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# Allen Matkins

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Date: 04/17/2018

Submitted to: PLUM Committee

Council File No. 18-0193 # 18-0193-S1

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Item No. 9 # 10

## In Person

~~to~~ Comm from Appellant  
Representative

April 17, 2018

PLUM Committee  
City of Los Angeles  
Room 395, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

Clerk, PLUM Committee  
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Sharon Tso, Chief Legislative Analyst  
Office of the Chief Legislative Analyst  
City of Los Angeles  
Room 255, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

Re: **Project: 1860, 1868 Western Ave. & 5440, 5446, 5448 West Franklin Ave.**  
**Case Nos.: CPC-2016-1954-CU-MCUP-DB-SPP-SPR, VTT-74169**  
**Applicant: Damon Porter, Western & Franklin, LLC**  
**Hearing Information: April 17, 2018**  
**Agenda Nos.: Item 9, Council File 18-0193 and Item 10, Council File 18-0193-S1**

Dear Honorable Members of the PLUM Committee:

I am writing this letter on behalf of my client, Studio Awesome, LLC ("**Studio Awesome**"). Applicant, Western & Franklin, LLC (the "**Applicant**"), previously applied to the City of Los Angeles for approval of an approximately 97,334 square-foot, five-story mixed-use project that includes 87 residential units and approximately 6000 square feet of ground floor commercial space (the "**Project**") located at 1860, 1868 North Western Avenue and 5440, 5446, 5448 West Franklin Avenue Hollywood, California (the "**Project Site**"). Studio leases real property at 1838 North Western Avenue, Hollywood, California (the "**Studio Property**"), which is immediately adjacent to the Project Site. Studio operates a voiceover studio out of the Studio Property.

At a meeting on February 8, 2018, the Los Angeles City Planning Commission (the "Planning Commission") approved the Project, subject to various conditions of approval, in Case Nos. CPC-2016-1954-CU-MCUP-DB-SPP-SPR ("**CPC Case**") and VTT-74169-1A ("**VTT Case**").

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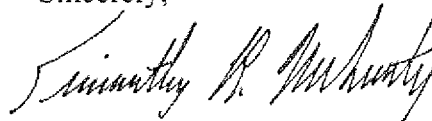
PLUM Committee  
Clerk, PLUM Committee  
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April 17, 2018  
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On March 1, 2018, the Planning Commission issued two letters of determination for the CPC Case and the VTT Case, describing its actions and entitlements ("**Letters of Determination**"). Both Letters of Determination relied upon the Mitigated Negative Declaration ENV-2016-1955-MND, Errata 1 dated March 23, 2017, Errata 2 dated January 16, 2018 (the "**MND**").

On March 9, 2018, Studio appealed the Planning Commission's decisions in the CPC Case (the "**CPC Appeal**"), the VTT Case (the "**VTT Appeal**") and challenged the MND (the "**MND Appeal**") (collectively, the "**Appeals**").

Applicant and Studio Awesome have worked in good faith to resolve Studio Awesome's concerns with the Project. Accordingly, please take notice that Studio Awesome hereby withdraws the Appeals, which are set for hearing before the PLUM Committee on Tuesday, April 17, 2017.

Sincerely,



Timothy B. McGinity