



Alejandro Huerta <alejandro.huerta@lacity.org>

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## Crossroads Sunset: Crossroads Project DEIR – ENV-2015-2026-EIR

1 message

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**Kip de Borhegyi** <kdeborhegyi@me.com>

Wed, Jul 26, 2017 at 3:30 PM

To: Alejandro Huerta <alejandro.huerta@lacity.org>

Cc: chris.robertson@lacity.org, jeanne.min@lacity.org, amy.ablakat@lacity.org, daniel.halden@lacity.org, councilmember.ofarrell@lacity.org



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07/20/2017

Alejandro A. Huerta  
Environmental Review Coordinator Major Projects & Environmental Analysis  
Department of City Planning City Hall, City of Los Angeles  
200 North Spring Street,  
Room 750 Los Angeles, CA 90012  
[Alejandro.huerta@lacity.org](mailto:Alejandro.huerta@lacity.org)

Re: Crossroads Project DEIR – ENV-2015-2026-EIR

Dear Mr. Huerta,

My name is Christopher “Kip” de Borhegyi. My business partner Noel Busby and I have been working together as doctors for over 15 years. When we found 1512 N Las Palmas for lease in 2009 we doggedly pursued our realtor. Noel and I knew that 1512 N Las Palmas was the perfect location at a price we could afford and the space we needed. Our new landlord (prior to Crossroads Limited purchase) was completely supportive of all our renovation plans. In fact he encouraged us to improve the building as we saw fit. To that end, Dr. Busby and I invested well over \$20,000 of our own documented personal funds to reconstruct and update this office while maintaining its original bungalow charm and we have continued to invest. As a consequence of our significant investment and our pride of construction, Dr. Busby and I agreed that this would be the office we would retire from. Please understand this fact; Noel and I have invested our life into this office and had no intention of leaving until we sold our practice for retirement. News of this construction project has come as a complete surprise to us.

Dr. Busby and I want to be clear that we don’t oppose the Crossroads development or any building project that seeks to improve the Hollywood business district and specifically Crossroads of the World. We love our neighborhood and Crossroads and would love to see it utilized better as a commercial space. In fact we would genuinely love to be part of a new Crossroads development project. We are disappointed that developers have ignored our contribution to the gentrification of Las Palmas and Hollywood and the pride of ownership we have shown for this neighborhood. It’s unfortunate that you’ve made no provisions to help bring viable businesses like ours back to the neighborhood. We feel like you are literally kicking us out of the neighborhood that we helped build and that’s not a good reason to endorse the Crossroads Sunset Project and in fact it’s really just inconsiderate public relations on your part. While I have seen and heard that you have been reaching out to the community around us in order to assist them in finding new housing, you have not contacted us once asking us what you can do to gain our support. Do you care what happens to viable businesses now occupying the space you wish to revitalize? Is this what you consider good business practice and good community outreach?



7/20/2017

Dr. Busby and I cannot and will not support the Crossroads Sunset project as it stands now until you, the developers, address the impact your project will have on small business owners like us. We cannot endorse your project and will likely endorse any opposition to your project until you reach out to us. We look forward to meeting with you and discussing this issue.

Sincerely,

Christopher de Borhegyi, MS, DC