

MAYER • BROWN

Date: 7/25/17

Submitted in PLUM Committee

Council File No: 14-0194-S1

July 5, 2017

Item No.: 5

- Communication from Applicant Representative

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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 ("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.

The proposed changes are identified below (proposed deletions are ~~stricken~~ and proposed changes are underlined):

(O) Qualified Conditions of Approval:

12. **Ground Level Pedestrian Access.** The doors for pedestrian access throughout the commercial component of the project site shall remain open during business hours.

18. **Affordable Units.** A minimum of five percent (19 units) shall be reserved for residents earning moderate incomes (80-120 percent of the Area Median Income [AMI]) and a minimum of five percent (19 units) shall be reserved for residents earning low incomes workforce incomes as defined in LAMC Section 12.22-A.29(a) (150 percent of the AMI).

21. **Façade Treatment.** ^{L29} ~~The façade of the building shall feature a graffiti resistant texture comprised of metal, tile or siding. A stucco texture shall not be applied to the skin of the building. Prior to the issuance of a building permit, the applicant shall submit a revised color/materials legend in Exhibit A. Building Elevations for approval by the Department of City Planning. The first nine feet of exterior walls and doors, as measured from grade, shall be built and maintained with a graffiti resistant coating or paint.~~

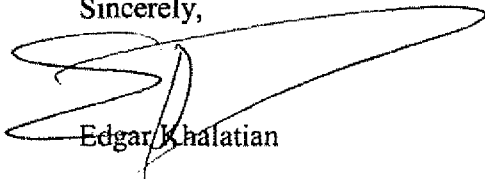
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~~34. **Electric Vehicle Parking.** The project shall include at least 20 percent of the total code required parking spaces provided with Electric Vehicle (EV) chargers to immediately accommodate electric vehicles within the parking areas. When the application of the required 20 percent results in a fractional space, round up to the next whole number. The project shall include at least 20 percent of the total code required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Of the twenty percent EV Ready parking, five percent of the total code required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.~~

~~36. **Solar and Electric Generator.** Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.~~

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