

Craig Lawson & Co., LLC

NEWSLETTER

January, 2001

HAPPY NEW YEAR

*Dear Clients and Colleagues,
As we complete our second year of operation, we want to thank you for your continued support and friendship and hope you had a happy holiday season. We look forward to working with you in 2001, and send our best wishes to you, your staff and families.*

Best Regards,

Craig Lawson

Jim Ries

Shayne Reich Lipsey

"Craig Lawson & Co., LLC is committed to providing quality professional service to its clients."

Project Focus — Sunset & Vine

Hooray for Hollywood! One of the brightest stars on the horizon in Hollywood is the proposed mixed use project at Sunset and Vine. Sponsored by Regent Properties, this redevelopment project will turn a 3.4 acre site into a vibrant urban community with 105,000 square feet of retail and restaurant uses, 300 units of rental housing, and a multi-level parking structure. Working closely with Regent Properties principals Doug Brown and Jeff Dinkin and land use attorney Jerry Neuman (Allen, Matkins), Craig Lawson & Co., LLC obtained the land use entitlements for the project including a complex air space subdivision, zone variances and conditional use permits. "This was a true team effort with strong support from the Los Angeles City Planning Department, the Community Redevelopment Agency and the Office of Councilmember Jackie Goldberg," said Craig Lawson & Co., LLC project manager Jim Ries. The project has been designed by MCG Architects and Thomas P. Cox Architects with survey/civil engineering by the Mollenhauer Group and KPFF, the EIR Addendum by Christopher A. Joseph & Associates, traffic studies by Crain & Associates, and community relations by Greer/Dailey/Minter. It is expected to break ground in early 2001.

Project Focus — Villa Venetia, Marina del Rey

When the County of Los Angeles developed Marina del Rey in the 1960s, Villa Venetia was one of the first apartment complexes to appear. Known for its spectacular location at the end of Fiji Way, adjacent to the main channel, Villa Venetia attracted tenants from all walks of life. After 40 years, however, the buildings are aging. New owners Elkor Properties (principals Brad Korzen and Greg Schem) decided to

L.A. City Planning Update

The seven Area Planning Commissions are up and running, as authorized under the new L.A. City Charter, and the appointed members represent a cross section of neighborhood activists, labor leaders, and business persons. In addition, a number of new procedures have been implemented by City staff including:

- A routing system in the City Planning Department, so that applications with more than one request (such as variance and a subdivision) are scheduled for one combined hearing.
- A new ordinance covering projects located within Specific Plan areas, including new procedures for projects that involve Exceptions or Amendments to Specific Plans (see Ordinance #173,455).
- An updated Zoning Code book is now available, including most of the new ordinances that enacted the changes made by the new City Charter. This Code book is available for purchase at the L.A. City Planning Department, or by calling (213) 580-5249.

pursue the complete redevelopment of the six (6) acre site with a 479-unit apartment project. With a design by nationally known Arquitectonica (ARQ) in conjunction with Fields Devereaux, Elkor asked Craig Lawson & Co., LLC to head up the entitlement effort. Working closely with the Department of Beaches and Harbors, the Los Angeles County Department of

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COMPANY PROFILE

Craig Lawson & Co., LLC is a land use consulting firm based in West Los Angeles providing real estate project entitlement and zoning services, pre-development consulting, government/community relations, and expert witness services.

Established in 1999, Craig Lawson & Co., LLC specializes in due diligence and project feasibility analysis, zoning and land use entitlement application preparation, and management of the entitlement, public hearing, and development permitting process.

Professional services include government and community relations, zone variances and conditional use permits, project appeals and responses to enforcement actions, project team selection and coordination, project timelines and fee estimates, mitigation monitoring, and expert witness/litigation support.

This newsletter is intended for clients and colleagues of Craig Lawson & Co., LLC. Information may be copied or reprinted with proper attribution. For additional copies please contact:
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Villa Venetia, cont.

Regional Planning, and the Office of Supervisor Don Knabe, Craig Lawson & Co., LLC coordinated the preparation and submittal of the project applications (including 22 technical studies prepared by project team members), and managed the initial review and approval by the Design Control Board. "This is a challenging project because of the complexity of the site location and the extensive public review process," said Craig

Lawson, "we look forward to taking this project through the EIR process and to the Regional Planning Commission in 2001." The EIR is being prepared by EPA, Inc. and Kaku Associates, with legal assistance from Ed Casey and Maureen Gorsen of Weston Benshoof, political input from Harvey Englander of MWW Group, civil engineering coordinated by KPFF with technical assistance from McLaren Hart.

"WEB FAQ's" by Craig Lawson

Here's an updated version of the popular WEB FAQ's, sources of information on planning and zoning issues which you can access on the Internet:

Question: Can I look up Los Angeles Zoning Code information (such as permitted uses, density and height restrictions, and parking requirements) on the Web?

Answer: Yes. You can access the Los Angeles County Zoning Code at:
<http://ordlink.com/codes/lacounty/index.htm>

The City of Los Angeles Zoning Code (and the City Charter) is at:
www.lacity.org (click on the Council button, then click the Vital City Documents button)

Question: Can I get determine the zone designation for a specific site on the Web?

Answer: In some cases, yes. Many cities have zoning information available on the Web. The City of Los Angeles will soon have zoning maps available on the Web. In the meantime, partial zoning information for the city of Los Angeles may be obtained from the following sites:

<http://navigatela.lacity.org/scripts/welcome.pl?pii=1>

<http://www.lacity.org/LADBS/index.html> (click on the services and reports button)

Question: Can I get General Plan Information on the Web?

Answer: Many cities and counties have General Plan Information on the Web. The City of Los Angeles is busy posting Community Plan information on its web site. The site address for the Los Angeles City Planning Department is:

<http://www.lacity.org/pln/index.htm>

There are 35 Community Plan Areas in the City of Los Angeles, so make sure you know which Area your site is in before you access the web site.

Question: Does Craig Lawson & Co., LLC have a web site?

Answer: We will be launching our Web Site in early 2001, and you can check it out at www.craiglawson.com

Also, you can now reach us via **new e-mail addresses:**

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