

November 23, 2016

File Number: 48TM-208357

BY EMAIL AND U.S. MAIL

Los Angeles City Council
Planning and Land Use
Management Committee
City of Los Angeles
200 N. Spring Street, Room 395
Los Angeles, California 90012

Re: McCadden Project – Council File No. 16-0345-S2 and
City Case No. CPC-2016-1083-GPA-VZC-HD-DB-SPR

Honorable Councilmembers:

This firm represents the Los Angeles LGBT Center and McCadden Plaza, LP with regard to the McCadden project (the "Project"), an innovative, mixed-used project that will provide up to 135 units of affordable housing, temporary housing, and a broad range of programs and social services for at-risk seniors and young adults in the LGBT community. It will also serve as the new headquarters for the LGBT Center, a 47-year-old organization that has nearly 600 employees and is one of the largest employers in Hollywood.

On October 13, 2016, the City Planning Commission (the "CPC") unanimously approved and recommended approval of the Project. The Letter of Determination was issued on October 26, 2016 and no appeals were filed.

On behalf of the applicant, we request the modification of **Project Design Feature C-3** set forth in Condition of Approval C-11 in the Letter of Determination. The first sentence of Project Design Feature C-3, as approved by the CPC, states:

"The Project would encourage carpooling and the use of electric vehicles by providing at least **20 percent** of the total code-required parking spaces provided for all types of parking

facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE)."

The hearing officer had recommended a five percent requirement due to the unique nature of the Project, which consists of affordable housing and the new headquarters for the LGBT Center. The applicant has an extremely tight budget and estimates that the 20% requirement will add approximately \$100,000 to the cost of the Project. The applicant hopes to use the funds it has raised for the Project where they will provide the greatest benefit for the LGBT community.

Therefore, the applicant requests that (1) the City Council modify Project Design Feature C-3 to reduce the EVSC requirement from 20 percent to 5 percent and (2) the identical change be made in the Mitigation Monitoring Program for the Project.

We appreciate your consideration of this proposed change.

Very truly yours,



Jack H. Rubens

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:479945699.3

cc: Ms. Clare Eberle (BY EMAIL)
Mr. Gerald Gubatan (BY EMAIL)
Mr. Lynell Washington (BY EMAIL)
Ms. Hannah Lee (BY EMAIL)
Mr. Robert Katherman (BY EMAIL)