



Senior Lead Officer Frank Garcia

Rampart Community Police Station

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Los Angeles Police Department Rampart Division

March 26, 2026

Mr. Emmanuel Choice
Asset Manager
Decro Corporation

Re: Security Enhancements and Coordination Strategies – 697 S. Witmer Street

Mr. Choice,

I want to begin by recognizing your leadership and the impact of your presence at 697 S. Witmer Street. Your efforts have not gone unnoticed within the Rampart Division. As officers patrol supportive housing properties across our grid, your site has become a clear example of what effective coordination and accountability can achieve. In a relatively short period of time, 7th & Witmer has transitioned from one of the most challenged locations in the area to one of the strongest performers—what we often refer to as going from “worst to first.” That shift is a direct reflection of your leadership, your team’s execution, and your commitment to establishing order, structure, and partnership at the property.

I appreciate the continued collaboration between Decro Corporation and the Rampart Division in addressing safety and quality-of-life conditions at 697 S. Witmer Street. Based on recent site observations, discussions with your team, and ongoing activity in the surrounding area, I am outlining several recommendations and coordination strategies to further strengthen security at the property and support long-term stabilization efforts.

Physical Security Enhancements

To improve overall site control and reduce opportunities for unauthorized access, the following measures are strongly recommended:

- **Expanded Camera Coverage:** Install additional security cameras to eliminate blind spots, with priority placement at elevator entrances, stairwells, and transitional interior/exterior corridors. These areas tend to be high-traffic points where incidents can occur without clear visibility.

- **Rear Gate Improvements:** Extend the height of the rear gate to prevent climbing and unauthorized entry. Ensuring that the gate is fully secured and monitored will significantly reduce access from the rear of the property.

- **Front Entry Reconfiguration:** The planned front entry improvements, including the installation of double-door access and a check-in box office window, are appropriate and encouraged. This design will support controlled access, allow for better screening of visitors, and create a clear point of engagement for staff and security personnel.

LAPD Coordination & Community Engagement

With the upcoming transition to Senior Lead Officer Anna Maria Mejia, I recommend establishing a structured and proactive working relationship early in her assignment to the area.

- **Programming Calendar Sharing:** Please provide Officer Mejia with a recurring calendar of on-site programming and events, including food bank distributions, resident activities, and community gatherings. This will allow for coordinated LAPD presence where appropriate and help reinforce a visible partnership with residents.

- **Increased Visibility Opportunities:** Events such as food distributions and resident engagement activities present an opportunity for positive, non-enforcement interactions with LAPD personnel. These engagements help build trust, encourage information sharing, and improve overall community relations.

Narcotics Enforcement Coordination

With respect to ongoing concerns related to narcotics activity, enforcement efforts should be conducted in a coordinated and strategic manner:

- All narcotics-related enforcement actions should be coordinated directly through the Rampart Division to ensure alignment with ongoing investigations and operational priorities.

- Property management and security staff are encouraged to continue documenting suspicious activity and sharing actionable information with the assigned Senior Lead Officer.

- When appropriate, coordinated enforcement actions, including targeted narcotics sweeps, may be scheduled with advance planning to ensure officer safety, effectiveness, and minimal disruption to compliant residents.

It is important that enforcement strategies are paired with your existing coordination between property management, security, and social services, as this integrated approach has proven effective in addressing both behavioral and criminal activity at the site.

The progress made to date is recognized, and these additional measures are intended to reinforce those efforts and support sustained improvements in safety and resident stability.

Please feel free to contact incoming Senior Lead Officer Mejia directly should you wish to discuss implementation or coordination further.

Respectfully,

Frank Garcia

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