range in size from 44 to 150 units with programming for seniors, families, special needs, artists, and veterans.

City staff evaluated the RFQ submittals and banded them into groupings for review by the advisory committee. Unfortunately, the committee was unable to come to consensus on any specific use or developer and, the RFQ process was discontinued in September 2014.

Since 2014, the City continued to receive development interest. This interest focused on three general concepts: Medical/Mental Health-use to return the site to its original use; small, boutique retail with generous open space and ancillary, low-density housing; and Other Development/Public Park, which would see the western portion of the site developed, and preserve the buildings on the eastern portion for use as a park. Because maintenance costs for Rockhaven continue to rise, and because the development community has expressed a continuing interest in Rockhaven, and a continued desire by the City Council to preserve the buildings while providing a new amenity to the area, on February 23, 2016 the City Council directed City staff to move forward with a RFP process for the development concepts focused on a Medical/Mental-Health Related Facility, Boutique Lifestyle Commercial Center development. On June 14, 2016, the City Council extended the scope of this Request for Proposals to allow for any development scenario, referred to later in this document as “Other Development/Public Park.”

## **DEVELOPMENT CONTEXT**

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### **CITY OVERVIEW**

The City of Glendale was incorporated on February 16, 1906. The City encompasses approximately 30.6 square miles with a current population of approximately 191,719. Over the last 100 years, the City has grown from a small community at the edge of Los Angeles into a dynamic cosmopolitan City as diverse in its culture as it is in opportunities. Today, Glendale is the fourth largest city in Los Angeles County and is surrounded by Southern California’s leading commercial districts including Los Angeles, Pasadena, Hollywood, and Universal City.

### **NORTH GLENDALE**

The City's growth management strategy is intended to limit the impacts of new development on existing neighborhoods and hillsides. As part of this strategy the City has purchased expansive parcels in the mountains for dedicated open space, has adopted one of the more vigorous hillside ordinances in the region, and has down-zoned many of the multi-family neighborhoods over the past two decades. In contrast, the transit-oriented districts along San Fernando Road and the downtown core, where growth can best be managed, allow for extensive redevelopment through mixed-use zoning provided for in the Downtown Specific Plan (as can be seen in the current construction boom in these areas). Thus while the downtown is considered an area of transformation, for the majority of the city's residential neighborhoods, the current character is to be maintained. This is especially true in North Glendale, where transit infrastructure is limited, and the North Glendale Community Plan is largely a low-growth policy document.

### **CRESCENTA VALLEY**

The Rockhaven Site lies within the Crescenta Valley, which is clearly defined by the San Gabriel and Verdugo Mountains. Historically unified under the Spanish-era Rancho La Canada land grant, the Crescenta Valley was divided politically with the annexation of North Glendale (1950s) and the incorporation of La Canada Flintridge (1976). Although administered today by four different jurisdictions (City of Los Angeles, City of Glendale, Los Angeles County and La Canada Flintridge), the Crescenta Valley is perceived by many residents as a single coherent and distinct place or "town." Various neighborhood associations and community groups in the area all claim Crescenta Valley residents as their constituents, and the County-funded Town Council occasionally takes positions on matters in North Glendale. In summer 2008, members of the Crescenta Valley Town Council requested that the City of Glendale revisit its planning policies, guidelines and zoning standards as necessary to promote a single identity for the Crescenta Valley, which resulted in the adoption of the North Glendale Community Plan in 2012.

### **NORTH GLENDALE COMMUNITY PLAN**

The North Glendale Community Plan shifts the focus of planning practice from zoning to community based policy. The Community Plan sets comprehensive policies and also serves as the main tool for regulating land use in neighborhoods. What makes the North Glendale Community Plan unique is that it transforms separate General Plan Elements into easily understood lot-by-lot development standards and guidelines based on community vision. The North Glendale Community Plan project incorporates all the tools necessary for immediate implementation. Adoption of the Community Plan included:

- Amendments to four General Plan Elements (Land Use, Circulation, Recreation and Historic Preservation)
- Zoning amendments to create a new Commercial Hillside Zone and Fence Overlay District, and rezoning of commercial properties on Foothill Boulevard in North Glendale.
- North Glendale Community Plan Historic Context (Appendix A).
- Citywide Comprehensive Design Guidelines were developed and adopted to work in tandem with community plan neighborhood descriptions.

## **MONTROSE SHOPPING PARK AND SPARR HEIGHTS BUSINESS DISTRICT**

The immediate area around the Rockhaven Site is served by the Montrose Shopping Park to the east, and Sparr Heights Business Districts to the southeast. While the two are fairly close together, they are distinct and separate districts.

The Montrose Shopping Park (“Montrose”) is a special district within the City, with a unique zoning designation and an active Business Improvement District. Montrose predominantly contains community serving retail and restaurants. Many businesses have been in the park for decades and enjoy a long-term clientele. Montrose is served by City public parking facilities. Montrose is popular among area residents for its convenience, its pedestrian friendly design, its relaxed pace, and the sense that shop owners are well integrated into the community.

The Sparr Heights commercial district is located just south of the Montrose Shopping Park along and between Ocean View Boulevard and Verdugo Road continuing to the south to La Crescenta Ave. The mix of businesses in Sparr Heights is oriented more towards commercial services, with fewer restaurants and retail shops, and lacks communal parking facilities.

## **VERDUGO CITY**

The Rockhaven Site is within the neighborhood of Verdugo City, approximately 1 mile west of the Montrose Shopping Park. Verdugo City features a mixture of single- and multi-family residential areas served by commercial districts of neighborhood shopping, services, restaurants, professional offices, and community services on Honolulu Avenue between Orangedale Avenue to Ramsdell Avenue.

Once a vibrant community center that began in 1925 at the intersection of Honolulu and La Crescenta Avenues, Verdugo City is expected to slowly grow into a more vital village center under the North Glendale Community Plan.

## **HISTORIC STATUS**

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Rockhaven appears to be eligible for the Glendale register of historic places and the National Register of Historic Places. As of April 18, it has been added to the State Historical Resources Commission state register of historic places. The action also resulted in being forwarded to the Keeper of the National Register for review. Should the Keeper approve it, Rockhaven will be formally listed in the National Register of Historic Places. The City of Glendale is committed to ensuring that any development will maintain the Site’s historic character and integrity and be performed in accordance with the *Secretary of the Interior’s Standards for Rehabilitation*.

A project will ideally retain all of the buildings identified as having high historic and architectural integrity. Some limited alterations and/or new construction in the historic campus area at the east of the Site could be considered if the work does not jeopardize the Site’s ongoing eligibility for designation. New development proposed for the western portion of the Site should complement and work with any preservation of the eastern portion (see Fig. 1 below). The City has committed that upon completion of any project on the property, the historic Rockhaven campus will be nominated for listing on the Glendale Register. This designation would not necessarily include the newly-developed portions of the Site.



**Figure 1: Rockhaven Assessment Diagram**

The “Rockhaven Assessment Diagram” above (Figure 1) indicates the portions of the Site considered as the “historic campus” and those that do not contain any significant buildings or landscaping. The large areas of vacant land are identified as potential sites for higher-density new development (approximately 1.2 acres). The historic campus contains structures of high historic and/or architectural integrity (C, D, E, F, G, H, I, J, K, M, and N).

Most of the areas between these buildings, consisting of gardens, courtyards, walkways, and landscape planters, are identified as “cultural landscapes” that would be rehabilitated and/or enhanced by a project on the Site. All mature oak and sycamore trees on the Site are also protected by the City and must be accommodated by any project.

The entry gate at the south and the portions of remaining stone walls at the north and east are also historically significant. Three buildings (A, B, and L) are identified as having low historic and/or architectural integrity and their demolition or alteration should not affect the Site’s

eligibility for designation. The area identified as “GWP” contains a well site not developable at this time.

## PROJECT SCOPE

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The City of Glendale seeks a consultant to develop and deliver a development proposal for Rockhaven as a Medical Treatment Center, Boutique Lifestyle Commercial Center or Other Development/Public Park, defined as follows:

1. **Medical/Mental-Health Related Facility:** A medical-related center concept such as a mental health care facility would reestablish the historic use associated with Rockhaven. This use would be most reminiscent and consistent with the original property use. Types of uses might include treatment centers, in-patient care facilities, assisted living and behavioral rehabilitation centers.
2. **Boutique Lifestyle Commercial Centers:** A boutique lifestyle commercial center would include low-density elements of shopping, dining and living. This concept envisions a mix of independent tenants, including service and retail options, which would fit in with the surrounding neighborhood. It would allow for the preservation and restoration of the resources on Site, and it would be open and accessible to the public. Low density housing or other new development could be accommodated on the western portion of the site labeled Vacant Parcels in the Rockhaven Assessment Diagram above.
3. **Other Development/Public Park:** This scenario allows for any type of development on the vacant, western portion of the property, and calls for the preservation of the eastern side of the property for use as a public park. Preservation elements of the eastern side of the property would include rehabilitation of the historic buildings and ADA upgrades. It would allow for the preservation and restoration of the resources on Site, and the eastern side would be open and accessible to the public.

The purpose of the proposal is to enter into a Exclusive Negotiating Agreement (ENA) with a qualified developer who can deliver on the development of a Medical/Mental Health-Related Facility, Boutique Lifestyle Commercial Development Center or Other Development/Public Park. During this ENA period, the selected developer is expected to have access to the Site to conduct due diligence, conduct community outreach and negotiate a disposition and development agreements with the City.

The successful proposer will be qualified and experienced in adaptive reuse, historic preservation, real estate development, property maintenance and operations, adaptive reuse with medical facilities, lifestyles centers, or other development/public park, and be the most qualified proposal in each of the following categories:

- Dedication to Preservation
- Creation of Open Space/Accessibility
- Experience of Developer
- Compatibility with Neighborhood
- Return on Investment
- Use for Community Groups

## SELECTION CRITERIA

---

Evaluation of the proposals will be based upon the following selection criteria. The possible point totals available for each of the criteria are maximum point total amounts; during the evaluation process a lesser number of points than the maximum possible may be assigned during the RFP evaluation process.

