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February 14, 2022

Applicant/Owner

Jay Stark
R Cap Avenue 34, LLC
949 South Hope Street, Suite 100
Los Angeles, CA 90015

Owner

ED1125
141 West Avenue 34
Los Angeles, CA 90031

Representative

Andrew Brady
DLA Piper, LLP
550 South Hope Street, Suite 2400
Los Angeles, CA 90071

Case No. DIR-2019-6048-TOC-SPR-
WDI-1A

CEQA: ENV-2016-273-MND-REC1

Location: 135 – 153 West Avenue 34

Council District: 1 – Cedillo

Neighborhood Council: Lincoln Heights

Community Plan Area: Northeast Los Angeles

Land Use Designation: Commercial Manufacturing

Zone: [T][Q]CM-2D

Legal Description: Lots A & B, Parcel Map 541;
Lot 3, 23801 Tract; Fr.
Lot 64, Pt. Lot 65 & Lots
61 & 62, Whittaker
Richardson and Ernest
Subdivision of Lots 2 and
3 Griffin Tract East Los
Angeles

LETTER OF CORRECTION

On June 12, 2020, in accordance with the provisions of Los Angeles Municipal Code Sections 12.22-A,31 and 16.05, the Designee of the Director of Planning approved a 70% increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with two additional incentives for a Tier 3 project totaling 468 dwelling units, reserving 66 units for Very Low Income (ELI) Household occupancy for a period of 55 years. The project was subsequently appealed to the City Planning Commission (CPC). On October 28, 2020, the CPC denied the appeal and thereby approved the project.

On January 7, 2022, the applicant's representative, Andrew Brady with DLA Piper, LLP., requested a letter of correction to correct Condition No. 4.c. Specifically, the condition provided in the CPC's Determination Letter is not consistent with the terms that were discussed at the hearing and agreed to by the CPC and the applicant. As such, Condition 4.c has been revised as follows (deletions in ~~strikeout~~, additions in underline):

4. On-site Restricted Affordable Units.

- c. Prior to issuance of a building permit, the applicant shall execute and record a covenant to the satisfaction of HCIDLA ~~to make~~ that mandates the provision of initial rents for no less than 115 studio units and 77 one-bedroom units (comprising 60% of the project's total market rate studio and one-bedroom units) available to Workforce Households (150% AMI), as defined by HCIDLA, at rental rates, as determined by HCIDLA, to be affordable to ~~such Workforce Households (150% AMI)~~ at rent levels in effect at the time leasing operations commence. This provision shall remain in effect until the initial full occupancy of covered units, and shall only affect the initial lease rate of each such unit. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to HCIDLA and the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements and fees established by HCIDLA.

All other conditions of Case No. DIR-2019-6048-TOC-SPR-WDI-1A shall remain unchanged.



OLIVER NETBURN
City Planner