

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

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VIA FIRST CLASS MAIL & EMAIL (Nury.martinez@lacity.org)

December 30, 2016

C.F. 13-1493

City of Los Angeles
City Hall
Attention: Honorable Members of the City Council
200 North Spring Street, Room 395
Los Angeles, CA 90012

City of Los Angeles
Office of Councilwoman Nury Martinez
Attention: Mr. Caesar F. Huertz/Field Deputy
9300 Laurel Canyon Boulevard, 2nd Floor
Sun Valley, CA 91331

2017 JAN -3 PM 3:21
CITY CLERK'S OFFICE
CITY CLERK
BY DEPUTY

**RE: City Planning File No. ZA-2016-1509 (CUB)
Council File #13-1498 - Sidewalk Vending Policy**

13-1493

Honorable Council Members:

This letter is a call to action and to voice our opposition to the legalization of street vending in our community of Sun Valley, CA.

The undersigned, Selective Real Estate Investments (“Selective”), represents the ownership of the property located at 8500 Lankershim Boulevard and 11671 Tuxford Street in Sun Valley, CA (collectively referred to herein as “8500 Lankershim”). This is a large parcel, which consists of a 34,000 sq. ft. building situated on approximately 100,000 sq. ft. of land. The 8500 Lankershim property has a large perimeter area and is highly impacted by vending trucks due to its location at the major intersections of Lankershim Boulevard and Tuxford Street.

Set forth below are aerial images of 8500 Lankershim to provide further context of the size of the property. The red outline shows the property outline.



As property managers, we have experienced firsthand the following issues:

1. Broken glass windows on our property from bottles sold on vending trucks, which have been thrown at our building resulting in several hundred dollars in damage.
2. An abundance of trash thrown over our fence from food wrappers/used soda cans, which requires us to spend time and money to clean up at least 3 times a week
3. Additional trash on public streets and in the gutters.
4. Overall, the trash and debris is unregulated and puts an unfair burden on property owners located in close proximity to favorite parking spots for vending trucks.
5. A never ending collection of bottle caps and wrappers accumulates in our landscaping beds and parking lots.
6. Vending trucks encourage other activities such as loitering, drug sales, and in the evenings, prostitution.
7. We are concerned that while other legitimate businesses must pay rent and maintain their storefronts, vending trucks travel throughout the community without consequence and have an unfair advantage compared to a fully licensed and insured brick & mortar food operator or other type of business.
8. Some vending trucks create safety concerns as those trucks have often blocked driveways and create hazardous driving conditions when they make turns from a property onto a public way thoroughfare. Question: Who is responsible for accidents or injuries to pedestrians when a large vending trucks blocks motorist visibility?

In summary, we are opposed to the proposed legalization of street vending for the following reasons:

Public Safety: There are unknown individuals or homeless individuals who frequent the food trucks that park around the 8500 Lankershim property who sell alcoholic beverages. Selective is concerned that alcohol consumption made lead to outdoor brawls or vandalism and may jeopardize public safety.

Public Nuisance: Vending trucks increase trash and debris on the exterior of the 8500 Lankershim property. All studies show that intoxicated persons have a lessened awareness of their surroundings. Increased trash and other debris associated with the proposed operations is an unjust burden on our tenant and surrounding property owners.

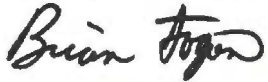
Potential for Property Damage: Selective does its best to maintain and repair 8500 Lankershim, but faces potential for damage to its exterior and/or personal property from intoxicated patrons and other individuals looking for trouble.

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Please feel free to call me at (818) 995-4900 x224 if you have further questions. Thank you for your consideration in this matter.

Selective 9143 De Soto, LLC,
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By Selective Real Estate Investments, its Manager



By: Brian A. Fagan
President

cc: Ms. Cindy Sower/Sun Valley Neighborhood Council (sowerfam@aol.com)
Mr. Mike O'Gara/Sun Valley Neighborhood Council (mikeogarasvanc@aol.com)