### DEDICATION TO PRESERVATION

Possible Points: 30

Description: Rockhaven is comprised of 14 buildings and a gate feature situated in a rich and fully integrated landscape. Rockhaven appears likely to be eligible for the Glendale, and is now on the California Registers of Historic Resources. It may also be eligible for the National Register of Historic Places. Points will be assigned as follows:

- One (1) point assigned per each building, and southern gate feature, that can be restored. Total points possible: 15.
- Up to five (5) points for developer's ability and stated strategy to obtain historic designations.
- Up to five (5) points for developer's proposal to restore and enhance historic/cultural landscape.
- Up to five (5) points for developer's proposal to further enhance and incorporate historic elements and context throughout the buildings' programming.

### CREATION OF OPEN SPACE/ACCESSIBILITY

Possible Points: 30

Description: A total of up to 30 points will be assigned as follows for elements of accessibility to the public:

- Up to fifteen (15) points for design of open space, which open space might include gardens, courtyards, walkways, landscape planters and gardens. Emphasis on the level of public access will be evaluated as part of the design. NOTE: all mature oaks and sycamores on the Site are protected by the City and must be accommodated by any project unless otherwise agreed to by the City.
- Up to fifteen (15) points for other features that would encourage some level of historic interaction or programming of the restored buildings. A "patron" means someone from the general public. The possible points will break down as follows:
  - Up to five (5) points will be awarded if a patron can visually see the buildings from the outside.
  - Up to five (5) points will be awarded if a patron can enter and use the buildings as a patron of a medical/commercial/public tenant.  
Up to five (5) points will be awarded if a patron can enter the buildings with some level of historic interaction or programming.

## DEVELOPER EXPERIENCE

Possible Points: 25

Description: Background knowledge and development experience on similar design projects, including successful tenant mix, will be evaluated. References will also be a component upon evaluation of previous experience. A maximum total of 25 points will be allocated as follows:

- Up to five (5) points for general development experience.
- Up to five (5) points for operational experience, including tenant mix.
- Up to five (5) points for experience with historic preservation.
- Up to five (5) points for experience in adaptive reuse.
- Up to five (5) points for experience in adaptive reuse with medical facilities, lifestyle centers, or other development/public park.

## COMPATIBILITY WITH NEIGHBORHOOD

Possible Points: 20

Description: Compatibility with existing businesses, residents, zoning and programming. A maximum total of 20 points will be assigned as follows:

- Up to ten (10) points for Compatibility with Zoning, Allowable Densities and other planning components as detailed in the North Glendale Community Plan.
- Up to ten (10) points for how well the programming of the proposal matches the concept(s) defined in the RFP. Recognizing that “compatibility” may be viewed as subjective and predicated on desires of the community, proposals will be judged on their consistency with the City Council’s stated goal of benefiting and not detracting from the quality of life in Montrose and Sparr Heights. NOTE: Proposals that do not contain the required elements (i.e. Lifestyle Center, Medical Use, or Other Development/Public Park) will be disqualified.

## RETURN ON INVESTMENT

Possible Points: 10

Description: This criterion awards more points to the developer whose offer most closely matches the City’s original purchase price of \$8.25 million. Offer prices between

- \$1 million to \$2.99 million (up to 3 points)
- \$3 million to \$5.99 million (up to 6 points)
- \$6 million and up (up to 10 points)

## USE FOR COMMUNITY GROUPS

Possible Points: 5

Description: An element of the design shall allow community groups to utilize the restored Rockhaven buildings and grounds. Points will be assigned as follows:

- Up to five (5) points to be assigned for proposed design, space and hours available for use by community groups.

## PROPOSAL REQUIREMENTS

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Submittals should include, at a minimum, the following information and follow this general outline.

**1. Cover Letter**

An overall introduction to the submittal that is signed by an individual authorized to bind the proposing entity. The cover letter should contain a statement to the effect that the submittal is a firm offer for a 60-day (or more) period.

**2. Executive Summary**

This section should demonstrate the Proposer's knowledge and understanding of the project. It should also highlight the intended deliverables and proposed strategy to achieve key milestones.

**3. Development Concept**

This section shall include 1) Statement describing the proposal, 2) Conceptual Site Plan, and 3) Conceptual Renderings, illustrating the type of development (Medical/Mental-Health Related Facility, Boutique Lifestyle Commercial Center, or Other Development/Public Park) that is being proposed, and how it meets the goal of this RFP, specifically:

- Dedication to Preservation
- Creation of Open Space/Accessibility
- Compatibility with Neighborhood
- Use for Community Groups

**4. Program Approach**

Provide a detailed description of how the objectives outlined in the Project Scope section will be achieved. Include tasks, methodologies and a description of City/stakeholder's involvement in the process.

**5. Prior Experience and References**

A concise description of the Proposer's qualifications and experience to demonstrate that it has the resources and experience necessary to effectively meet the requirements of this RFP, including:

- a. Development experience, including all major projects in which the applicant has been involved;
- b. Description of operation experience, including tenant mix;
- c. Description of applicant experience in new construction and the rehabilitation and adaptive re-use of properties, including specific references to past projects;
- d. Description of applicant experience of adaptive reuse with medical facilities, lifestyle centers or other development/public park;
- e. Description of key individuals on the development team, their background experience and their role and responsibility during the project;

- f. Description of applicant's experience working in the City of Glendale, if any; and,
  - g. Applicant's references.
- 6. Project Pro Forma**  
Proposals shall include a preliminary project pro forma.
- 7. Time Line**  
Proposers shall provide an estimated-schedule showing the expected sequence of tasks and subtasks, with important milestones noted.
- 8. Conflict of Interest Declaration**  
Developer must complete and submit a Conflict of Interest Declaration attached to this RFP as Exhibit 3.

## SELECTION PROCESS

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The proposals received in response to this RFP will be screened by a selection committee. Primary consideration will be given to technical competence and experience as demonstrated in the proposal.

One tour of the Site has been scheduled during the timeframe of this RFP for those developers interested in attending. The Site tour has been scheduled for Thursday, March 31, 2016, from 9 AM to 11 AM. **Developers are encouraged to RSVP for the Site tours by calling (818) 548-2005.** While attendance is not mandatory, it is recommended. Developers may attend at any point during the Site tour timeframe, however, a short presentation and Q&A is scheduled beginning at 9 AM.

**4/22/16 AMENDMENT:** Please note an additional site tour has been scheduled for Thursday, May 12 from 9 AM to 10:30 AM.

**6/15/16 AMENDMENT:** Please note an additional site tour has been scheduled for Thursday, June 30 from 9 AM to 11 AM. Attendees are encouraged to RSVP by calling (818)548-2005, or by emailing [jemclain@glendaleca.gov](mailto:jemclain@glendaleca.gov).

Interested individuals or firms must submit a concise written proposal generally following the presented outline. Individuals or firms desiring to respond shall submit proposals in sufficient detail to allow for a thorough evaluation and comparative analysis. Proposers must submit four (4) complete copies of their proposal; one copy should be unbound and suitable for reproduction.

**Proposals must be received, not just postmarked, by the City of Glendale no later than 5:00 PM on Thursday, August 11, 2016.**

Proposals shall be addressed and delivered to:

City of Glendale  
633 East Broadway, Suite 201  
Glendale, CA 91206  
Attn: Jennifer McLain, Principal Economic Development Officer

## ACCEPTANCE OF SUBMITTALS

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At its sole discretion, the City may, for any reason, reject any and all submittals. The City may reject incomplete submittals or those lacking adequate information to allow effective evaluation of the submittal.

In addition to the written proposal submission, each qualified firm may be asked to make an oral presentation and be interviewed by a selection committee. Any oral interviews will be arranged with the individual identified in your proposal to receive notices.

The selected Developer will be required to satisfy the City's insurance requirements, which will include providing certificates of coverage and endorsements.

## NOTICE REGARDING DISCLOSURE OF CONTENTS OF DOCUMENT

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All responses to this Request for Proposals (“RFP”) accepted by the City shall become the exclusive property of the City. Responses to this RFP shall remain exempt from public disclosure until negotiations with the winning proposer are complete. Therefore, all proposals accepted by the City shall become a matter of public record, with the exception of those elements of each proposal which are business or trade secrets and are plainly marked as "Trade Secret", "Confidential" or "Proprietary". Each element of a proposal which a developer desires to be non-disclosable as a public record must be clearly marked as set forth above. Blanket statements or non-specific designations of Trade Secret, Confidential or Proprietary information are not sufficient to protect documents submitted in response to this RFP from public disclosure, and such blanket statements or non-specific designations of Trade Secret, Confidential or Proprietary information shall not bind the City in any way whatsoever. If disclosure of responses to this RFP is required or permitted under the California Public Records Act or otherwise by law, the City shall not in any way be liable or responsible for the disclosure of any such records or part thereof.

