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March 22, 2017

Greg Beck  
Riley Realty  
11620 Wilshire Boulevard, Suite 1150  
Los Angeles, CA 90025

Re: CPC-2014-4705-ZC-HD-MCUP-CU-DB-SPR, VTT-73718, ENV-2014-4706-EIR

On August 16, 2016 the Department of City Planning issued a deemed complete letter for the project proposed at 1765, 1771, 1777, and 1779 N. Vista Del Mar Avenue, 6210-6224 W. Yucca Street, and 1756 and 1760 N. Argyle Avenue, for the development of a mixed-use project consisting of 191 residential dwelling units, including 39 affordable units, a 147,270 square-foot hotel with 260 hotel rooms, and 6,980 square feet of commercial uses, within a 6-story and a 32-story building.

In a recent review of the project file, a typographical error was discovered in August 16, 2016 letter. The Vesting Tentative Tract case number was incorrectly identified in the body of the letter as VTT-74085. The correct VTT case number for the project is VTT-73718, as was stated in the subject line of the letter. This previous error therefore stands corrected, and in no way changes the vesting status of the project's application as was deemed complete on August 16, 2016.

Sincerely,

William Lamborn  
City Planning Associate  
(213) 978-1470

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August 16, 2016

Greg Beck  
Riley Realty  
11620 Wilshire Boulevard, Suite 1150  
Los Angeles, CA 90025

Re: CPC-2014-4705-ZC-HD-MCUP-CU-DB-SPR, VTT-73718, ENV-2014-4706-EIR

The Department of City Planning, Major Projects Section, has completed its review of the application materials for the project proposed at 1765, 1771, 1777, and 1779 N. Vista Del Mar Avenue, 6210-6224 W. Yucca Street, and 1756 and 1760 N. Argyle Avenue, for the development of a mixed-use project consisting of 191 residential dwelling units, including 39 affordable units, a 147,270 square-foot hotel with 260 hotel rooms, and 6,980 square feet of commercial uses, within a 6-story and a 32-story building.

The entitlements filed include:

CPC-2014-4705-ZC-HD-MCUP-CU-DB-SPR: Zone Change, Height District Change, Master Conditional Use Permit, Conditional Use for a hotel within 500 feet of an R zone, Density Bonus, and Site Plan Review.

VTT-74085: Vesting Tentative Tract Map to create commercial condominiums, common areas and parking.

ENV-2015-3603-EIR: Environmental Impact Report for the purpose of determining environmental impacts pursuant to CEQA.

With the application and the supplemental information provided, the Department of City Planning finds that the case file(s) contain sufficient information to satisfy the processing of the requested entitlements associated with the project. Please note that this determination has been made with the understanding that the Department of City Planning may request additional information, as necessary, to review and analyze the environmental effects of the proposed project in accordance with the California Environmental Quality Act, the Los Angeles Municipal Code, and other Department policies and plans, as appropriate.

Sincerely,

William Lamborn  
Planning Assistant  
(213) 978-1470