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March 31, 2016

ORIGINAL VIA US MAIL

VIA EMAIL councilmember.wesson@lacity.org

The Honorable Herb J. Wesson, Jr. - President
Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Re: Council File No. 14-1479
City Council Hearing Date: April 1, 2016 - Continuation Agenda Item No. 3
Vacant Parcels off of Cahuenga Boulevard
Opposition to Motion to Rescind Prior Council Action

Dear President Wesson:

This office represents the owner of the property located at 2864 N. Cahuenga Boulevard with respect to the matter referenced above. Thank you for continuing the consideration of this matter to allow for consultation with the City Attorney.

As was discussed at Wednesday's City Council meeting, Councilman Ryu at the urging of one of the local Neighborhood Councils is asking to completely reverse the March 2015 unanimous City Council action initiating land use changes for this property. Our client, who in reliance on the City's action has spent over \$300,000.00 preparing for a Draft EIR for the property, would like to at least continue with the environmental review process.

To accommodate both sides, we have suggested the following possible compromise proposals which would: 1) allow Councilman Ryu to take clear action to terminate the pending entitlement case, while 2) allowing the EIR process to continue so that our client's \$300,000.00 investment will not go to waste:

- Our client is willing to pay all applicable application fees.
- The City Planning case can be amended to an alternative project as preferred by the Council Office and community.
- The City Planning case can be put on hold while all parties participate in a working group, focus group, charette, Neighborhood Council and/or other stakeholder public input process.

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- The City Planning case can be terminated while still allowing the EIR to go forward, including the study of various possible alternative uses at the site.
- Our client is willing to participate in any requested public outreach forums; we simply request that the EIR process be allowed to go forward.

These various alternatives have been offered by our client to CD4 staff. We have had no less than five meetings with CD4 staff between April 2015 and March 2016. Councilman Ryu has not attended any of these meetings to date.

The complete termination of the current application process will cause our client to suffer immediate monetary damages. Our client will have no choice but to seek to be reimbursed by the City for all such damages. It is simply not necessary to place our client in that position.

Thank you for your time and consideration of this matter. As always, please do not hesitate to contact me at any time with any questions or comments that you may have.

Sincerely,

GAINES & STACEY LLP

By


FRED GAINES

cc: All City Council Members (Via Email)
Terry Kaufmann-Macias, Supervising City Attorney (Via Email)
Sharon Gin, Legislative Assistant (Via Email)