

**DEPARTMENT OF NEIGHBORHOOD  
EMPOWERMENT WITNESS STATEMENT FORM**

FOR DEPT USE ONLY  
Grievance # \_\_\_\_\_  
Witness Form # \_\_\_\_\_

Witness Name: Richard S. KVASSAY Contact Number: (626) 551-6947  
Mailing Address: PO Box 3620 Email: 2016rick2016@gmail.com  
S. Pas, CA 91031

Grievances are defined as set forth in the Los Angeles Administrative Code Section 22.818.

"The following information contained herein is within my own personal knowledge and relates only to facts and circumstances surrounding the Grievance submitted by Kevin TSO on 1/5/2017 regarding Eagle Rock Neighborhood Council."

*See addendum attached*

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 1/5/2017  
Name: Richard S. KVASSAY Signature: [Signature]

**Department Review**

Date witness form received: \_\_\_\_\_ Date witness form reviewed: \_\_\_\_\_  
Witness form reviewed by: \_\_\_\_\_ Grievance number: \_\_\_\_\_

Richard S. KVASSAY, PO Box 3620, S. Pas., CA 91031 (246rick2016@gmail)

Department of neighborhood Empowerment Witness Statement

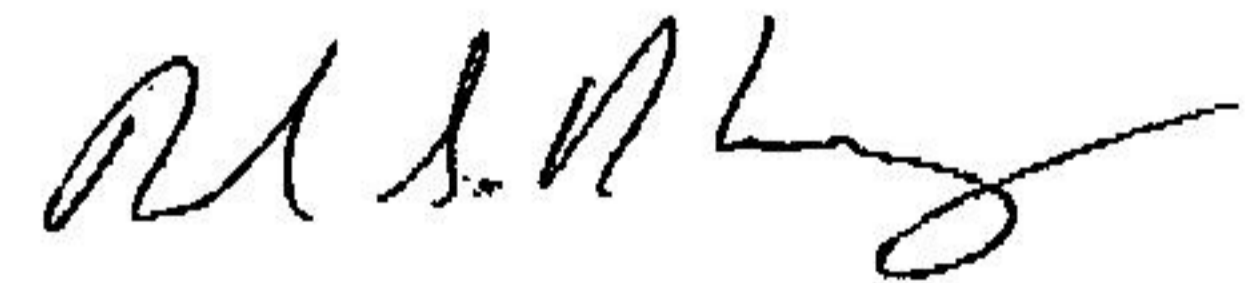
I am an Eagle Rock stakeholder because I am a beneficiary of the Kvassay Family Trust. The Kvassay Family Trust owns the property, located at 1554 Hill Drive, Los Angeles, CA 90041. I lived at the former Bekins Estate from 1965 to 2012.

Katy Kvassay, Christine Kvassay, Jon Kvassay and Vicki Kvassay are my relatives. I have been informed that the four of them signed a petition to approve The Bird Nest LLC's application for a conditional use permit to construct a religious hotel at 1554 Hill Drive, my former home. I know that Katy Kvassay is not a beneficiary of the Kvassay Family Trust. I also know that Christine Kvassay, Jon Kvassay and Vicki Kvassay are not the three primary beneficiaries of the Kvassay Family Trust, which owns the property, located at 1554 Hill Drive. I also know that no later than October 29, 2016 to date, Katy Kvassay, Christine Kvassay, Jon Kvassay and Vicki Kvassay respectively, have not lived, worked or owned any real property in Eagle Rock. Consequently, Katy Kvassay, Christine Kvassay, Jon Kvassay and Vicki Kvassay are not Eagle Rock stakeholders as represented in their petitions, submitted to the Eagle Rock Neighborhood Council on November 1, 2016.

On November 1, 2016, I attended the Eagle Rock Neighborhood Council (ERNC) meeting. I spoke at that meeting, and I heard Kerrin Tso speak at that meeting. Ms. Tso described that the backyard of her mother's house is adjacent to where the conditional use permit indicates The Bird Nest LLC plans to construct a 3-story proposed 30,300 square foot religious hotel with 23-25 guest rooms, including bath, 2 dining facilities and 2 chapels. I heard Ms. Tso state that the petitioners, who signed the petition opposing The Bird Nest LLC's conditional use permit application, were not anti-Catholic, anti-Buddhist, anti-Muslim, anti-Christian Fundamentalist or anti-any organized religion. She stated that the 250+ petitioners, who signed the petition opposing The Bird Nest LLC's conditional use permit application, are in opposition to any institutional structure on the site, located at 1554 Hill Drive. I agree with all of her statements.

After the November 1, 2016 ERNC meeting I contacted Ms. Tso to inform her that I wanted to sign the petition, opposing The Bird Nest LLC's conditional use permit application. Since speaking with Ms. Tso I have signed the petition, opposing The Bird Nest LLC's conditional use permit application. I do not believe that this religious hotel is the correct use for my former home, located at 1554 Hill Drive, Los Angeles, CA.

I know that on November 1, 2016 the ERNC passed Matt Hemingway's motion (6 in favor and 4 opposed) to support The Bird Nest LLC's conditional use permit, oppose the 40' height and request that Council District 14 (or someone) file a cultural designation before the City of Los Angeles grants The Bird Nest LLC's conditional use permit. I do not understand why the ERNC's December 2016 letter to the Department of Planning represents that the motion was passed (3 yes, 2 no) because that is not the correct vote count.



1/5/17