## EXHIBITS

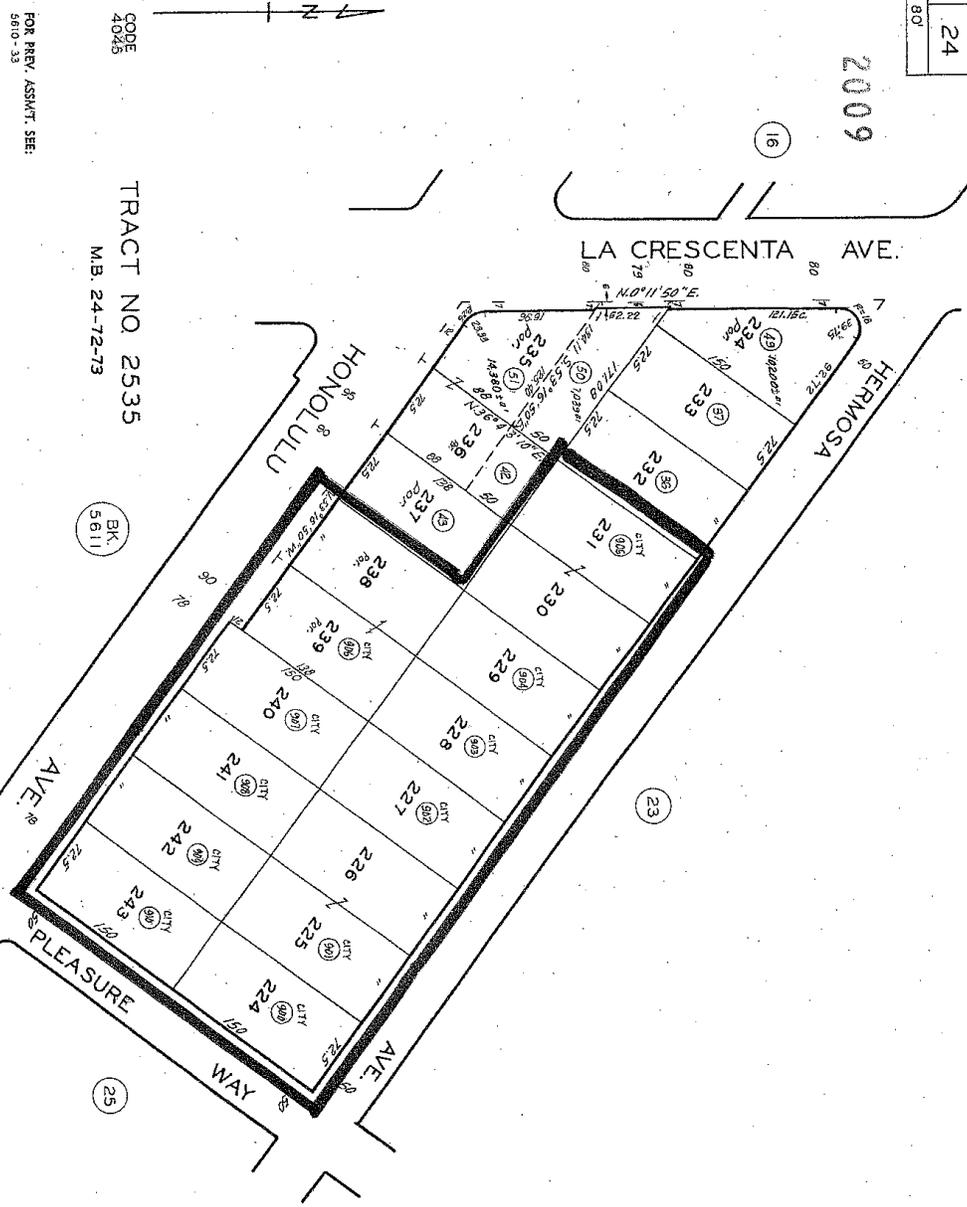
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- Exhibit 1 – Site Plan
- Exhibit 2 – Link to [North Glendale Community Plan](#)
- Exhibit 3 – Conflict of Interest Form

Exhibit 1: Site Plan

5610 24  
SCALE 1" = 80'

2009



CODE 4025

TRACT NO 2535  
M.B. 24-72-73

FOR PREV. ASSMT. SEE:  
5610-33

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

DATE  
12-12-04  
12-10-04  
08-17-04  
11-17-04  
11-17-04  
11-17-04  
11-17-04  
11-17-04

## **Exhibit 2: North Glendale Community Plan**

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The North Glendale Community Plan can be found online at:  
<http://www.ci.glendale.ca.us/planning/northglendalecommunityplan.asp>

**Exhibit 3: Conflict of Interest Form**



**City of Glendale  
Disclosure - Campaign Finance Ordinance  
Applicants Seeking Entitlement**

Submit to Permit Services Center, 633 E. Broadway, Rm. 101.  
For more information, call 818-548-3200.

**(To be Completed Prior to Preparation of Staff Reports for Consideration of Entitlement Matter by Council, Agency, or Authority, or at Time of Appeal to the City Council if the Applicant is also the Appellant)**

In August 2011, the Glendale City Council adopted Ordinance No. 5744, which becomes effective on September 9, 2011 ("Ordinance"). The Ordinance prohibits campaign contributions from "applicants seeking entitlement," their contractors and subcontractors (including their architects, engineers, and design professionals) while the application is "pending" and for 12 months thereafter. The Ordinance also prohibits Council Members from voting on any matter pertaining to an entitlement if the Council member has received a campaign contribution from the applicant seeking the entitlement, or certain contractors or subcontractors of the applicant, within the 12-month period preceding the vote.

**The Applicant and the Owner/Lessor hereby discloses as follows.**

*(If printing, please print legibly. Use additional sheets as necessary.)*

**1. Name of Applicant and Name of Owner/Lessor on whose behalf application is filed:**

Full Name	Title	Business Address	City	State	Zip

**II. Officers or owners/investors of Applicant Entity.** Please also disclose the following persons or entities related to the applicant entity: CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign +

Full Name	Title	Business Address	City	State	Zip

**III. Contractor of Applicant(s) Seeking Entitlement\***

Full Name	Title	Business Address	City	State	Zip

\*"Contractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a contract as an architect, design professional, engineer, or general or prime contract with an applicant seeking entitlement. "Contractor of applicant seeking entitlement," includes not only the contracting party but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the contracting party. Please list the names and addresses of all of these parties.

**IV. Subcontractor of Applicant(s) Seeking Entitlement\*\***

Full Name	Title	Business Address	City	State	Zip

\*\*"Subcontractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a subcontract as an architect, design professional, engineer, or perform other work with a contractor an applicant seeking entitlement."

"Subcontractor of applicant seeking entitlement," includes not only the subcontracting party, but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the subcontractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the subcontracting party. Please list the name and addresses of all of these parties.

**V. Disclosure. The Applicant Seeking Entitlement has made campaign or officeholder contributions in the preceding 12 months to City of Glendale elected officials as follows:**

Elected Official	Name of Individual or Entity	Date of Contribution

I hereby certify, on behalf of the above-named applicant(s) and owner(s)/lessor(s), that the applicant seeking entitlement has made the campaign contributions as set forth above. I also certify that the names of all contractors of applicant and all subcontractors of applicant, as of today's date, are fully set forth above. I further acknowledge that the applicant has a continuing obligation to update this disclosure form if the applicant selects additional or substitute architects, design professionals, contractors or subcontractors within ten (10) days of the selection or change. I hereby certify that I have been legally authorized by the applicant/owner/lessor to submit this disclosure form and certify to the content hereof.

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

Executed on \_\_\_\_\_ at \_\_\_\_\_, California

Applicant's Signature \_\_\_\_\_, Print Applicant's Full Name \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Applicant's Contact Phone Number \_\_\_\_\_

Applicant's Email Address \_\_\_\_\_



## ACKNOWLEDGMENT OF RECEIPT OF CAMPAIGN FINANCE DISCLOSURE

(To Be Submitted at Time of Application Submittal)

Submit to Permit Services Center, 633 E. Broadway, Rm. 101. For more information call 818-548-3200.

PROPERTY ADDRESS: \_\_\_\_\_

ENTITLEMENTS REQUESTED: \_\_\_\_\_

I hereby acknowledge, on behalf of the applicant(s) and owner(s)/lessor(s) for the project above, that the applicant seeking entitlement has received the campaign finance disclosure forms related to applicants seeking entitlement before the City Council, Redevelopment Agency and Housing Authority. I acknowledge it is the applicant's responsibility to review the requirements of the City's campaign finance ordinance, including its disclosure obligations and its applicability to the applicant and its contractors and subcontractors, which include architects, engineers, design professionals, prime or general contractors, and subcontractors retained by the applicant at the time the application is pending before the Council, Redevelopment Agency or Housing Authority.

Executed on \_\_\_\_\_ at \_\_\_\_\_, California

Applicant's Signature \_\_\_\_\_,

Print Applicant's Full Name \_\_\_\_\_

## **SELECTION CRITERIA**

---

Evaluation of the proposals will be based upon the following selection criteria. The possible point totals available for each of the criteria are maximum point total amounts; during the evaluation process a lesser number of points than the maximum possible may be assigned during the RFP evaluation process.

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Possible Points: 30

Description: Rockhaven is comprised of 14 buildings and a gate feature situated in a rich and fully integrated landscape. Rockhaven appears likely to be eligible for the Glendale, and is now on the California Registers of Historic Resources. It may also be eligible for the National Register of Historic Places. Points will be assigned as follows:

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- Up to five (5) points for experience in adaptive reuse.
- Up to five (5) points for experience in adaptive reuse with medical facilities, lifestyle centers, or other development/public park.

### **COMPATIBILITY WITH NEIGHBORHOOD**

Possible Points: 20

Description: Compatibility with existing businesses, residents, zoning and programming. A maximum total of 20 points will be assigned as follows:

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### **RETURN ON INVESTMENT**

Possible Points: 10

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- \$1 million to \$2.99 million (up to 3 points)
- \$3 million to \$5.99 million (up to 6 points)
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### **USE FOR COMMUNITY GROUPS**

Possible Points: 5

Description: An element of the design shall allow community groups to utilize the restored Rockhaven buildings and grounds. Points will be assigned as follows:

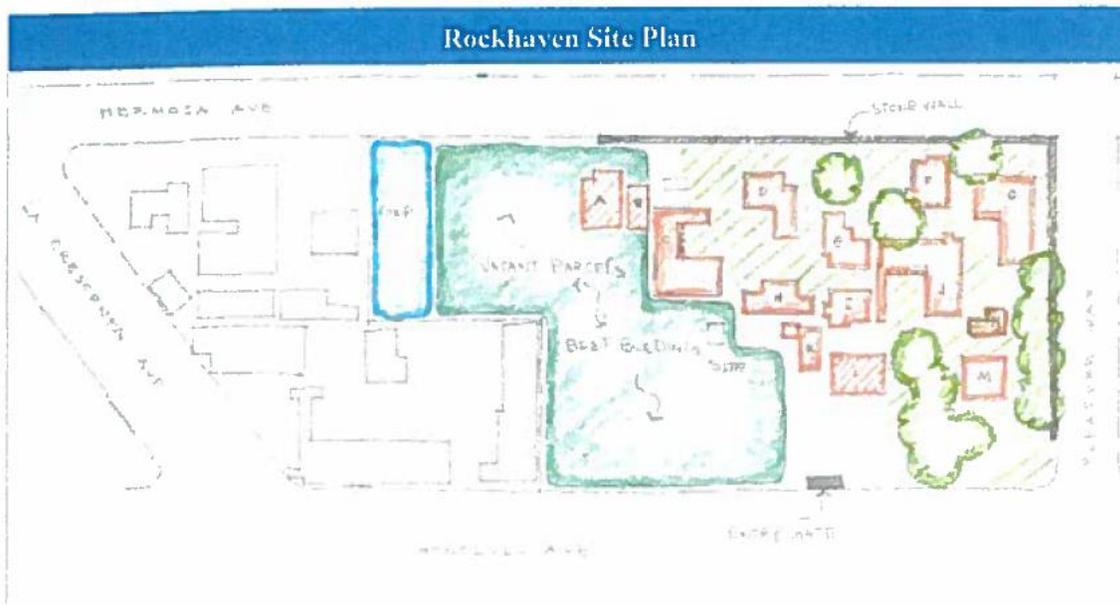
- Up to five (5) points to be assigned for proposed design, space and hours available for use by community groups.

