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January 27, 2017

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Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

Case Nos.: CPC-2015-2662-VZC-ZAD-CDO-SPR

Council File Nos.: 16-1458-S1

Project Address: 11750-11770 Wilshire Boulevard

Planning staff understands that the PLUM Committee will be considering revisions to the conditions to the Letter of Determination for Case No. CPC-2015-2662-VZC-ZAD-CDO-SPR, as stated in the letter from Councilmember Mike Bonin to the PLUM Committee dated January 25, 2017. We support these revisions, including the proposed deletion of the T Condition regarding the Wilshire Boulevard dedication. Pursuant to LAMC Section 12.37-A,2, the dedication is not required when a portion of the lot is occupied by a legally existing main building which is to remain. In this case, the existing four-level subterranean parking structure, which spans the entire project site, will remain. Accordingly, we respectfully request your consideration of the following revisions to the conditions to reflect the changes requested by Councilmember Bonin should the PLUM Committee accept those changes.

Please note that ~~strikeouts~~ represent language proposed for removal and that which is underlined is proposed to be added.

CPC-2015-2662-VZC-ZAD-CDO-SPR

CONDITIONS FOR EFFECTUATING TENTATIVE (T) CLASSIFICATION REMOVAL of CPC-2015-2662-VZC-ZAD-CDO-SPR (Page T-1)

1. Street Dedications

~~a. That a 5-foot wide strip of land be dedicated along Wilshire Boulevard adjoining the tract to complete a 55-foot wide half right-of-way in accordance with Boulevard II of LA Mobility Plan including a new 15-foot by 15-foot minimum property line cut corners at the intersections with Stoner Avenue and Granville Avenue.~~

CONDITIONS FOR EFFECTUATING TENTATIVE (T) CLASSIFICATION REMOVAL of CPC-2015-2662-VZC-ZAD-CDO-SPR (Page T-2)

3. Street Improvements

The following improvements must be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

~~a. Improve Wilshire Boulevard adjoining the subdivision by the construction of the following:~~

~~i. A new 15-foot full width concrete sidewalk with tree wells together with any necessary removal and construction of existing improvements by the City Engineer.~~

(Q) QUALIFIED CONDITIONS OF APPROVAL of CPC-2015-2662-VZC-ZAD-CDO-SPR (Page Q-1)

A. Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and dated October 28, 2016, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations maybe allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

a. Prior to the issuance of a building permit, plans shall be submitted to the Major Projects staff for signature and inclusion in the case file that shall incorporate the following design elements:

~~i) Gates and fences preventing access to pedestrians and/or bicycles from the publicly accessible outdoor areas are prohibited. All access gates (other than fire access gates) to the publicly accessible outdoor areas shall be kept open during the hours that such outdoor areas are open to the public.~~

ii) Planters shall provide a minimum soil depth of 24 inches for shrubs and 30 inches for small trees.

iii) Dog waste stations and trash receptacles shall be provided around the perimeter of the project and publicly accessible outdoor areas.

iv) The applicant shall be required to landscape and maintain a minimum 40,544 square foot open space as shown in "Exhibit A." The open space area shall be open to the public from ~~6:00 A.M. until 10:00 P.M.~~ 8:00 A.M. to sunset on a daily basis; provided that the Developer may close off such space to the public during such hours from time to time for periodic maintenance or special events. The Developer may in its sole good faith discretion establish rules and regulations from time to time for use of such open space. The Developer may exclude any individuals from such space who do not comply with such rules and regulations.

v) The project shall include approximately 2,700 square feet of solar panels, 25% of the roof area, on the project's rooftop space.

Sincerely,

A handwritten signature in blue ink that reads "Alejandro A. Huerta". The signature is written in a cursive style with a blue ink color.

Alejandro A. Huerta
Planning Assistant
Major Projects, Department of City Planning