



Hi All, at long last this is to report very good news on the result of our lawsuit against the City for their misuse of SurveyLA! The judgement in our favor represents a significant win. Gaines and Stacey attorneys Fred Gaines and Alicia Bartley were tireless in their efforts, and their deep understanding of the complex issues involved was key to our success. They have provided the following summary of the judgement:

In Cassilly v. City of Los Angeles, Los Angeles Superior Court Case No. 19STCP00586, the court has enjoined the City from continuing to use its SurveyLA historical resource survey to presume historic status for identified properties for purposes of the California Environmental Quality Act ("CEQA") without additional evidence. Specifically, the court found that Zoning Information Nos. 2453, 2454, and 2455, relating to three potential historic districts in Venice identified in SurveyLA, improperly stated that SurveyLA alone was sufficient evidence to confer historical status on Contributing properties within the potential district for purposes of CEQA. As such, the City's policy as stated in the subject Zoning Information that demolition of a Contributing building in one of the three potential districts identified in SurveyLA is automatically a significant impact under CEQA, therefore requiring the preparation of an Environmental Impact Report, is inconsistent with the requirements of CEQA. As a practical matter, for property owners within the potential historic districts identified in SurveyLA that are seeking to improve their respective properties, the City may require that a Historic Resource Assessment ("HRA") of the property to be improved be prepared in connection with the City's review of the project's impacts to historical resources under CEQA. While the City does have discretion to agree or disagree with the findings and conclusion of the HRA, it cannot use the findings of SurveyLA alone as the basis of its disagreement.

This ruling will result in hundreds of properties no longer being automatically subject to lengthy CEQA reviews.

This judgment has benefited all of us as a community. Many thanks again to those who have donated to the cause, and for those who haven't yet, we still owe over \$35,000 in legal expenses. We are encouraging you to please now step up and pitch in so that we can fulfill our commitment to compensate Gaines and Stacey for their winning effort. Note also that if you are seeking to improve your individual property, and are looking to potentially retain legal counsel, you can contact Fred Gaines or Alicia Bartley at 818.933.0200.

With many thanks, Eric Schiff [venicehomeownersalliance@gmail.com]