Exhibit 3: Avalon Investment Company and Creative Space Site Plan



**Exhibit 4: Brooks Street and the LAB Site Plan**





**Building Key**

- A & B – To be demolished and rebuilt as part of future development
- C – Residential Housing
- D – Residential Housing
- E – Recreational Facilities (Gym, Yoga Studio, Massage Rooms)
- F – Residential Housing
- G – Residential Housing
- H – Recreational Facilities (TV, Game Room, Library and Offices)
- I – Cafeteria and Dining Hall
- K – Offices
- J – Therapy Rooms and Residential Housing
- L – Rebuilt Rockhouse (Admissions, Visitor Center and Meeting Room)
- M – Therapy Rooms and Offices
- N – Administrative Offices

**Community Zone:**

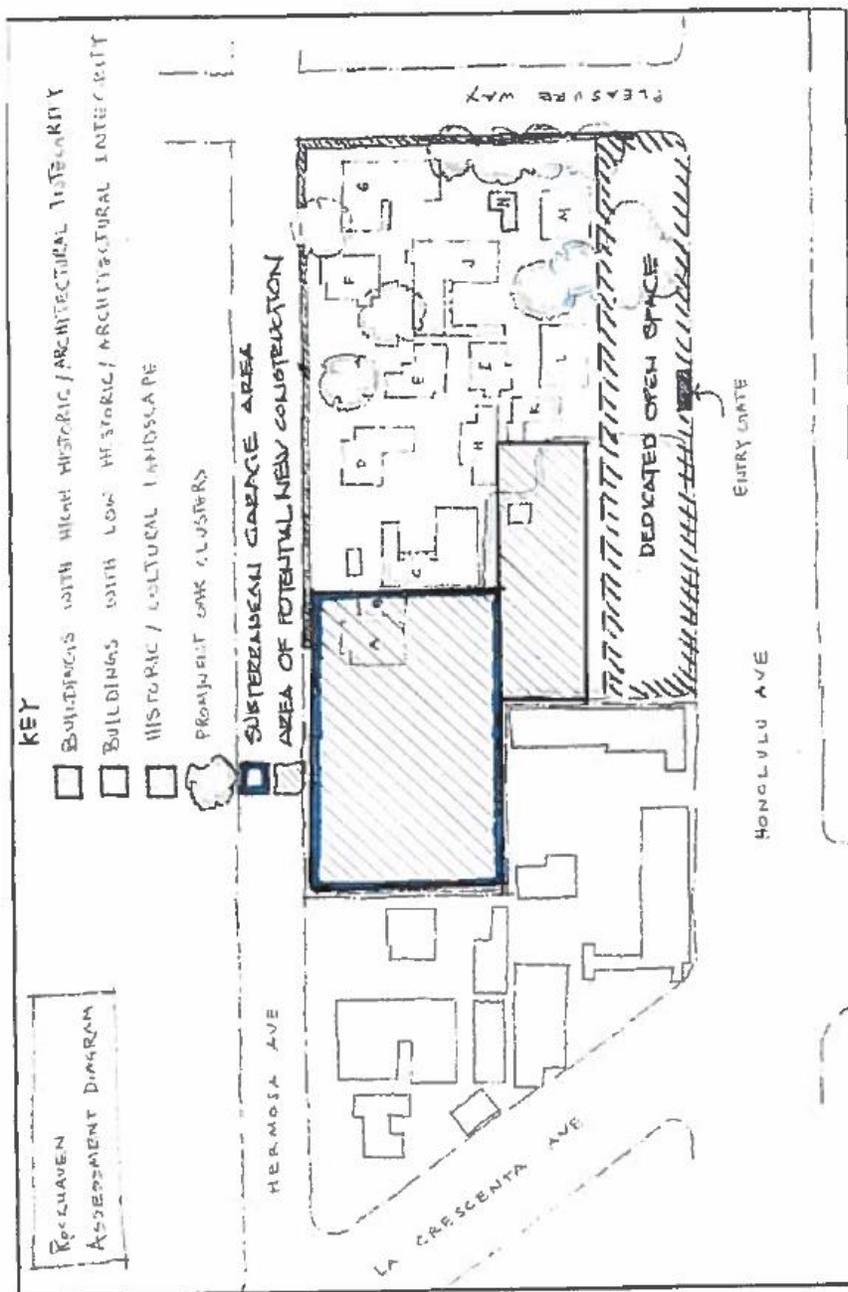
Unrestricted public access to grounds

**Parking:**

Proposed initial parking lot for facility operations.

**Future Development:**

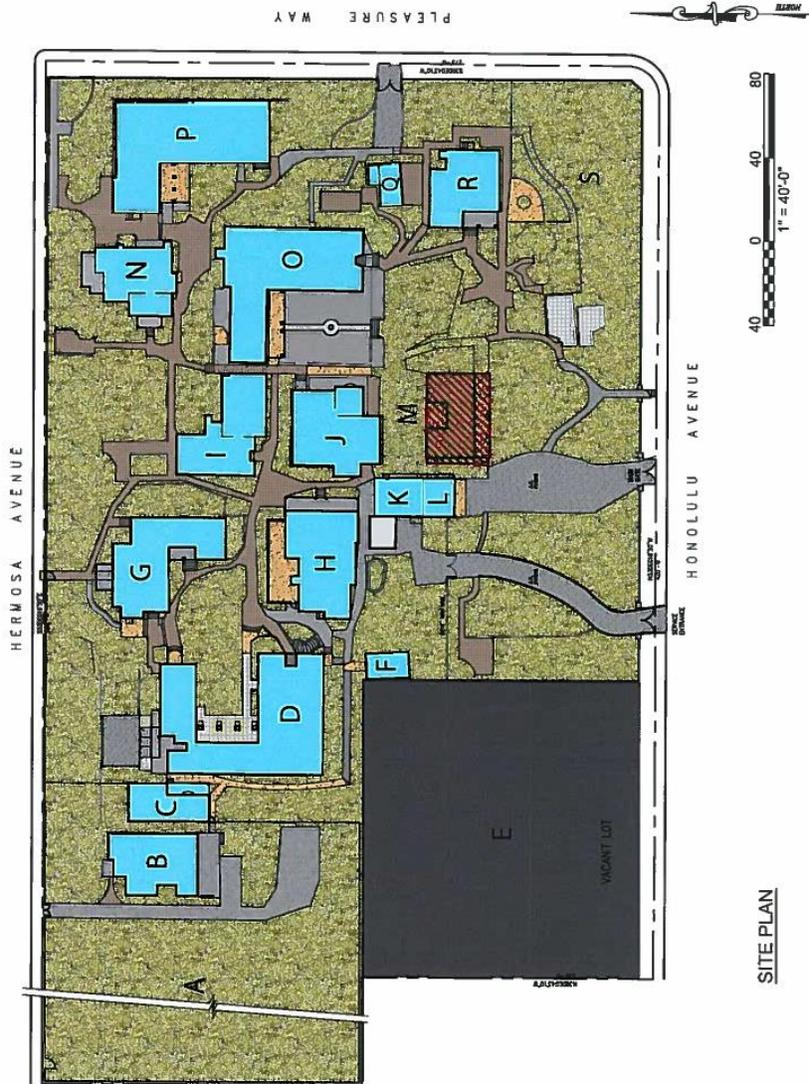
May include low-rise residential hall, recreational facilities, and parking facilities.



