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November 21, 2013

File No. 067699

VIA EMAIL AND U.S. MAIL

Renee Dake Wilson, President
Los Angeles City Planning Commission
200 N. Spring Street
RM 395
c/o James K. Williams, Commission Executive Assistant
Los Angeles, CA 90012

Re: CPC-2012-2558-GPA-ZC-SP-CA
ENV-2005-4516-EIR
Ponte Vista - 26900 S. Western Avenue
November 14, 2013 Determination – No Appeal

Dear President Dake Wilson and Members of the City Planning Commission:

This office represents SFI Bridgeview, LLC, the applicant in the above-referenced project ("Ponte Vista" or the "Project").

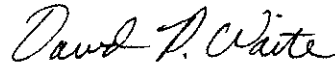
The Project was before the City Planning Commission ("CPC") on November 14, 2013 (the "November 14th Hearing"). At the close of the November 14th Hearing, the CPC voted unanimously to recommend approval of the Project's various entitlements, including the Ponte Vista at San Pedro Specific Plan, General Plan Amendment, Zone Change and certification of the Project EIR. In its motion recommending approval of the Project, the CPC made some minor revisions to the Project. These Project revisions recommended by the CPC are acceptable to the applicant, and, as such, the applicant is not appealing any portion of the CPC's determination.

Per the Los Angeles Municipal Code, the requested General Plan Amendment automatically proceeds from the CPC to the Mayor's office for a Mayoral recommendation to City Council, regardless of the CPC's recommendation. LAMC §11.5.6 C and D. The Applicant-initiated Zone Change and Specific Plan requests automatically proceed from the CPC to City Council unless the CPC recommends denial of the requests in whole or in part. LAMC §12.32 D. If the CPC recommends denial in whole or in part, the applicant must appeal the denial to City Council for Council to consider the application. Given that the CPC recommended approval of the Project, there is no appeal, as the entire Project automatically proceeds to City Council.

Renee Dake Wilson, President
November 21, 2013
Page 2

To confirm there is no confusion about the status of the Project or the intentions of the applicant, we are providing this letter to make clear that the applicant is not appealing the CPC determination, and the entire Project should automatically proceed to the City Council.

Very truly yours,



David P. Waite

DPW/amd

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cc: Michael Bostrom, Office of the City Attorney
Lisa Webber, Deputy Director of Planning
Henry Chu, City Planner, Major Projects