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August 3, 2017

The Honorable Members of the City Council
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012

Re: 3525 W. 8th Street;
Council File No. 14-0194-S1
Case No. CPC-2015-4613-GPA-VZC-HD-BL-
CUB-SPR

Dear Honorable Members of the PLUM Committee:

On behalf of Rescore Koreatown, LLC (the "Applicant"), which proposes to develop the property located at 3525 West 8th Street in the Koreatown neighborhood within the Wilshire Community Plan area, we respectfully request that the PLUM Committee of the City Council consider and approve the proposed amendments to the conditions of approval identified in the Letter of Determination, dated April 14, 2017, as was recommended for modification by your Committee at its meeting on July 25, 2017.

We respectfully request that "Q" Condition No. 18 be modified to read as follows:

(Q) Qualified Conditions of Approval:

18. **Affordable Units.** A minimum of four percent (15 units) shall be reserved for residents earning low income (50-80 percent of the Area Median Income [AMI]) and a minimum of six percent (22 units) shall be reserved for residents earning workforce incomes as defined in LAMC Section 12.22-A,29(a) (150 percent of the AMI).

In addition, the Applicant has agreed to the following condition of approval, which we respectfully request be added as a new condition.

120 days prior to marketing the retail/commercial space, the developer be required to provide a program in which they will work with the local Chamber of Commerce, local newspapers and local real-estate brokers in promoting the retail space to local businesses.

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Thank you, and please let me know if you have any questions or would like to discuss.

Sincerely,



Edgar Khalatian

cc: Jordan Beroukhim, Council District 10
Jane Choi, Department of City Planning
Kinikia Gardner, Department of City Planning
Ed Miller, Rescore Koreatown, LLC