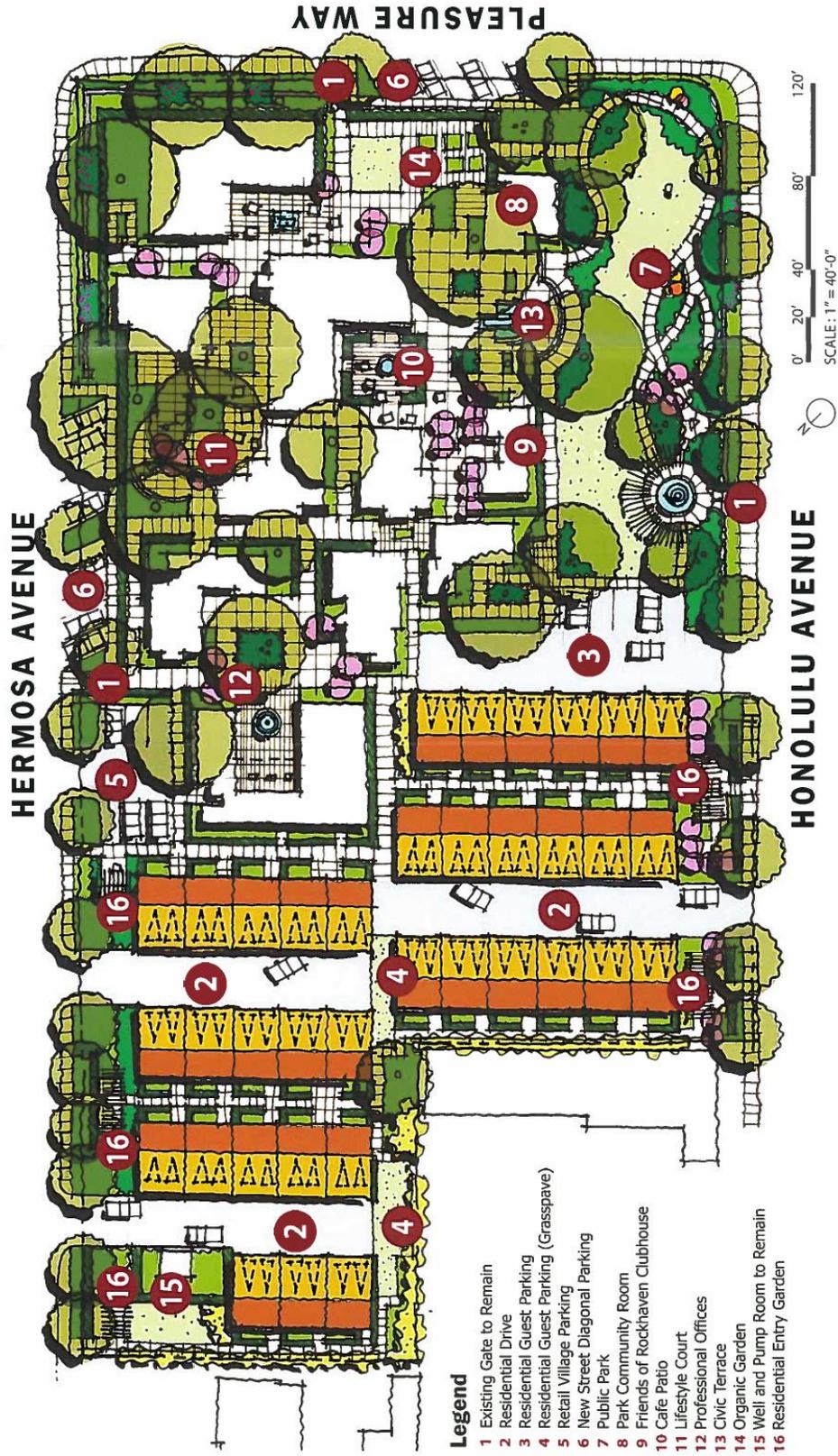
**SITE PLAN**

# Exhibit 7: Gangi Design Led Build Site Plan

	<u>Original Use</u>	<u>Potential Reuse</u>
A.	Vacant Lot	Garden Space
B.	Nurses Home	Day Spa
C.	Shop	Lapidary
D.	Pines Cottage	Friends of Rockhaven Museum
E.	Vacant Lot	Parking Lot
F.	Food Storage	Theodore Payne Seed Shop
G.	Canary Cottage	Manager's Unit
H.	Willows Cottage	Urban Press
I.	Little Hospital	Sustainable Winery
J.	Dining Hall	Art Workshops
K.	Laundry	Geisinger's Farm-to-Table Restaurant
L.	Garage	Community Room
M.	Administration	Public Restrooms
N.	Coulter Cottage	Patio for Outdoor Cooking and Dining
O.	Annex	Tea Room
P.	Oaks Cottage	Women Owned Businesses
Q.	Acorn Cottage	Center for Non-Profit Organizations
R.	Rose Cottage	Wedding Styling for Grooms
S.	Yard Area	Wedding Styling for Brides, Art Gallery, Tortilleria
		Gathering Area for Weddings, Music, Theater, and Education



SITE PLAN



**Legend**

- 1 Existing Gate to Remain
- 2 Residential Drive
- 3 Residential Guest Parking
- 4 Residential Guest Parking (Grasspave)
- 5 Retail Village Parking
- 6 New Street Diagonal Parking
- 7 Public Park
- 8 Park Community Room
- 9 Friends of Rockhaven Clubhouse
- 10 Cafe Patio
- 11 Lifestyle Court
- 12 Professional Offices
- 13 Civic Terrace
- 14 Organic Garden
- 15 Well and Pump Room to Remain
- 16 Residential Entry Garden

Project Site Plan

DUANE BORDER DESIGN  
LANDSCAPE ARCHITECTURE

ROCKHAVEN VILLAGE AND PARK CONCEPT

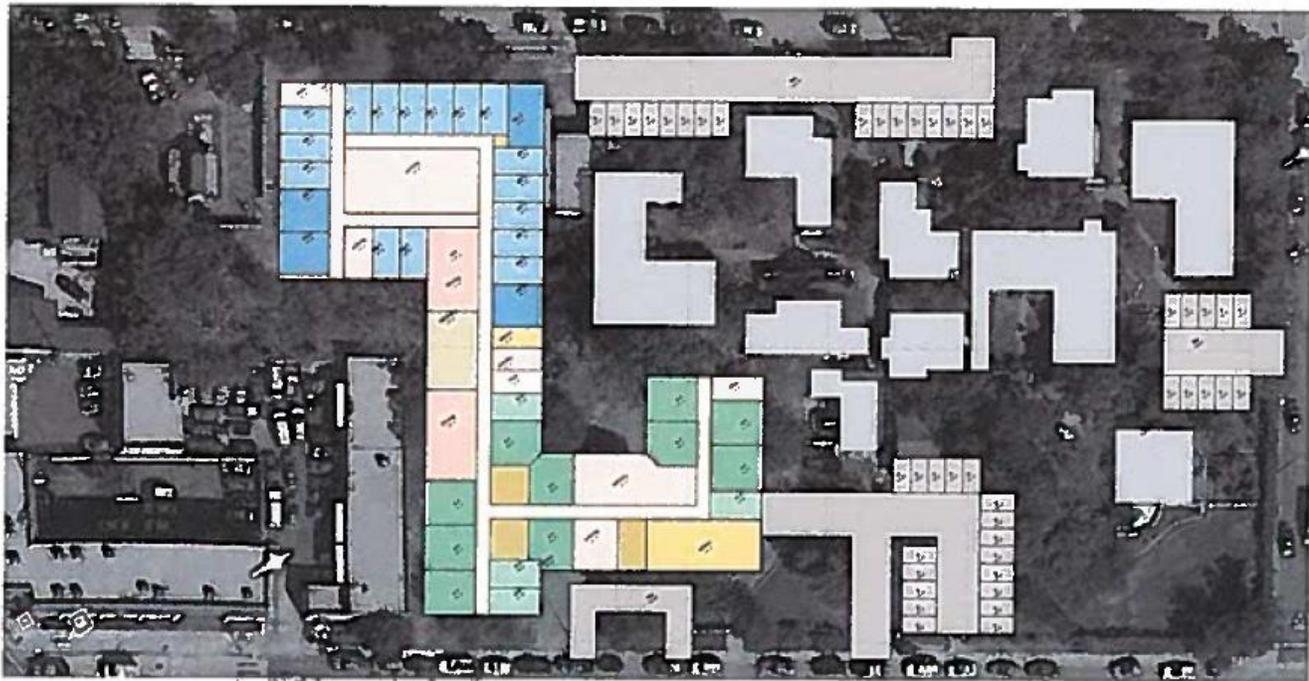
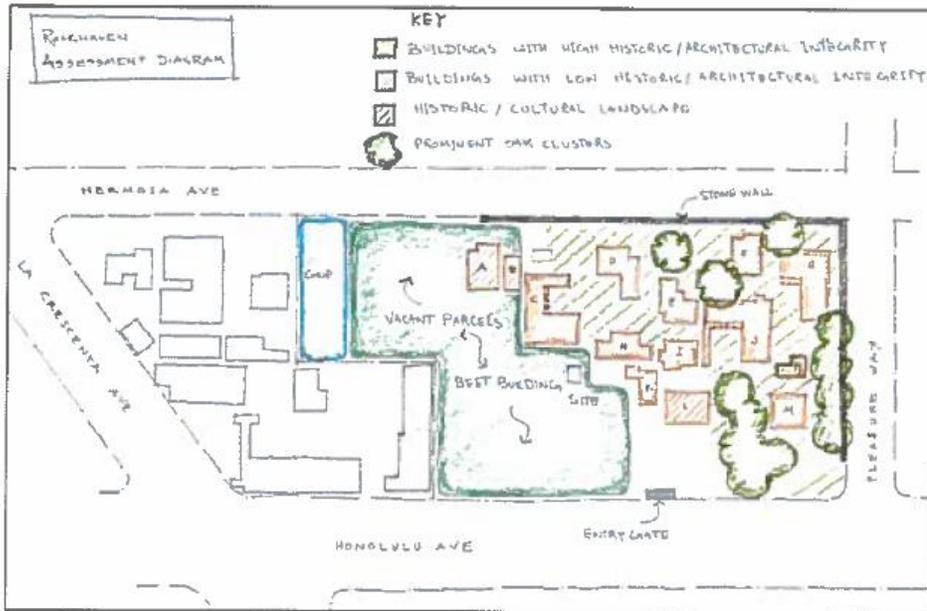
Monterose, California



**Exhibit 9: Summit Senior Life**

City of Glendale  
Rockhaven

Summit Senior Life LLC



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	TOTAL AREA (SQ. FT.)
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IX. CONFLICT OF INTEREST DECLARATION



**City of Glendale**  
**Disclosure - Campaign Finance Ordinance**  
**Applicants Seeking Entitlement**

Submit to Permit Services Center, 633 E. Broadway, Rm. 101.  
 For more information, call 818-548-3200.

(To be Completed Prior to Preparation of Staff Reports for Consideration of Entitlement Matter by Council, Agency, or Authority, or at Time of Appeal to the City Council if the Applicant is also the Appellant)

In August 2011, the Glendale City Council adopted Ordinance No. 5744, which becomes effective on September 9, 2011 ("Ordinance"). The Ordinance prohibits campaign contributions from "applicants seeking entitlement," their contractors and subcontractors (including their architects, engineers, and design professionals) while the application is "pending" and for 12 months thereafter. The Ordinance also prohibits Council Members from voting on any matter pertaining to an entitlement if the Council member has received a campaign contribution from the applicant seeking the entitlement, or certain contractors or subcontractors of the applicant, within the 12-month period preceding the vote.

The Applicant and the Owner/Lessor hereby discloses as follows.

(If printing, please print legibly Use additional sheets as necessary)

1. Name of Applicant and Name of Owner/Lessor on whose behalf application is filed:

Full Name	Title	Business Address	City	State	Zip
Wesley Cookler - Avalon Investment	Partner	5017 Ardenway Ave	Los Angeles	CA	90027
Geoffrey Azenberg - Creative Space	Partner	530 Molino St, Suite 107	Los Angeles	CA	90013

City of Glendale, Community Development Department (9/9/11)

Page 1 of 3

# IX. CONFLICT OF INTEREST DECLARATION

II. Officers or owners/investors of Applicant Entity. Please also disclose the following persons or entities related to the applicant entity: CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign +

Full Name	Title	Business Address	City	State	Zip
Weston Cookler	Avalon Investment Partner	5017 Ambrose Ave	Los Angeles	CA	90027
Jonathan Cookler	Avalon Investment Partner	5017 Ambrose Ave	Los Angeles	CA	90027
Geoffrey Ahnenberg	Creative Space Partner	530 Molino St, Suite 107	Los Angeles	CA	90013
Tyler Stonebraker	Creative Space Partner	530 Molino St, Suite 107	Los Angeles	CA	90013

III. Contractor of Applicant(s) Seeking Entitlement\*

Full Name	Title	Business Address	City	State	Zip
Ma Lehrer	President	185 S. Myers St	Los Angeles	CA	90033
Sally Beer	President	1839 Blake Ave, Unit 11	Los Angeles	CA	90039
Michelle Sullivan	Principal	185 S Myers St	Los Angeles	CA	90033
Dustin Lancaster	President	4828 Hollywood Blvd	Los Angeles	CA	90027
Brenda Levin	President	700 S Flower St, Suite 650	Los Angeles	CA	90017

\* "Contractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a contract as an architect, design professional, engineer, or general or prime contract with an applicant seeking entitlement. "Contractor of applicant seeking entitlement," includes not only the contracting party but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the contracting party. Please list the names and addresses of all of these parties.

