

Selective 9143 De Soto, LLC,
a California Limited Liability Company

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December 16, 2013

John A. White
Deputy City Clerk
Council and Public Service
Room 395
City Hall
Los Angeles, CA 90012

**RE: Council File No. 13-1271
CD 6 (Notice of December 11, 2013 re: 8420 Lankershim Blvd., Sun Valley)**

Dear Mr. White;

This letter is in response the request of Praneet Gallegos (David De Jesus, representative) to allow on-Premises consumption of alcoholic beverages at 8420 North Lankershim Blvd, Sun Valley, 91352.

By way of background, the undersigned, Selective Real Estate Investments (“Selective”), represents the ownership of the immediate adjacent property at 8500 Lankershim Blvd. This adjacent property is the largest impacted parcel by the proposed use on the street and consists of a 34,000 sq. ft. building situated on approximately 100,000 sq ft of land. The size of the 8500 Lankershim property has a large perimeter area. We will refer to our property as “8500 Lankershim”

The undersigned on behalf of 8500 Lankershim is opposed to the proposed alcoholic use for the following reasons:

Public Safety: There are many unknown individuals which “hang out” on the Lankershim side of 8500 Lankershim. Selective had worked with HD Supply/White Cap, the business at its property, 8500 Lankershim, to reduce and try to stop the problem of parties trespassing and/or just hanging out. We are concerned about on-Premises consumption at 8420 Lankershim which may lead, as a result of people “hanging out” to outdoor brawls or vandalism and may jeopardize public safety.

Public Nuisance: The proposed use will almost certainly increase trash and debris on the exterior of the applicant’s property and the 8500 Lankershim property. For nearly a year we have tried to reduce trash at our property. All studies show that intoxicated persons have a lessened awareness of their surroundings. Increased trash and other debris associated with the proposed operations would be an unjust burden placed on the neighboring properties as 8500 Lankershim.

Property Damage: 8500 Lankershim has had instances of theft from the Property. In addition, 8500 Lankershim done the best possible to maintain and repair its property but

continuously faces damage to its exterior fencing which has occurred on several occasions.

Other Options for Alcoholic Consumption: Next door to the 8420 Lankershim applicant's property, there is a 7-11 convenience store which sells alcohol for off-Premises consumption. In addition, there are other options in the area for on-Premises consumption. As such, we see no benefit to the general public to allow the proposed use or provide venues for additional alcoholic consumption.

Attached is an aerial image of the 8500 Lankershim property which objects to the proposed use. The red outline shows the outline of our property.

Should there be additional questions about the enclosed, please contact the undersigned at 818-995-4900 x224.

Thank you for your consideration,

Selective 9143 De Soto, LLC
a California limited liability company

By Selective Real Estate Investments, its
Manager



By: Brian A. Fagan
President

