



**Metro**

**March 12, 2012**

**TO: BOARD OF DIRECTORS**

**THROUGH: ARTHUR T. LEAHY**   
**CHIEF EXECUTIVE OFFICER**

**FROM: LYNDA BYBEE**   
**DEPUTY EXECUTIVE OFFICER**

**SUBJECT: DIVISION 22 PAINT AND BODY SHOP**

**ISSUE**

Recently, members of the Fusion Homeowner's Association have spoken during Public Comment segments at both Metro and Exposition Construction Authority Board meetings to state their dissatisfaction over the proposed placement of a Paint and Body Shop at Division 22, Hawthorne Yard and questioned the environmental process conducted by the agency.

**BACKGROUND**

Fusion is the residential complex that was developed and constructed adjacent to the Division 22 facility several years after the Metro yard had been built, occupied and in operation. The proposed Paint and Body Shop is for minor repairs to LRT rail vehicles. As an operating facility, the addition of this function was environmentally covered through a Statutory Exemption status. However, since Division 22 was included as one of the alternative sites for the Crenshaw/LAX Transit Project Maintenance Facility through an SDEIS/RDEIR process, the Fusion Homeowners Association appeared to have mistakenly concluded the Paint and Body Facility required the same environmental clearance applied to the Arbor Vitae/Bellanca Maintenance Facility.

Metro staff was invited to a meeting scheduled on March 7, 2012 hosted by members of the Fusion Homeowners Association (HOA). This is the summary of the meeting and the resulting staff recommendations as a path forward to resolution of this matter.

Approximately ten members of the Fusion HOA were present at the 6-7:30 pm meeting hosted in the unit of Hannah Bentley's mother. Among those in attendance and who spoke from the Fusion HOA were:

Mary Jo Farrell, President Neighborhood Watch; Steven Johnson, HOA Board President; Mr. Assar (sp), Resident; Chris Richert, VP of HOA Board and Hannah Bentley, Esq.

Metro Staff in attendance:

Yvette Rapose, Director Construction Relations; Olga Lopez, Manager Construction Relations; Bruce Shelburne, DEO Operations; Rob Ball, DEO Construction; Ron Stamm, County Counsel

In a cordially conducted meeting, Fusion HOA wanted to assert their position on the environmental clearance process to locate a paint and body facility at Division 22, Hawthorne Maintenance Yard. Included in the meeting was a tour of two townhome units closest to Metro's Division 22 yard and proposed facility. Fusion HOA indicated their firm commitment to pursue legal action and that they have retained counsel for that purpose.

On Thursday, March 8, 2012 at 10:00 a.m., Metro staff who attended the Fusion HOA meeting the preceding evening, were joined by Lynda Bybee, DEO Regional Communications; Renee Berlin, Executive Officer Planning; Roderick Diaz, Project Director Planning and Susan Gilmore, Director Regional Communications to consider the matter. Staff recognized the complex steps that had occurred in identifying the location for the paint and body facility, including outreach for the SDEIS/RDEIR on alternatives for a Maintenance Facility for the Crenshaw/LAX Transit Corridor Project. The SDEIS/RDEIR identified four potential locations for the Maintenance Facility. Legally appropriate clearances had occurred for both a Maintenance Facility and Paint and Body shop. The Board approved the Arbor Vitae/Bellanca alternative for the Maintenance Facility. The addition of a Paint and Body Shop at Division 22 was viable under Statutory Exemption status. Staff recognized the apparent misunderstanding by the Fusion HOA regarding the environmental process. Staff also appreciates the necessity for courteous communication with good neighbors and recommends the following:

### **NEXT STEPS**

Explore additional alternatives that may prove suitable for the Paint and Body functions proposed for Division 22. It is anticipated that a review of all viable alternatives, including Division 22, will be completed within a month and a recommendation will be presented to the Board.