IV. Subcontractor of Applicant(s) Seeking Entitlement\*\*

Full Name	Title	Business Address	City	State	Zip

\*\* "Subcontractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a subcontract as an architect, design professional, engineer, or perform other work with a contractor an applicant seeking entitlement."

# IX. CONFLICT OF INTEREST DECLARATION

\*Subcontractor of applicant seeking entitlement\* includes not only the subcontracting party, but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the subcontractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the subcontracting party. Please list the name and addresses of all of these parties.

V. Disclosure. The Applicant Seeking Entitlement has made campaign or officeholder contributions in the preceding 12 months to City of Glendale elected officials as follows:

Elected Official	Name of Individual or Entity	Date of Contribution
Laurie Friedman	Mia and Michael Lehrer	11.21.15
Laurie Friedman	David Able (Brenda Levin's Husband)	5.14.16

I hereby certify, on behalf of the above-named applicant(s) and owner(s)/lessor(s), that the applicant seeking entitlement has made the campaign contributions as set forth above. I also certify that the names of all contractors of applicant and all subcontractors of applicant, as of today's date, are fully set forth above. I further acknowledge that the applicant has a continuing obligation to update this disclosure form if the applicant selects additional or substitute architects, design professionals, contractors or subcontractors within ten (10) days of the selection or change. I hereby certify that I have been legally authorized by the applicant/owner/lessor to submit this disclosure form and certify to the content hereof.

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

Executed on July 27, 2016 at Los Angeles, California  
 Applicant's Signature  Applicant's Full Name Geoffrey Anenberg / Weston Cookler  
 Applicant's Address 530 Molino St, Suite 107, Los Angeles, CA 90013 // 5017 Ambrose Ave, Los Angeles, CA 90027  
 Applicant's Contact Phone Number CA 323.243.2821 // WC 310.270.3657  
 Applicant's Email Address geoffrey@creativespace.us // weston.cookler@avaloninv.com



**City of Glendale**  
**Disclosure - Campaign Finance Ordinance**  
**Applicants Seeking Entitlement**

Submit to Permit Services Center, 633 E. Broadway, Rm. 101.  
 For more information, call 818-548-3200.

**(To be Completed Prior to Preparation of Staff Reports for Consideration of Entitlement Matter by Council, Agency, or Authority, or at Time of Appeal to the City Council if the Applicant is also the Appellant)**

In August 2011, the Glendale City Council adopted Ordinance No. 5744, which becomes effective on September 9, 2011 ("Ordinance"). The Ordinance prohibits campaign contributions from "applicants seeking entitlement," their contractors and subcontractors (including their architects, engineers, and design professionals) while the application is "pending" and for 12 months thereafter. The Ordinance also prohibits Council Members from voting on any matter pertaining to an entitlement if the Council member has received a campaign contribution from the applicant seeking the entitlement, or certain contractors or subcontractors of the applicant, within the 12-month period preceding the vote.

**The Applicant and the Owner/Lessor hereby discloses as follows.**

*(If printing, please print legibly. Use additional sheets as necessary.)*

**I. Name of Applicant and Name of Owner/Lessor on whose behalf application is filed:**

Full Name	Title	Business Address	City	State	Zip
Rich Knowland	Director	1100 Oasis, Ste 100	Newport Beach	CA	92660

II. Officers or owners/investors of Applicant Entity. Please also disclose the following persons or entities related to the applicant entity: CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign +

Full Name	Title	Business Address	City	State	Zip
Rich Knowland	Director	1300 Quail St, Ste 100	Newport Beach	CA	92660
Chris Velich	Principal	"	"	"	"
Neil Brandon	Principal	"	"	"	"
Shahen Sedegi	President	709 Randolph Ave.	Costa Mesa	CA	92620

III. Contractor of Applicant(s) Seeking Entitlement\*

Full Name	Title	Business Address	City	State	Zip
N/A					

\* "Contractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a contract as an architect, design professional, engineer, or general or prime contract with an applicant seeking entitlement." Contractor of applicant seeking entitlement," includes not only the contracting party but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the contracting party. Please list the names and addresses of all of these parties.

IV. Subcontractor of Applicant(s) Seeking Entitlement\*\*

Full Name	Title	Business Address	City	State	Zip
N/A					

\*\* "Subcontractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a subcontract as an architect, design professional, engineer, or perform other work with a contractor an applicant seeking entitlement."

"Subcontractor of applicant seeking entitlement," includes not only the subcontracting party, but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the subcontractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the subcontracting party. Please list the name and addresses of all of these parties.

**V. Disclosure. The Applicant Seeking Entitlement has made campaign or officeholder contributions in the preceding 12 months to City of Glendale elected officials as follows:**

Elected Official	Name of Individual or Entity	Date of Contribution
None		

I hereby certify, on behalf of the above-named applicant(s) and owner(s)/lessor(s), that the applicant seeking entitlement has made the campaign contributions as set forth above. I also certify that the names of all contractors of applicant and all subcontractors of applicant, as of today's date, are fully set forth above. I further acknowledge that the applicant has a continuing obligation to update this disclosure form if the applicant selects additional or substitute architects, design professionals, contractors or subcontractors within ten (10) days of the selection or change. I hereby certify that I have been legally authorized by the applicant/owner/lessor to submit this disclosure form and certify to the content hereof.

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

Executed on                      at Newport Beach, California  
 Applicant's Signature Richard Knowland, Print Applicant's Full Name Richard Knowland  
 Applicant's Address 1300 Quail St, Suite 100, Newport Beach, CA 92660  
 Applicant's Contact Phone Number 949-833-0222  
 Applicant's Email Address knowland@brooks-street.com



**ACKNOWLEDGMENT OF RECEIPT OF  
CAMPAIGN FINANCE DISCLOSURE**

(To Be Submitted at Time of Application Submittal)

Submit to Permit Services Center, 633 E. Broadway, Rm. 101. For more information call 818-548-3200.

PROPERTY ADDRESS: \_\_\_\_\_

ENTITLEMENTS REQUESTED: ENA-RockHaven

I hereby acknowledge, on behalf of the applicant(s) and owner(s)/lessor(s) for the project above, that the applicant seeking entitlement has received the campaign finance disclosure forms related to applicants seeking entitlement before the City Council, Redevelopment Agency and Housing Authority. I acknowledge it is the applicant's responsibility to review the requirements of the City's campaign finance ordinance, including its disclosure obligations and its applicability to the applicant and its contractors and subcontractors, which include architects, engineers, design professionals, prime or general contractors, and subcontractors retained by the applicant at the time the application is pending before the Council, Redevelopment Agency or Housing Authority.

Executed on \_\_\_\_\_ at Newport Beach, California

Applicant's Signature Richard Knowland

Print Applicant's Full Name Richard Knowland



**City of Glendale  
Disclosure - Campaign Finance Ordinance  
Applicants Seeking Entitlement**

Submit to Permit Services Center, 633 E. Broadway, Rm. 101.  
For more information, call 818-548-3200.

**(To be Completed Prior to Preparation of Staff Reports for Consideration of Entitlement Matter by Council, Agency, or Authority, or at Time of Appeal to the City Council if the Applicant is also the Appointant)**

In August 2011, the Glendale City Council adopted Ordinance No. 5744, which becomes effective on September 9, 2011 ("Ordinance"). The Ordinance prohibits campaign contributions from "applicants seeking entitlement," their contractors and subcontractors (including their architects, engineers, and design professionals) while the application is "pending" and for 12 months thereafter. The Ordinance also prohibits Council Members from voting on any matter pertaining to an entitlement if the Council member has received a campaign contribution from the applicant seeking the entitlement, or certain contractors or subcontractors of the applicant, within the 12-month period preceding the vote.

**The Applicant and the Owner/Lessor hereby discloses as follows.**

*(If printing, please print legibly. Use additional sheets as necessary.)*

**I. Name of Applicant and Name of Owner/Lessor on whose behalf application is filed:**

Full Name	Title	Business Address	City	State	Zip
Richard Taite	Owner	24955 Pacific Coast Highway Suite A 103	Malibu	CA	90265

II. Officers or owners/investors of Applicant Entity. Please also disclose the following persons or entities related to the applicant entity: CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign +

Full Name	Title	Business Address	City	State	Zip
Richard Taite	Owner & CEO	24955 Pacific Coast Highway Suite A103	Malibu	CA	90265

III. Contractor of Applicant(s) Seeking Entitlement\*

Full Name	Title	Business Address	City	State	Zip
Goldman Firth Rossi		24955 Pacific Coast Highway	Malibu	CA	90265

\* "Contractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a contract as an architect, design professional, engineer, or general or prime contract with an applicant seeking entitlement." Contractor of applicant seeking entitlement," includes not only the contracting party but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the contracting party. Please list the names and addresses of all of these parties.

IV. Subcontractor of Applicant(s) Seeking Entitlement\*\*

Full Name	Title	Business Address	City	State	Zip
Fonda-Bonardi		1450 23rd Street	Santa Monica	CA	90404

\*\* "Subcontractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a subcontract as an architect, design professional, engineer, or perform other work with a 'contractor an applicant seeking entitlement."

"Subcontractor of applicant seeking entitlement," includes not only the subcontracting party, but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the subcontractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the subcontracting party. Please list the name and addresses of all of these parties.

