

ESSEX

PROPERTY TRUST, INC.

Creating the communities people call home.™

Jefferson at Hollywood

On behalf of Essex Property Trust and Jefferson at Hollywood, I'd like to address the appeal being reviewed today for Case Nos. DIR-2015-3461-RV-1A; ZA-2012-0090-CUB-CUX-1A and Item #9 on 2/16/16 PLUM Committee Agenda.

We believe that the Conditional Use Permit for Cashmere Night Club should remain revoked. During the times Cashmere was open, they allowed patrons to smoke, drink and dance on the outdoor patio which borders our community into the early hours of the morning. We have had to reduce rents on that side of the building by \$50 per month, effectively losing our business over \$12,000 per year.

When the club re-opened earlier this year, we also saw a significant increase in crime in our area. This required additional security patrol in our building, costing approximately \$54,000 in 2015.

Cashmere uses the alley behind our building (which is an emergency vehicle passage) as a valet parking lot. On weekends, they park cars in the alley, blocking any vehicle access and severely disturbing those residents who live on this side of the building that border this alley.

I sincerely hope you consider our complaints as a direct neighbor of this club and having several hundred residents in the building that are affected by this.

Thank you,



Haley Howell

Community Manager

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