



September 27, 2018

Honorable Jose Huizar, Chair  
Planning and Land Use Management Committee  
Los Angeles City Council  
City Hall  
Los Angeles CA 90012

Date: 10/2/18  
Submitted in PLVM Committee  
Council File No: 13-0078-52  
Item No.: 4  
Communication from  
public

RE: Council File No. 13-0078-S2  
Cornfield-Arroyo Seco Specific Plan

Dear Councilmember Huizar,

Vaughan Benz has manufactured high quality furniture in the City of Los Angeles since 1986. We are the owners of Vaughan Benz, and we also own Southwestern Properties, a separate company that owns about 2 and half acres at 1635 & 1639 Main St., at the former Carnation Dairy site, within the Cornfield Arroyo Seco Specific Plan (CASP). Today we employ about 65 full time employees in Los Angeles manufacturing high quality furniture primarily for the hospitality industry. Most recently we were proud to have manufactured the furniture for the new Wilshire Grand Hotel.

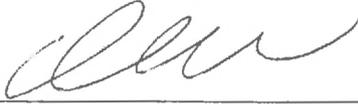
With respect to concerns that the new CASP has not been sufficiently catalytic for our area, you should know that the former Carnation site was split into 13 lots now owned by ourselves and 5 other parties. In 1999 covenants were recorded to restrict the use of this property to warehouse and light manufacturing. We spent more than two years working with the other owners to modify our covenants and expand permitted uses to include what the CASP now envisions. Though all owners are excited by the new park and what is happening in the area, we were also concerned about our operating businesses, and it simply took time to reach agreement among owners.

- \* We strongly support the clarification that Council Member Cedillo has presented for consideration. We don't believe our area will be converted to housing entirely or immediately, but the Planning Department interpretation has created uncertainty. The point of the CASP was to offer a path out of uncertainty through clear descriptions of the uses the CASP sought to promote. We encourage the PLUM committee to support this motion for approval by the City Council.

We would be pleased to show you our factory at any time. Thank you for this opportunity to present our support for CM Cedillo's important motion.

Very truly yours,

  
\_\_\_\_\_  
Scott Vaughan, CEO

  
\_\_\_\_\_  
David Benz, President