**V. Disclosure. The Applicant Seeking Entitlement has made campaign or officeholder contributions in the preceding 12 months to City of Glendale elected officials as follows:**

Elected Official	Name of Individual or Entity	Date of Contribution

I hereby certify, on behalf of the above-named applicant(s) and owner(s)/lessor(s), that the applicant seeking entitlement has made the campaign contributions as set forth above. I also certify that the names of all contractors of applicant and all subcontractors of applicant, as of today's date, are fully set forth above. I further acknowledge that the applicant has a continuing obligation to update this disclosure form if the applicant selects additional or substitute architects, design professionals, contractors or subcontractors within ten (10) days of the selection or change. I hereby certify that I have been legally authorized by the applicant/owner/lessor to submit this disclosure form and certify to the content hereof.

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

Executed on July 26, 2016 at Malibu, California

Applicant's Signature  Print Applicant's Full Name Richard Loren Taite

Applicant's Address 24955 Pacific Coast Highway Suite A103 Malibu, CA 90265

Applicant's Contact Phone Number (310) 924-9351

Applicant's Email Address richard.taite@cliffsidealibu.com



**ACKNOWLEDGMENT OF RECEIPT OF  
CAMPAIGN FINANCE DISCLOSURE**  
(To Be Submitted at Time of Application Submittal)

Submit to Permit Services Center, 633 E. Broadway, Rm. 101. For more  
information call 818-548-3200.

PROPERTY ADDRESS: Rockhaven Project

ENTITLEMENTS REQUESTED: \_\_\_\_\_

I hereby acknowledge, on behalf of the applicant(s) and owner(s)/lessor(s) for the project above, that the applicant seeking entitlement has received the campaign finance disclosure forms related to applicants seeking entitlement before the City Council, Redevelopment Agency and Housing Authority. I acknowledge it is the applicant's responsibility to review the requirements of the City's campaign finance ordinance, including its disclosure obligations and its applicability to the applicant and its contractors and subcontractors, which include architects, engineers, design professionals, prime or general contractors, and subcontractors retained by the applicant at the time the application is pending before the Council, Redevelopment Agency or Housing Authority.

Executed on July 26, 2016 at Malibu, California

Applicant's Signature: 

Print Applicant's Full Name Richard Loren Taite



**City of Glendale**  
**Disclosure - Campaign Finance Ordinance**  
**Applicants Seeking Entitlement**

Submit to Permit Services Center, 633 E. Broadway, Rm. 101.  
 For more information, call 818-448-3200.

(To be Completed Prior to Preparation of Staff Reports for Consideration of Entitlement Matter by Council, Agency, or Authority, or at Time of Appeal to the City Council if the Applicant is also the Appellant)

In August 2011, the Glendale City Council adopted Ordinance No. 5744, which becomes effective on September 9, 2011 ("Ordinance"). The Ordinance prohibits campaign contributions from "applicants seeking entitlement," their contractors and subcontractors (including their architects, engineers, and design professionals) while the application is "pending" and for 12 months thereafter. The Ordinance also prohibits Council Members from voting on any matter pertaining to an entitlement if the Council member has received a campaign contribution from the applicant seeking the entitlement, or certain contractors or subcontractors of the applicant, within the 12-month period preceding the vote.

The Applicant and the Owner/Lessor hereby discloses as follows.

(If printing, please print legibly. Use additional sheets as necessary.)

I. Name of Applicant and Name of Owner/Lessor on whose behalf application is filed:

Field Name	Title	Business Address	City	State	Zip
DAVID HOUK	OWNER	933 CHATELAIN BLVD	STAKEHILLS	CA	91170
DANIEL SWANPERNER	OWNER	620 SONOMA RD.	CHUO HIRKA	CA	91170

II. Officers or owners/investors of Applicant Entity. Please also disclose the following persons or entities related to the applicant entity: CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign +

NA

Full Name	Title	Business Address	City	State	Zip

III. Contractor of Applicant(s) Seeking Entitlement\*

NA

Full Name	Title	Business Address	City	State	Zip

\* "Contractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a contract as an architect, design professional, engineer, or general or prime contract with an applicant seeking entitlement. "Contractor of applicant seeking entitlement," includes not only the contracting party but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the contracting party. Please list the names and addresses of all of these parties.

IV. Subcontractor of Applicant(s) Seeking Entitlement\*\*

NA

Full Name	Title	Business Address	City	State	Zip

\*\* "Subcontractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a subcontract as an architect, design professional, engineer, or perform other work with a 'contractor an applicant seeking entitlement.'"

\*Subcontractor of applicant seeking entitlement.\* includes not only the subcontracting party, but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the subcontractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the subcontracting party. Please list the name and addresses of all of these parties.

V. Disclosure. The Applicant Seeking Entitlement has made campaign or officerholder contributions in the preceding 12 months to City of Glendale elected officials as follows: **NO CONTRIBUTIONS HAVE BEEN MADE**

*David G. Houb*  
*Emuel Sevanti*

Elected Official	Name of Individual or Entity	Date of Contribution

I hereby certify, on behalf of the above-named applicant(s) and owner(s)/lessor(s), that the applicant seeking entitlement has made the campaign contributions as set forth above. I also certify that the names of all contractors of applicant and all subcontractors of applicant, as of today's date, are fully set forth above. I further acknowledge that the applicant has a continuing obligation to update this disclosure form if the applicant selects additional or substitute architects, design professionals, contractors or subcontractors within ten (10) days of the selection or change. I hereby certify that I have been legally authorized by the applicant/owner/lessor to submit this disclosure form and certify to the content hereof.

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

Executed on 10/24/16 at RANCHO MIRAGE, California  
 Applicant's Signature *David G. Houb* Print Applicant's Full Name DAVID GLENN HOUB  
 Applicant's Address 93 CALLE EUCALIPTOS, RANCHO MIRAGE, CA 92270  
 Applicant's Contact Phone Number 93-400-4685  
 Applicant's Email Address DAVID@HOUKDEVCO.COM



**ACKNOWLEDGMENT OF RECEIPT OF  
CAMPAIGN FINANCE DISCLOSURE**  
(To Be Submitted at Time of Application Submission)

Submit to Permit Services Center, 633 E. Broadway, Rm. 101. For more  
Information call 818-548-3200.

PROPERTY ADDRESS: ROCKHAVEN  
2713 HONOLULU AVE., MONROSE, CA 91020  
ENTITLEMENTS REQUESTED: NA

I hereby acknowledge, on behalf of the applicant(s) and owner(s)/lessor(s) for the project above, that the applicant seeking entitlement has received the campaign finance disclosure forms related to applicants seeking entitlement before the City Council, Redevelopment Agency and Housing Authority. I acknowledge it is the applicant's responsibility to review the requirements of the City's campaign finance ordinance, including its disclosure obligations and its applicability to the applicant and its contractors and subcontractors, which include architects, engineers, design professionals, prime or general contractors, and subcontractors retained by the applicant at the time the application is pending before the Council, Redevelopment Agency or Housing Authority.

Executed on 10/24/16 at RANCHO MIRAGE, California  
Applicant's Signature [Signature]  
Print Applicant's Full Name DAVID GLENN HALL  
DANIEL SWARTZ  
[Signature]



**City of Glendale  
Disclosure - Campaign Finance Ordinance  
Applicants Seeking Entitlement**

Submit to Permit Services Center, 633 E. Broadway, Rm. 101.  
For more information, call 818-548-3200.

**(To be Completed Prior to Preparation of Staff Reports for Consideration of Entitlement Matter by Council, Agency, or Authority, or at Time of Appeal to the City Council if the Applicant is also the Appellant)**

In August 2011, the Glendale City Council adopted Ordinance No. 5744, which becomes effective on September 9, 2011 ("Ordinance"). The Ordinance prohibits campaign contributions from "applicants seeking entitlement," their contractors and subcontractors (including their architects, engineers, and design professionals) while the application is "pending" and for 12 months thereafter. The Ordinance also prohibits Council Members from voting on any matter pertaining to an entitlement if the Council member has received a campaign contribution from the applicant seeking the entitlement, or certain contractors or subcontractors of the applicant, within the 12-month period preceding the vote.

**The Applicant and the Owner/Lessor hereby discloses as follows.**

*(If printing, please print legibly. Use additional sheets as necessary.)*

**I. Name of Applicant and Name of Owner/Lessor on whose behalf application is filed:**

Full Name	Title	Business Address	City	State	Zip
Gangi Design Led Build (Gangi Development)	Applicant	229 E. Palm Avenue	Burbank	CA	91502

II. Officers or owners/investors of Applicant Entity. Please also disclose the following persons or entities related to the applicant entity: CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign +

Full Name	Title	Business Address	City	State	Zip
Salvatore Gangi	CEO	229 E. Palm Avenue	Burbank	CA	91502
Frank Gangi	President	"	"	"	"
Robert Gangi	Legal	"	"	"	"
Matthew Gangi	Vice President	"	"	"	"

III. Contractor of Applicant(s) Seeking Entitlement\*

Full Name	Title	Business Address	City	State	Zip
Gangi Design Led Build	GC	229 E. Palm Avenue	Burbank	CA	91502
Joe Catalano	Preservation	480 N. Lima Street	Sierra Madre	CA	91024
Evergreen Architects	Landscape	P.O. Box 5483	Santa Barbara	CA	93150

\* "Contractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a contract as an architect, design professional, engineer, or general or prime contract with an applicant seeking entitlement." Contractor of applicant seeking entitlement," includes not only the contracting party but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the contracting party. Please list the names and addresses of all of these parties.

IV. Subcontractor of Applicant(s) Seeking Entitlement\*\*

Full Name	Title	Business Address	City	State	Zip
Eagle Restoration	Restoration	5441 Cogswell Road	Arcadia	CA	91006

\*\* "Subcontractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a subcontract as an architect, design professional, engineer, or perform other work with a contractor an applicant seeking entitlement."

\*Subcontractor of applicant seeking entitlement,\* includes not only the subcontracting party, but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the subcontractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the subcontracting party. Please list the name and addresses of all of these parties.

**V. Disclosure. The Applicant Seeking Entitlement has made campaign or officeholder contributions in the preceding 12 months to City of Glendale elected officials as follows:**

Elected Official	Name of Individual or Entity	Date of Contribution
N/A		

I hereby certify, on behalf of the above-named applicant(s) and owner(s)/lessor(s), that the applicant seeking entitlement has made the campaign contributions as set forth above. I also certify that the names of all contractors of applicant and all subcontractors of applicant, as of today's date, are fully set forth above. I further acknowledge that the applicant has a continuing obligation to update this disclosure form if the applicant selects additional or substitute architects, design professionals, contractors or subcontractors within ten (10) days of the selection or change. I hereby certify that I have been legally authorized by the applicant/owner/lessor to submit this disclosure form and certify to the content hereof.

