



## Legal Background on Sunset Gordon Complex

### **The prior lawsuit by La Mirada Homeowners Association vs the prior developer:**

In February 2012, the developer demolished the buildings on the site, which included the Old Spaghetti Factory and its significant architectural components. In May 2012, the Homeowners Association sued and the judge issued a writ of mandate revoking the approvals and enjoining further action at the site until a full EIR was completed and the approvals were redone.

### **January 15, 2019: AHF and its Affiliate Organization Gets Involved**

Coalition to Preserve LA filed writ petition for violations of CEQA and the Hollywood Redevelopment Plan. This lawsuit challenges the new approvals. The court granted CPLA the ability to file an amended writ with additional causes of action stemming from actions of the Director of Planning and the City Council from July – September 2019. CPLA filed this amended writ on in September 2019. This amended writ added causes of action relating to the improper delegation of legislative approvals for the project to City staff and the failure to abide by the Hollywood Community Plan's requirements for affordable housing percentages, as well as the City's failure to make findings about those percentages area-wide. In December 2019, Judge Fruin dismissed CPLA's first writ. The trial on the amended writ causes of action is set for March 30, 2020. There is no final judgement trial court judgement in this case yet because of the trial set for March.

### **Fair Housing Act (FHA) Claims**

AHF also filed a Fair Housing Act racial discrimination case against the City regarding its approval of four luxury developments in a one-mile radius in Hollywood that includes that Sunset Gordon project. AHF alleges that the City's policy and practice of developing large luxury buildings without sufficient affordable housing has a disparate impact on Latino residents by displacing them from the area. In November, Judge Draper granted the City and developers' demurrers (similar to a motion to dismiss the case) and AHF is currently appealing that ruling.

###