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May 21, 2018

BY EMAIL

Hon. Jose Huizar and Members of the
Planning and Land Use Management Committee
Los Angeles City Council
200 N. Spring Street, Room 340
Attn: Sharon Dickinson, clerk
clerk.plumcommittee@lacity.org

Re: 1020 S. Figueroa Street
CPC-2015-1160-DA (17-1009-S1);
CPC-2015-1158-SN-TDR-MCUP-CUX-SPR (17-1009-S2)
Hearing Date: May 22, 2018; Items 13, 14

Dear Hon. Huizar and Members of the Planning and Land Use Management Committee:

We represent Jia Yuan USA Co., Inc., (the Owner) the owner of the project located at 1020 S. Figueroa Street, 716-730 West Olympic Boulevard; 1016-1060 South Figueroa Street; 607-613 West 11th Street; and 1041-1061 South Flower Street. (the Project) We request the following modifications to the entitlements for the Project.

1. We request withdrawal of the application to establish a Supplemental Use District to permit the Figueroa and Olympic South Sign District for the Project.
2. We request the following modifications to the Development Agreement between the City of Los Angeles and the Owner for the Project:
 - (a) Under section 1.22, state that the affordable housing linkage fee does not apply to the development, because the Project was filed before June 18, 2018.
 - (b) Under section 1.23, revise the project description floor area and FAR to conform to the City Council final conditions of approval (936,712 sf).
 - (c) Under section 1.24, add Site Plan Review to the entitlement list.
 - (d) Under section 1.27, add a definition of Restricted Unit and reference it throughout the Development Agreement.

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- (e) Under section 1.29, add the approval date and end of appeal date for the VTTM.
- (f) Under section 2.2.1, add the City Planning Commission approval date.
- (g) Under section 2.3.1(a), remove the public benefit payment for blight removal, because it was provided for the Sign District, which has been withdrawn.
- (h) Under section 2.3.1(b), require that a minimum of 5 percent of the residential units are Workforce Housing Restricted Units, and this number will vary depending on the actual number of residential units in the Project.
- (i) Under section 7.3, clarify the language in the last sentence.
- (j) Under section 7.11, correct counsel's name.
- (k) Under the signature block, correct the owner's name.
- (l) Under Exhibit "B", remove the reference to the Sign District, which has been withdrawn.

Thank you,



SHERI L. BONSTELLE for
Jeffer Mangels Butler & Mitchell LLP

SLB

cc: (via e-mail)

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