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

Executed on July 26, 2016 at Glendale, California

Applicant's Signature , Print Applicant's Full Name Frank Gangi

Applicant's Address 229 E Palm Avenue, Burbank, CA, 91502

Applicant's Contact Phone Number 818-247-2414

Applicant's Email Address info@gangidevelopment.com



**ACKNOWLEDGMENT OF RECEIPT OF  
CAMPAIGN FINANCE DISCLOSURE**  
(To Be Submitted at Time of Application Submittal)

Submit to Permit Services Center, 633 E. Broadway, Rm. 101. For more information call 818-548-3200.

PROPERTY ADDRESS: 2713 Honolulu Avenue, Montrose, CA, 91020  
Adaptive Reuse and Restoration of  
ENTITLEMENTS REQUESTED: Buildings at Rockhaven

I hereby acknowledge, on behalf of the applicant(s) and owner(s)/lessor(s) for the project above, that the applicant seeking entitlement has received the campaign finance disclosure forms related to applicants seeking entitlement before the City Council, Redevelopment Agency and Housing Authority. I acknowledge it is the applicant's responsibility to review the requirements of the City's campaign finance ordinance, including its disclosure obligations and its applicability to the applicant and its contractors and subcontractors, which include architects, engineers, design professionals, prime or general contractors, and subcontractors retained by the applicant at the time the application is pending before the Council, Redevelopment Agency or Housing Authority.

Executed on July 26, 2016 at Glendale, California

Applicant's Signature 

Print Applicant's Full Name Frank Gangi



**City of Glendale**  
**Disclosure - Campaign Finance Ordinance**  
**Applicants Seeking Entitlement**

Submit to Permit Services Center, 833 E. Broadway, Rm. 101.  
 For more information, call 818-548-3250.

(To be Completed Prior to Preparation of Staff Reports for Consideration of Entitlement Matter by Council, Agency, or Authority, or at Time of Appeal to the City Council if the Applicant is also the Appellant)

In August 2011, the Glendale City Council adopted Ordinance No. 5744, which becomes effective on September 9, 2011 ("Ordinance"). The Ordinance prohibits campaign contributions from "applicants seeking entitlement," their contractors and subcontractors (including their architects, engineers, and design professionals) while the application is "pending" and for 12 months thereafter. The Ordinance also prohibits Council Members from voting on any matter pertaining to an entitlement if the Council member has received a campaign contribution from the applicant seeking the entitlement, or certain contractors or subcontractors of the applicant within the 12-month period preceding the vote.

The Applicant and the Owner/Lessor hereby disclose as follows.

(If printing, please print legibly. Use additional sheets as necessary.)

1. Name of Applicant and Name of Owner/Lessor on whose behalf application is filed:

Full Name	Title	Business Address	City	State	Zip
DAVID J. KAY	OWNER	501 W. GLENDALE BLVD	GLENDALE	CA	91202

#556  
 GLENDALE, CA 91202

\*Subcontractor of applicant seeking entitlement - includes not only the subcontracting party but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the subcontractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the subcontracting party. Please list the name and addresses of all of these parties.

V. Disclosure. The Applicant Seeking Entitlement has made campaign or officialholder contributions in the preceding 12 months to City of Glendale elected officials as follows:

Elected Official	Name of Individual or Entity	Date of Contribution

I hereby certify, on behalf of the above-named applicant(s) and owner(s)/partner(s), that the applicant seeking entitlement has made the campaign contributions as set forth above. I also certify that the names of all contractors of applicant and all subcontractors of applicant, as of today's date, are fully set forth above. I further acknowledge that the applicant has a continuing obligation to update this disclosure form if the applicant selects additional or substitute architects, design professionals, consultants or subcontractors within ten (10) days of the selection or change. I hereby certify that I have been legally authorized by the applicant/owner/partner to submit this disclosure form and certify to the content hereof.

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

Executed on 7/11/16 at Glendale, California  
 Applicant's Signature [Signature] Print Applicant's Full Name PAU SAMANIAN  
 Applicant's Address 501 W. GLENDALE AVE. #156 GLENDALE, CA 91202  
 Applicant's Contact Phone Number 628-246-0092  
 Applicant's Email Address ASAMONIAN@NETINVESTMENTS.COM



**ACKNOWLEDGMENT OF RECEIPT OF  
CAMPAIGN FINANCE DISCLOSURE**  
(To Be Submitted at Time of Application Submission)

Submit to Permit Services Center, 833 E. Broadway, Rm. 101. For more information call 818-648-3200.

PROPERTY ADDRESS: 2713 HONOLOLU AVE (POKAHONA SITE)

ENTITLEMENTS REQUESTED: RFP - DEVELOPMENT PLAN

I hereby acknowledge, on behalf of the applicant(s) and owner(s)/lessor(s) for the project above, that the applicant seeking entitlement has received the campaign finance disclosure forms related to applicants seeking entitlement before the City Council, Redevelopment Agency and Housing Authority. I acknowledge it is the applicant's responsibility to review the requirements of the City's campaign finance ordinance including its disclosure obligations and its applicability to the applicant and its contractors and subcontractors, which include architects, engineers, design professionals, prime or general contractors, and subcontractors retained by the applicant at the time the application is pending before the Council, Redevelopment Agency or Housing Authority.

Executed on 5/11/13 at COLOMBAE California

Applicant's Signature [Signature]

Print Applicant's Full Name ART SMONIAN



**City of Glendale  
Disclosure - Campaign Finance Ordinance  
Applicants Seeking Entitlement**

Submit to Permit Services Center, 633 E. Broadway, Rm. 101.  
For more information, call 818-648-3200.

**(To be Completed Prior to Preparation of Staff Reports for Consideration of Entitlement Matter by Council, Agency, or Authority, or at Time of Appeal to the City Council if the Applicant is also the Appellant)**

In August 2011, the Glendale City Council adopted Ordinance No. 5744, which becomes effective on September 9, 2011 ("Ordinance"). The Ordinance prohibits campaign contributions from "applicants seeking entitlement," their contractors and subcontractors (including their architects, engineers, and design professionals) while the application is "pending" and for 12 months thereafter. The Ordinance also prohibits Council Members from voting on any matter pertaining to an entitlement if the Council member has received a campaign contribution from the applicant seeking the entitlement, or certain contractors or subcontractors of the applicant, within the 12-month period preceding the vote.

The Applicant and the Owner/Lessor hereby discloses as follows.

*(If printing, please print legibly. Use additional sheets as necessary.)*

I. Name of Applicant and Name of Owner/Lessor on whose behalf application is filed:

Full Name	Title	Business Address	City	State	Zip
Greg Morris Summit Senior Life, LLC	CEO	4540 Van Korman Ave	Newport Bch	CA	91675

II. Officers or owners/investors of Applicant Entity. Please also disclose the following persons or entities related to the applicant entity: CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign +

Name	Title	Business Address	City	State	Zip
Craig Morris	CEO	4140 Van Karmen Ave	Newport Bch	CA	92660
Dana Haynes	COO	"	"	"	"
Mark Freed	Exp	"	"	"	"
Dick Gies	Exp	"	"	"	"

III. Contractor of Applicant(s) Seeking Entitlement\*

Name	Title	Business Address	City	State	Zip

\* "Contractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a contract as an architect, design professional, engineer, or general or prime contract with an applicant seeking entitlement. "Contractor of applicant seeking entitlement," includes not only the contracting party but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the contracting party. Please list the names and addresses of all of these parties.

IV. Subcontractor of Applicant(s) Seeking Entitlement\*\*

Name	Title	Business Address	City	State	Zip

\*\* "Subcontractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a subcontract as an architect, design professional, engineer, or perform other work with a contractor an applicant seeking entitlement."

"Subcontractor of applicant seeking entitlement," includes not only the subcontracting party, but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the subcontractor of applicant seeking entitlement, as well as any campaign committees that is sponsored and controlled by the subcontracting party. Please list the name and addresses of all of these parties.

**V. Disclosure. The Applicant Seeking Entitlement has made campaign or officeholder contributions in the preceding 12 months to City of Glendale elected officials as follows:**

Elected Official	Name of Individual or Entity	Date of Contribution

I hereby certify, on behalf of the above-named applicant(s) and owner(s)/lessor(s), that the applicant seeking entitlement has made the campaign contributions as set forth above. I also certify that the names of all contractors of applicant and all subcontractors of applicant, as of today's date, are fully set forth above. I further acknowledge that the applicant has a continuing obligation to update this disclosure form if the applicant selects additional or substitute architects, design professionals, contractors or subcontractors within ten (10) days of the selection or change. I hereby certify that I have been legally authorized by the applicant/owner/lessor to submit this disclosure form and certify to the content hereof.

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

Executed on 8/10/16 at  Newport Beach, California  
 Applicant's Signature [Signature] Print Applicant's Full Name  Frank Craig Morris  
 Applicant's Address  9340 Von Karman Ave #200, Newport Beach CA 92660  
 Applicant's Contact Phone Number  949-544-3559  
 Applicant's Email Address  CMorris@accesscapital.com



**ACKNOWLEDGMENT OF RECEIPT OF  
CAMPAIGN FINANCE DISCLOSURE**  
(To Be Submitted at Time of Application Submittal)

Submit to Permit Services Center, 633 E. Broadway, Rm. 101. For more information call 818-548-3200.

PROPERTY ADDRESS: 2713 Honolulu Ave, Montrose, CA

ENTITLEMENTS REQUESTED: Developer PFD.

I hereby acknowledge, on behalf of the applicant(s) and owner(s)/lessor(s) for the project above, that the applicant seeking entitlement has received the campaign finance disclosure forms related to applicants seeking entitlement before the City Council, Redevelopment Agency and Housing Authority. I acknowledge it is the applicant's responsibility to review the requirements of the City's campaign finance ordinance, including its disclosure obligations and its applicability to the applicant and its contractors and subcontractors, which include architects, engineers, design professionals, prime or general contractors, and subcontractors retained by the applicant at the time the application is pending before the Council, Redevelopment Agency or Housing Authority.

Executed on 8/16/16 at Rayport Beach, California

Applicant's Signature [Signature]

Print Applicant's Full Name Frank Craig Morris

**Attached**