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SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

April 20, 2021

TO: City Planning Commission

FROM: Oliver Netburn, City Planner

TECHNICAL MODIFICATION TO INCONSISTENCIES WITHIN THE STAFF REPORT FOR CASE NO. CPC-2020-6192-GPAJ-VZCJ-HD-CU-MCUP-SPR-HCA; 514-550 South Shatto Place & 3119 West 6th Street

The following technical modification is to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of April 22, 2021, related to Item No. 6 on the meeting agenda.

These modifications are only to provide consistency throughout the staff report and recommended actions for the City Planning Commission. Therefore, staff recommends following (additions in underline and deletions in ~~strikeout~~):

- Requested Action No. 5: Modify as follows: "... on the three (3) levels above the ~~TORS~~ co-living units for short-term or long-term occupancy."
- Finding No. 12: Modify as follows: "no major revisions are required to the ~~Mitigated Declaration~~ SCEA; and no ~~subsequent EIR or negative declaration~~ SCEA is required for approval of the project."
- Condition No. 10: Add "...unless otherwise granted herein."
- Condition No. 26: Modify as follows: "There shall be no live entertainment, ~~speakers/audio systems, or televisions permitted on any outdoor patios~~ or amplified sound system in the outdoor areas except for downward or inward facing speakers playing background music. This restriction to apply to all individual tenants and shall be included in any subsequent Plan Approval applications."

These modifications create internal consistency within the staff report and do not change project.

Holland & Knight

400 South Hope Street, 8th Floor | Los Angeles, CA 90071 | T | F 213.896.2450
Holland & Knight LLP | www.hklaw.com

Ryan M. Leaderman
+1 213-896-2405
Ryan.Leamerman@hklaw.com

April 20, 2021

Via E-mail (cpc@lacity.org)

President and Commissioners S. Millman, C.
Choe, J. Hornstock, H. Leung, Y. Lopez-
Ledesma, K. Mack, and D. Perlman
City of Los Angeles City Planning Commission
200 N. Spring Street, Room 525
Los Angeles, California 90012-4801

Re: **514-550 S. Shatto Place/CPC-2020-6192-GPAJ-VTCJ-HD-CU-MCUP-SPR-HCA and
ENV-2018-3986-SCEA-REC1/Item 6**

Dear President Millman and Honorable Commissioners:

Holland & Knight LLP represents TF Shatto Limited Partnership (“TF Shatto” or the “Applicant”) in relationship to the mixed-use housing development project (“Project”) located at 514 to 550 S. Shatto Place within the Wilshire Community Plan area of the City of Los Angeles (the “City”). The Applicant very much appreciates City staff’s diligence and hard work to help bring the Project to fruition. In an effort to reduce any ambiguity and uncertainty, the Applicant requests the following clarifications, changes, and/or corrections:

- Modify condition 39c to allow a limited number of fireplaces, as follows: “Except within up to 30 dwelling units, the Project will not include fireplaces in the residential units.” The technical analysis provided by ICF under separate cover demonstrates no significant impact as a result of this minor change.
- Requested and recommend actions number five should read 36 apartments above the "co-living" units, and not above the “TORS” units. Because the 36 apartments are TORS units and directly above the co-living units, they should be referenced as being above the co-living units.
- Clarify that conditions 6 to 30 apply to the areas of the Project site subject to the Main Conditional Use Permit (“CUP”). The Main CUP conditions relate to the sale of alcohol in conjunction with the restaurants. As drafted, there is an unintended ambiguity as to whether these conditions also relate to the residential and office components. Adding clarity or clarification that these conditions apply to the Main CUP will provide more clarity for Project operations.

- Condition 10, modify language to "'Unless otherwise granted herein,' parking shall be in compliance with the LAMC." Pursuant to the Project's Zone Change and General Plan Amendment incentive request, the Project is providing less parking than the Los Angeles Municipal Code ("LAMC") would otherwise require. By adding this clarifying language, this will remove ambiguity and make the condition consistent with Q Conditions 4 and 5 so as to more clearly permit the Project's proposed parking.
- Modify Condition 26 to permit low-level amplified sound, as analyzed in the Project's environmental review. The condition should read: "There shall be no live entertainment permitted on any outdoor patios. Amplified sound on patios shall be subject to condition 39j which states in part that there shall be no '... amplified sound system in the outdoor areas except for downward or inward facing speakers playing background music.' This restriction to apply to all individual tenants and shall be included in any subsequent Plan Approval applications."
- CEQA Finding 12 on p. F-18 should be corrected to reference the "SCEA," and not an MND.
- So as to clearly permit solar panels for water heating, as opposed to only permitting solar photovoltaic for the electrical system, modify Condition 38 to: "Solar Panels. Solar panels shall be installed on the project's rooftop space to be connected to the building's electrical or water heating system. A minimum 15% of the total new roof area shall be reserved for the installation of solar panels or a solar photovoltaic system, to be installed prior to the issuance of a certificate of occupancy, in substantial conformance with the plans stamped "Exhibit A"."
- As the Department of Building and Safety and other City departments could consider the level 41 mechanical level a "story" due to enclosed space, such as the elevator lobby, modify D condition 2 to allow 41 stories. There is no height increase; this avoids any potential ambiguity regarding stories.

We look forward to working with the City on this exciting mixed-use housing development project.

Sincerely yours,

HOLLAND & KNIGHT LLP



Ryan M. Leaderman

cc: Heather Bleemers, Oliver Netburn, Craig Bullock, Damon Chan, Ly Tang, Alex Irvine, Tim Moran

DAY OF HEARING SUBMISSIONS